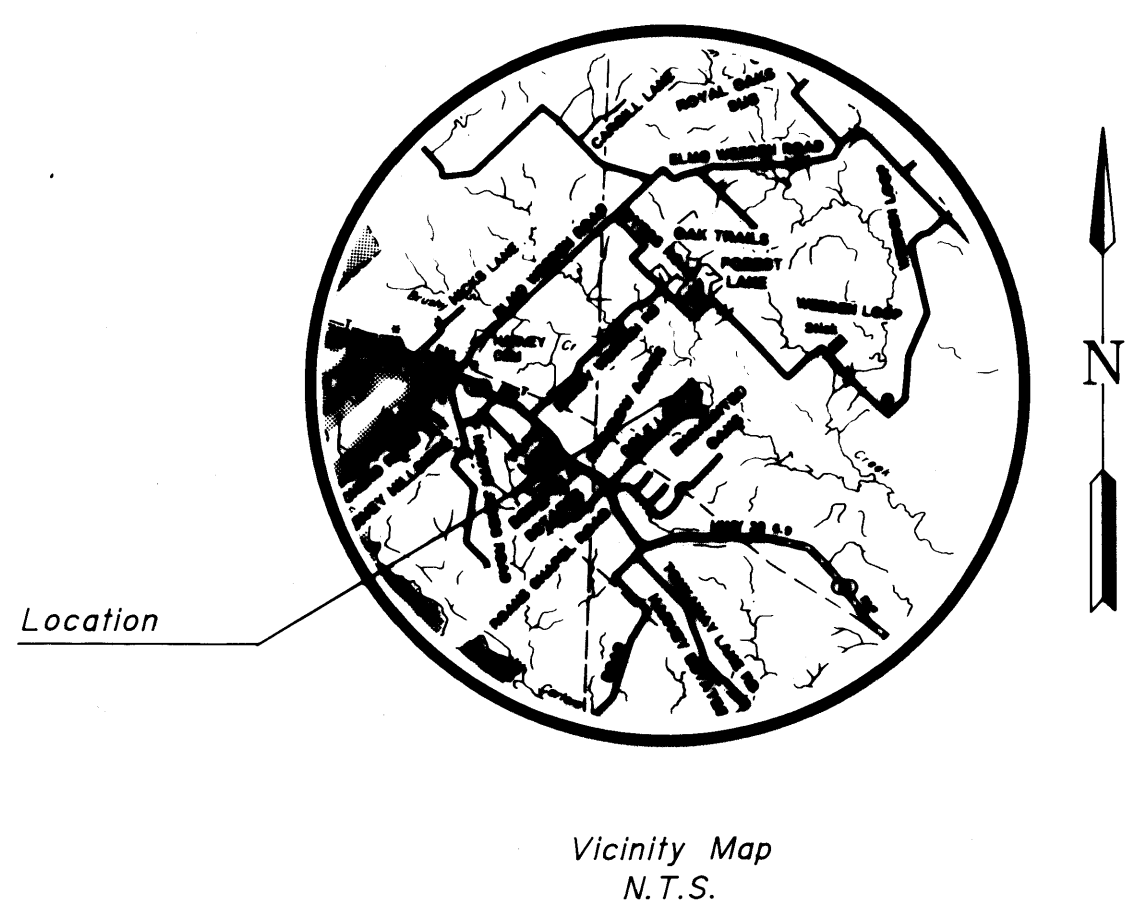
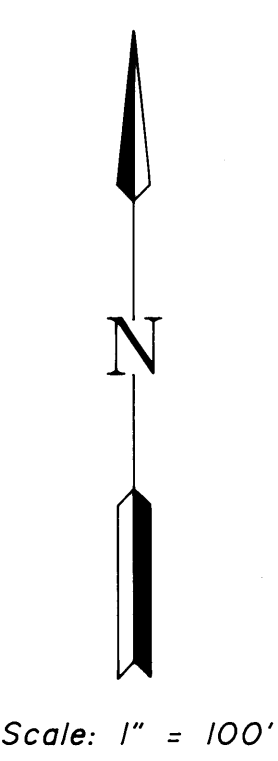
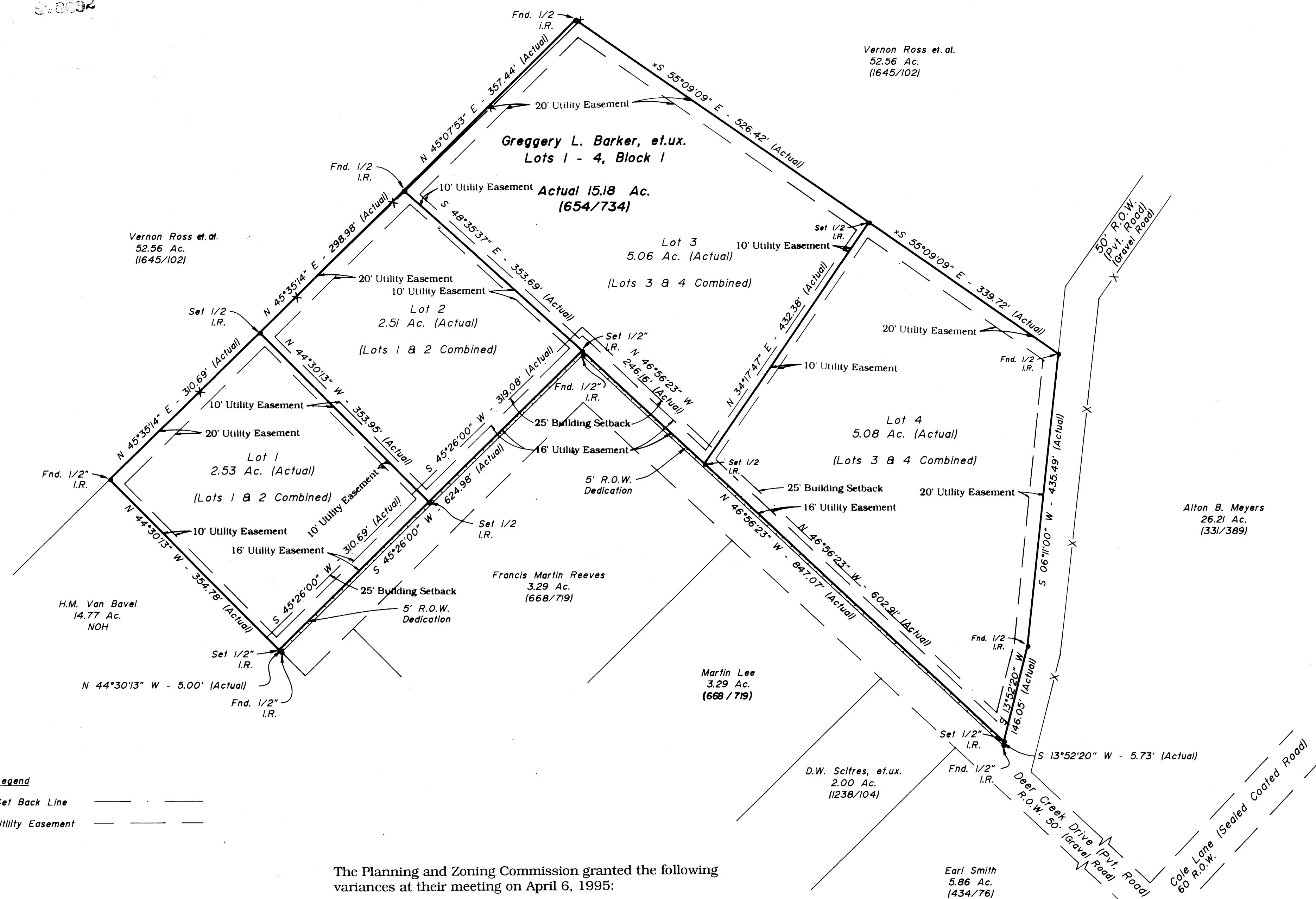


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BRAZOS COUNTY CLERK
By *Debra Johnson*
DEPUTY

378092



FIELD NOTES
15.18 Acre Tract

All that certain lot, tract, or parcel of land being 15.18 acres of land situated in the MARIA KEGANS LEAGUE, Abstract No. 28, Brazos County, Texas, said 15.18 acres being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the most southerly corner of the Gregory L. Barker tract, Volume 654, Page 734, of the Deed Records of Brazos County, Texas (DRBCT), said iron rod also being in the north right-of-way line of Deer Creek Drive:

THENCE N 13°52'20" E a distance of 5.73 feet to a 1/2" iron rod set, said iron rod being the POINT-OF-BEGINNING;

THENCE along the said north right-of-way line following a course N 46°56'23" W - 602.91' to a 1/2" iron rod set, and N 46°56'23" W - 246.16' to a 1/2" iron rod set;

THENCE along the said north right-of-way line following a course S 45°26'00" W - 319.08' to a 1/2" iron rod set, and S 45°26'00" W - 310.69' to a 1/2" iron rod set;

THENCE N 44°30'13" W a distance of 354.78' to a 1/2" iron rod found, said corner being along the common property line with Vernon Ross, Volume 1645, Page 102, DRBCT;

THENCE along the said common property line of Vernon Ross following a course N 45°35'14" E - 310.90' to a 1/2" iron rod set, N 45°35'14" E - 357.44' to a 1/2" iron rod found, and N 45°07'53" E - 357.44' to a 1/2" iron rod found;

THENCE along the said common property line of Vernon Ross following a course S 55°09'09" E - 526.42' to a 1/2" iron rod set, and N 55°09'09" E - 339.72' to a 1/2" iron rod found, said iron rod being along the north right-of-way line of a private road;

THENCE along the said north right-of-way line following a course S 06°11'00" W - 435.49' to a 1/2" iron rod found, and S 13°52'20" W - 146.05' to the POINT-OF-BEGINNING and containing 15.18 acres more or less according to a survey made on the ground and under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972, in the month of January, 1995.

- General Notes:**
- The north orientation is based on the northeast property line (described as S 55°09'09" E - 866.32') and being related to the deed calls as recorded in Volume 654, Page 734 of the Deed Record of Brazos County, Texas.
 - This Property does not lie in a flood hazard area as depicted in the FEMA Flood Insurance Rate Map No. 48041C0165C, dated July 2, 1992.
 - This property has a 25' building setback line and a 16' utility easement along the front of the lots next to Deer Creek Drive.
 - This property has a 20' utility easement along the back of the lots and along the side road.
 - This property has a 10' utility easement on each side of common lot lines.
 - Water and sanitary to each lot shown hereon (Lots 1 - 4) will be by private well and septic system located on each lot and will be maintained by individual lot owners.
 - This property lies within the extraterritorial jurisdiction of the City of Bryan, Texas, and is zone C of the extra-territorial jurisdiction.
 - This is a private subdivision. The roads and drainage structures are not, and will not be county maintained unless improved to current county specifications and approved by the county engineer.

Legend

Set Back Line _____

Utility Easement _____

The Planning and Zoning Commission granted the following variances at their meeting on April 6, 1995:

- construction of streets to city specifications,
- direct frontage to a public street,
- dead-end streets,
- maximum block length of a cul-de-sac.

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Rebecka Sherman
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I, JOHN GODFREY, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 15th day of APRIL, 1995, and same was duly approved on the 8th day of APRIL, 1995 by said commission.

John Godfrey
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Donald D. Garrett
City Engineer, Bryan, Texas

CERTIFICATION OF THE COUNTY JUDGE

I, *Arvin H. Jones*, County Judge of Brazos County, Texas, do hereby certify that this plat with its dedications was duly approved by the Commissioners Court of Brazos County, Texas on the 27th day of APRIL, 1995.

Arvin H. Jones
County Judge, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certification of authentication was filed for record in my office on the 27th day of APRIL, 1995, in the Deed/Official Records of Brazos County, Texas, in Volume 2371, Page 77.

Mary Ann Ward
County Clerk
Brazos County, Texas

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

STATE OF TEXAS
COUNTY OF BRAZOS

I, *Gregory L. Barker*, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 16th day of March, 1995.

Gregory L. Barker
Owner
Kathy S. Barker

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Gregory L. Barker*, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

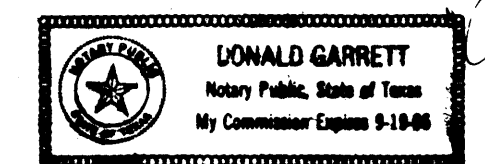
Given under my hand and seal on this 16th day of March, 1995.

Donald D. Garrett
Notary Public, State of Texas

FINAL PLAT
of
LOTS 1 - 4, BLOCK 1
COLE CREEK ESTATES
CALLED 15.35 ACRES
ACTUAL 15.18 ACRES
MARIA KEGANS LEAGUE - ABSTRACT NO. 28
BRAZOS COUNTY, TEXAS
SCALE: 1' = 100'
JANUARY 1995

OWNER/DEVELOPER:
Greg Barker
(817) 263 - 8851

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2888



CO-101