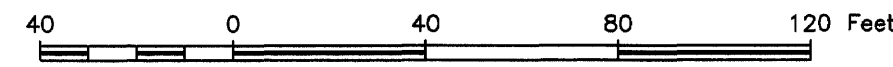




Scale: 1" = 40'



METES AND BOUNDS DESCRIPTION OF A 0.064 ACRE TRACT STREET DEDICATION J. E. SCOTT LEAGUE, A-50 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE J. E. SCOTT LEAGUE, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 1/2 ACRE TRACT AS DESCRIBED BY A DEED TO DANIEL R. WASKOW RECORDED IN VOLUME 1037, PAGE 337 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID 1/2 ACRE TRACT MARKING THE MOST WESTERLY NORTH CORNER OF A CALLED 0.617 ACRE TRACT DESCRIBED AS THE WATER TOWER TRACT BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 177, PAGE 279 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON FOUND IN CONCRETE MARKING THE EAST CORNER OF SAID 1/2 ACRE TRACT BEARS: S 42° 15' 23" E FOR A DISTANCE OF 117.40 FEET;

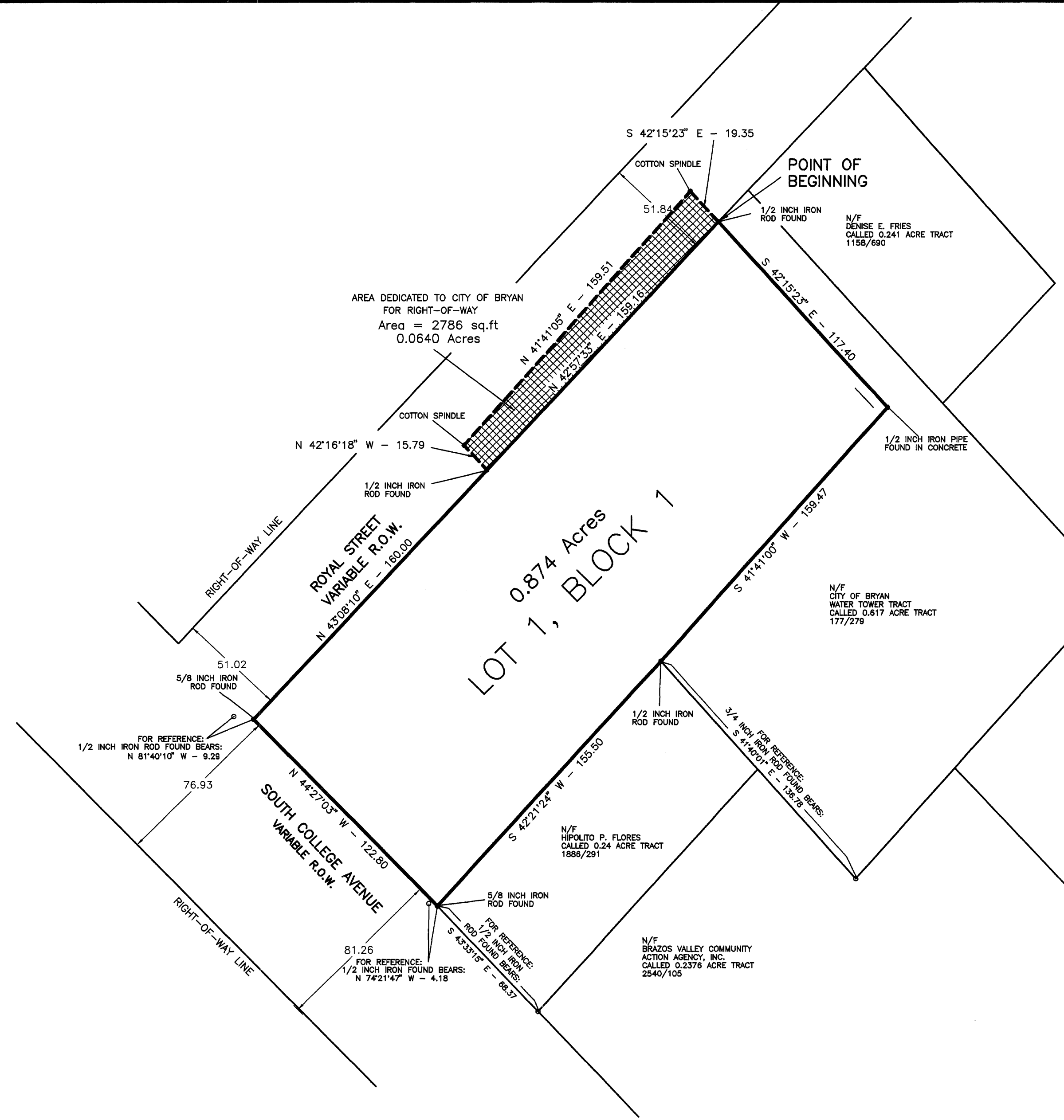
THENCE: N 42° 15' 23" W ALONG THE NORTHEAST LINE OF SAID 1/2 ACRE TRACT FOR A DISTANCE OF 19.35 FEET TO A COTTON SPINDLE FOUND SET IN ASPHALT MARKING THE NORTH CORNER OF SAID 1/2 ACRE TRACT;

THENCE: S 41° 41' 05" W ALONG THE NORTHWEST LINE OF SAID 1/2 ACRE TRACT FOR A DISTANCE OF 159.51 FEET TO A COTTON SPINDLE FOUND SET IN ASPHALT ON ROYAL STREET MARKING THE WEST CORNER OF SAID 1/2 ACRE TRACT;

THENCE: S 42° 16' 18" E ALONG THE SOUTHWEST LINE OF SAID 1/2 ACRE TRACT FOR A DISTANCE OF 159.51 FEET TO A COTTON SPINDLE FOUND SET IN ASPHALT ON ROYAL STREET MARKING THE WEST CORNER OF SAID 1/2 ACRE TRACT;

THENCE: N 42° 57' 33" E THROUGH SAID 1/2 ACRE TRACT FOR A DISTANCE OF 159.16 FEET TO THE POINT OF BEGINNING CONTAINING 0.064 OF AN ACRE OF LAND (2786 SQUARE FEET) AS SURVEYED ON THE GROUND FEBRUARY, 1997. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED MAY, 1997. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF COLLEGE STATION 1994 GPS CONTROL MONUMENTS.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502



METES AND BOUNDS DESCRIPTION OF A 0.938 ACRE TRACT J. E. SCOTT LEAGUE, A-50 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE J. E. SCOTT LEAGUE, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF THE TRACT OF LAND DESCRIBED BY A DEED TO BAIRD PROPERTIES, INC., RECORDED IN VOLUME 265, PAGE 554 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 1/2 ACRE TRACT AS DESCRIBED BY A DEED TO DANIEL R. WASKOW RECORDED IN VOLUME 1037, PAGE 337 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID 1/2 ACRE TRACT MARKING THE MOST WESTERLY NORTH CORNER OF A CALLED 0.617 ACRE TRACT DESCRIBED AS THE WATER TOWER TRACT BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 177, PAGE 279 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 15' 23" E ALONG THE COMMON LINE OF SAID 1/2 ACRE TRACT AND SAID 0.617 ACRE TRACT FOR A DISTANCE OF 117.40 FEET TO A 1/2 INCH IRON ROD FOUND IN CONCRETE MARKING THE EAST CORNER OF SAID 1/2 ACRE TRACT AND AN INTERIOR CORNER OF SAID 0.617 ACRE TRACT;

THENCE: S 41° 41' 05" W ALONG THE COMMON LINE OF SAID 1/2 ACRE TRACT AND SAID 0.617 ACRE TRACT FOR A DISTANCE OF 159.47 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF SAID 0.617 ACRE TRACT, THE EAST CORNER OF THE AFOREMENTIONED BAIRD TRACT AND THE NORTH CORNER OF A CALLED 0.24 ACRE TRACT AS DESCRIBED BY A DEED TO HIPOLITO P. FLORES RECORDED IN VOLUME 1986, PAGE 291 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 3/4 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.617 ACRE TRACT BEARS: S 41° 40' 01" E FOR A DISTANCE OF 136.78 FEET;

THENCE: S 42° 21' 24" W ALONG THE COMMON LINE OF SAID BAIRD TRACT AND SAID 0.24 ACRE TRACT FOR A DISTANCE OF 158.50 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH COLLEGE AVENUE MARKING THE WEST CORNER OF SAID 0.24 ACRE TRACT AND THE SOUTH CORNER OF SAID BAIRD TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.24 ACRE TRACT AND THE WEST CORNER OF A CALLED 0.2376 ACRE TRACT AS DESCRIBED BY A DEED TO BRAZOS VALLEY COMMUNITY ACTION AGENCY, INC., RECORDED IN VOLUME 2540, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 43° 33' 15" E FOR A DISTANCE OF 68.37 FEET;

THENCE: N 44° 27' 03" W ALONG THE SOUTHWEST LINE OF SAID BAIRD TRACT FOR A DISTANCE OF 122.80 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID BAIRD TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 81° 40' 10" W FOR A DISTANCE OF 9.29 FEET;

THENCE: N 43° 08' 10" E ALONG THE NORTHWEST LINE OF SAID BAIRD TRACT FOR A DISTANCE OF 160.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 1/2 ACRE TRACT MARKING THE NORTH CORNER OF SAID BAIRD TRACT;

THENCE: N 42° 16' 18" E FOR A DISTANCE OF 15.79 FEET TO A COTTON SPINDLE SET IN ASPHALT IN ROYAL STREET MARKING THE WEST CORNER OF SAID 1/2 ACRE TRACT;

THENCE: N 41° 41' 05" E ALONG ROYAL STREET FOR A DISTANCE OF 159.51 FEET TO A COTTON SPINDLE SET IN ASPHALT MARKING THE NORTH CORNER OF SAID 1/2 ACRE TRACT;

THENCE: S 42° 15' 23" E ALONG THE NORTHEAST LINE OF SAID 1/2 ACRE TRACT FOR A DISTANCE OF 19.35 FEET TO THE POINT OF BEGINNING CONTAINING 0.938 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND FEBRUARY, 1997. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF COLLEGE STATION 1994 GPS CONTROL MONUMENTS.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

OF (We), DANIEL R. WASKOW, Owner(s) of the land shown on this plat,

located in Bryan, Brazos County, Texas, in whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains easements and public places thereon shown for the purpose and consideration therein expressed.

Daniel R. Waskow

APPROVAL OF THE DEVELOPMENT ENGINEER AND PLANNING ADMINISTRATOR

We, the undersigned Development Engineer and Planning Administrator of the City of Bryan, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan, Texas.

Development Engineer and Planning Administrator signatures.

CERTIFICATION OF THE PLANNING AND ZONING CHAIRMAN

Richard Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, State of 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 28th day of August, 1997 by said Commission.

Richard Perkins, Chairman, City Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

I, Brad Kerr, Registered Professional Land Surveyor No. 4502 in 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.

Signature of Brad Kerr

G11830

FILED

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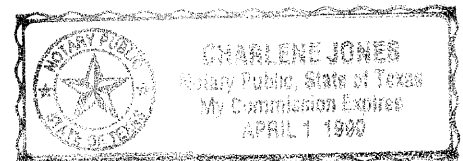
Signature of Clerk

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared DANIEL R. WASKOW known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal this 16th day of SEPTEMBER, 1997.



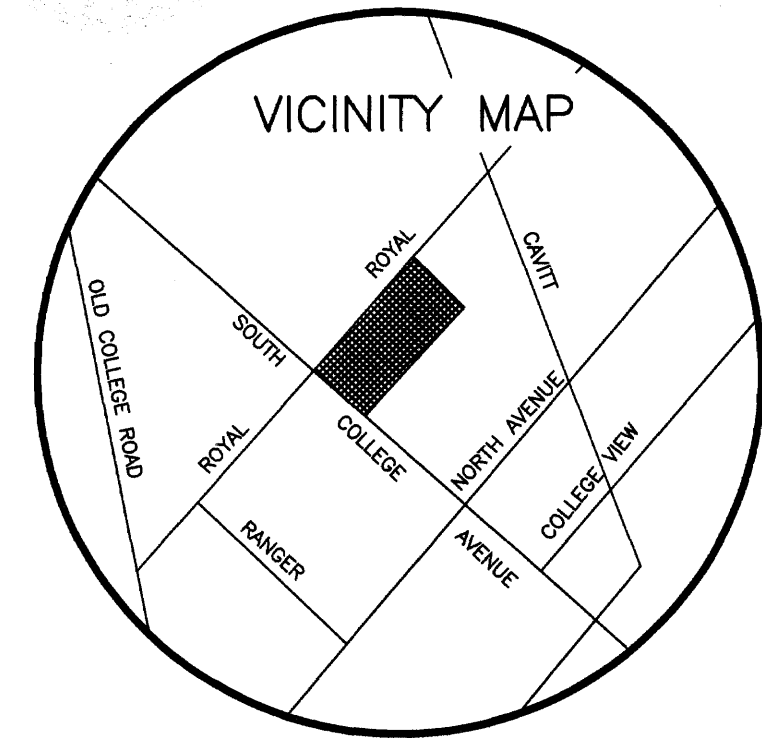
Charlene Jones, Notary Public in and For Brazos County, Texas

CERTIFICATION OF THE COUNTY CLERK

I, Mary Ann Ward, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 27th day of September, 1997, in the Official Public Records of Brazos County Texas, in Volume 2470, Page 380.

Mary Ann Ward by Barbara Johnson, Deputy Clerk

NOTE: BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 756.



FINAL PLAT OF LOT 1, BLOCK 1 DANIEL R. WASKOW SUBDIVISION 0.874 ACRE TRACT J. E. SCOTT LEAGUE, A-50 BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 40 FEET SURVEY DATE: 02-97 PLAT DATE: 05-06-97 JOB NUMBER: 97-333 CAD NAME: 97-333F CR5 FILE: 97-087 (job)

PREPARED BY: KERR SURVEYING CO. 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (409) 268-3195

on base 4/16/97

59400