

STATE OF TEXAS
COUNTY OF BRAZOS

I, VICKIE H. DRAKE, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 5558, PAGE 73, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

Vickie H. Drake
VICKIE H. DRAKE, OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICKIE H. DRAKE, 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 STATED.

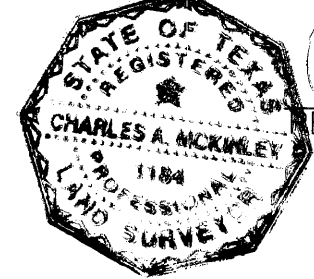
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF July, 2004.



Karen Johnston
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

I, CHARLES A. MCKINLEY, REGISTERED PROFESSIONAL SURVEY NO. 1184 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.



Charles A. McKinley
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen 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 10th DAY OF August, 2004, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 6230, PAGE 263.

Karen McQueen by Mary Garcia
COUNTY CLERK, BRAZOS COUNTY, TEXAS

I, Kim Casey CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE 28th DAY OF April, 2004 AND SAME WAS DULY APPROVED ON THE 15th DAY OF July, 2004 BY SAID COMMISSION.

Kim Casey
CHAIRMAN, PLANNING & ZONING COMMISSION
BRYAN, TEXAS

I, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 30th DAY OF July, 2004.

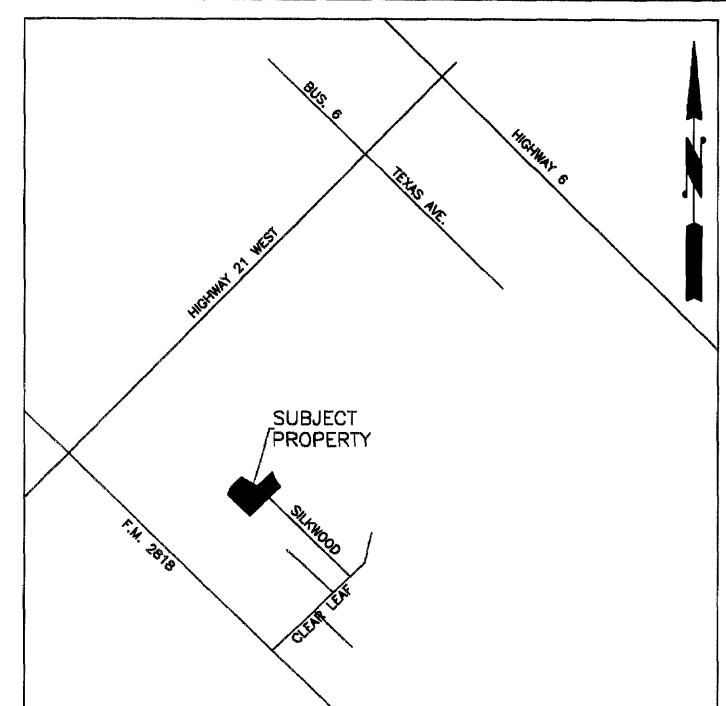
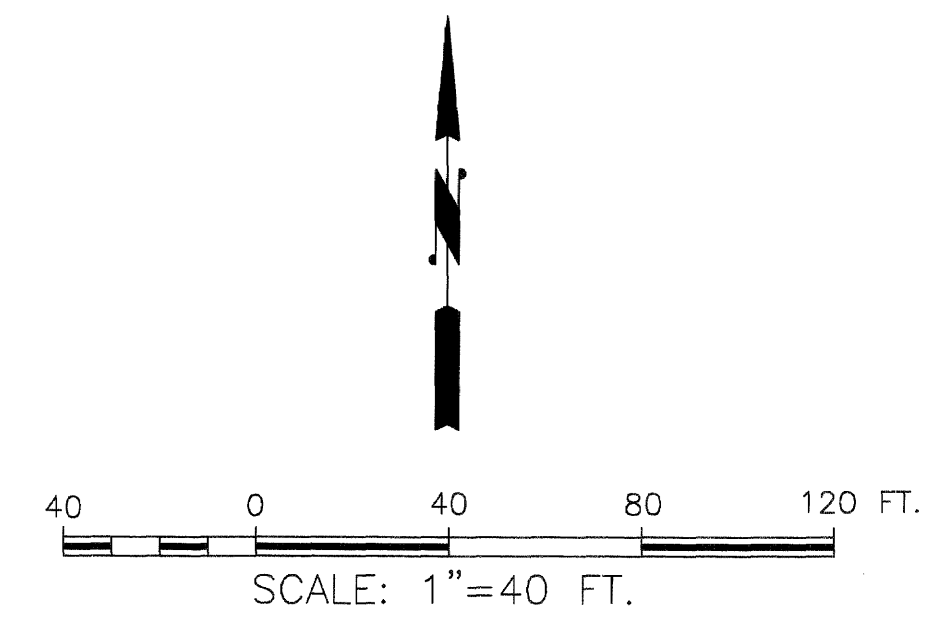
[Signature]
CITY PLANNER, BRYAN, TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 30 DAY OF July, 2004.

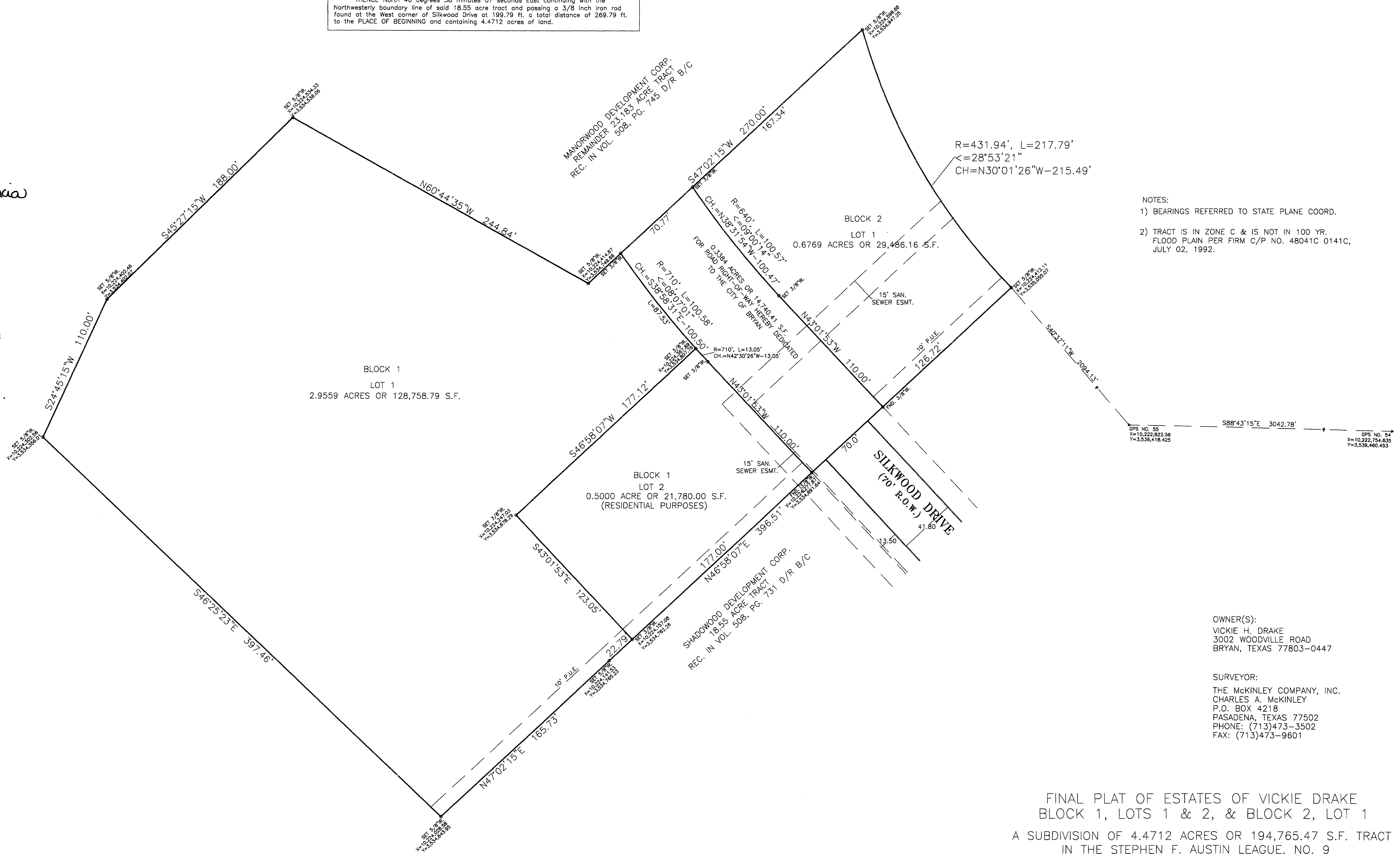
[Signature]
CITY ENGINEER, BRYAN, TEXAS

METES AND BOUNDS DESCRIPTION OF A 0.3384 ACRE TRACT FOR RIGHT-OF-WAY
A TRACT OR PARCEL OF LAND CONTAINING 0.3384 ACRE BEING OUT OF A 4.4712 ACRE TRACT HEREBY BEING CONVEYED TO THE CITY OF BRYAN FOR RIGHT-OF-WAY PURPOSES OUT OF THE STEPHEN F. AUSTIN LEAGUE, NO. 9 BRAZOS COUNTY, TEXAS, SAID 0.3384 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:
COMMENCING at a 5/8 inch iron rod set at the East corner of the a certain 4.4712 acre tract;
THENCE South 46 degrees 58 minutes 07 seconds West a distance of 126.72 ft. to a 3/8 inch iron rod set at the Southeast corner and PLACE OF BEGINNING of the herein described 0.3384 acre tract and marking the North corner of Silkwood Drive (70 ft. wide);
THENCE North 43 degrees 01 minutes 53 seconds West with the East boundary line of the herein described tract a distance of 110.00 ft. to a 3/8 inch iron rod set at the P.C. of a curve to the right;
THENCE with said curve to the right having a radius of 640 ft., an arc length of 100.57 ft. and long chord bears North 38 degrees 31 minutes 54 seconds West a distance of 100.47 ft. to a 3/8 inch iron rod set at the North corner of the herein described tract and marking the Southeast boundary line of a remainder 23.183 acre Manorwood Development Corp. Tract recorded in Volume 508, Page 745 of the Brazos County Deed Records;
THENCE South 47 degrees 02 minutes 15 seconds West with the Northwest boundary line of the herein described tract a distance of 70.77 ft. to a 3/8 inch iron rod set at the West corner of the herein described tract and at the P.C. of a curve to the left;
THENCE with said curve to the left having a radius of 710 ft., an arc length of 100.58 ft., and long chord bears South 36 degrees 58 minutes 31 seconds East a distance of 100.50 ft. to a 3/8 inch iron rod set at the West boundary line of the herein described tract;
THENCE South 43 degrees 01 minutes 53 seconds East with the Southwesterly line of the herein described tract a distance of 110.00 ft. to a 3/8 inch iron rod set at the South corner of the herein described tract and marking the West corner of Silkwood Drive also marking the North corner of an 18.55 acre Shadowwood Development Corp. Tract recorded in Volume 508, Page 731 of the Brazos County Deed Records;
THENCE North 46 degrees 58 minutes 07 seconds East with the Northwest boundary line of Silkwood Drive a distance of 70.00 ft. to the PLACE OF BEGINNING and containing 0.3384 acres of land.

METES AND BOUNDS DESCRIPTION OF A 4.4712 ACRE TRACT
A TRACT OR PARCEL OF LAND CONTAINING 4.4712 ACRES CONVEYED TO VICKIE H. DRAKE RECORDED IN VOLUME 5558, PAGE 73 OF THE BRAZOS COUNTY DEED RECORDS IN THE STEPHEN F. AUSTIN LEAGUE, NO. 9 BRAZOS COUNTY, TEXAS AND BEING THE REMAINDER OF A 23.183 ACRE MANORWOOD DEVELOPMENT CORP. TRACT RECORDED IN VOLUME 508, PAGE 745 OF THE BRAZOS COUNTY DEED RECORDS SAID 4.4712 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:
BEGINNING at a 3/8 inch iron rod found at the North corner of Silkwood Drive (70 ft. wide);
THENCE North 46 degrees 58 minutes 07 seconds East with the Southeasterly boundary line of the herein described tract a distance of 126.72 ft. to a 5/8 inch iron rod set at the P.C. of a curve to the right;
THENCE with said curve to the right having a radius of 431.94 ft., an arc length of 217.79 ft., and long chord bears North 30 degrees 01 minutes 26 seconds West a distance of 215.49 ft. to a 5/8 inch iron rod set at the Northeasterly corner of the herein described tract;
THENCE South 47 degrees 02 minutes 15 seconds West with the Southeasterly boundary line of remainder 23.183 acre Manorwood Development Corp. Tract recorded in Volume 508, Page 745 of the Brazos County Deed Records a distance of 270.00 ft. to a 5/8 inch iron rod set at the South corner of said remainder 23.183 acre tract;
THENCE North 60 degrees 44 minutes 35 seconds West with the Southwesterly boundary line of said remainder 23.183 acre tract a distance of 244.84 ft. to a 5/8 inch iron rod set at a re-entrant corner of said remainder tract;
THENCE South 45 degrees 27 minutes 15 seconds West with the Northwesterly boundary line of the herein described tract a distance of 188.00 ft. to a 5/8 inch iron rod set at an angle corner;
THENCE South 24 degrees 45 minutes 15 seconds West a distance of 110.00 ft. to a 5/8 inch iron rod set at the West corner of the herein described tract;
THENCE South 46 degrees 25 minutes 23 seconds East with the Southwesterly boundary line of the herein described tract a distance of 397.46 ft. to a 5/8 inch iron rod set at the South corner of the herein described tract;
THENCE North 47 degrees 02 minutes 15 seconds East with the Northwesterly boundary line of an 18.55 acre Shadowwood Development Corp. Tract recorded in Volume 508, Page 731 of the Brazos County Deed Records a distance of 185.73 ft. to a 5/8 inch iron rod set at an angle corner;
THENCE North 46 degrees 58 minutes 07 seconds East continuing with the Northwesterly boundary line of said 18.55 acre tract and passing a 3/8 inch iron rod found at the West corner of Silkwood Drive at 199.79 ft. a total distance of 269.79 ft. to the PLACE OF BEGINNING and containing 4.4712 acres of land.



VICINITY MAP
NO SCALE



- NOTES:
1) BEARINGS REFERRED TO STATE PLANE COORD.
2) TRACT IS IN ZONE C & IS NOT IN 100 YR. FLOOD PLAIN PER FIRM C/P NO. 48041C 0141C, JULY 02, 1992.

OWNER(S):
VICKIE H. DRAKE
3002 WOODVILLE ROAD
BRYAN, TEXAS 77803-0447

SURVEYOR:
THE MCKINLEY COMPANY, INC.
CHARLES A. MCKINLEY
P.O. BOX 4218
PASADENA, TEXAS 77502
PHONE: (713)473-3502
FAX: (713)473-9601

FINAL PLAT OF ESTATES OF VICKIE DRAKE
BLOCK 1, LOTS 1 & 2, & BLOCK 2, LOT 1
A SUBDIVISION OF 4.4712 ACRES OR 194,765.47 S.F. TRACT
IN THE STEPHEN F. AUSTIN LEAGUE, NO. 9
BRAZOS COUNTY, TEXAS
RECORDED IN VOLUME 5558, PAGE 73 B.C.D.R.

JUNE 15, 2004

Doc 00865586 Bk OR 6230 Pg 263

Filed for Record in:
BRAZOS COUNTY
On: Aug 10, 2004 at 09:46A
As a
Plats
Document Number: 00865586
Amount 58.00
Receipt Number - 248661
By:
Mary Garcia

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
BRAZOS COUNTY
as stamped hereon by me.
Aug 10, 2004

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

03/25/04