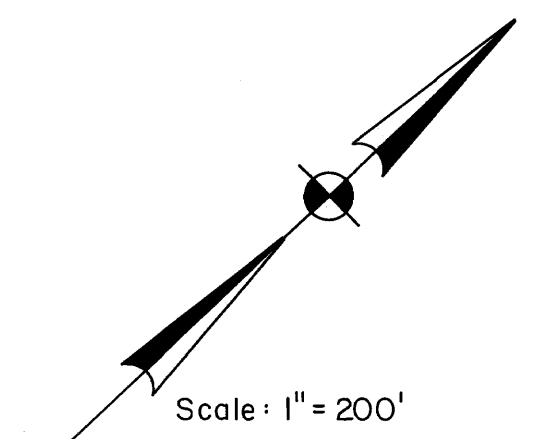
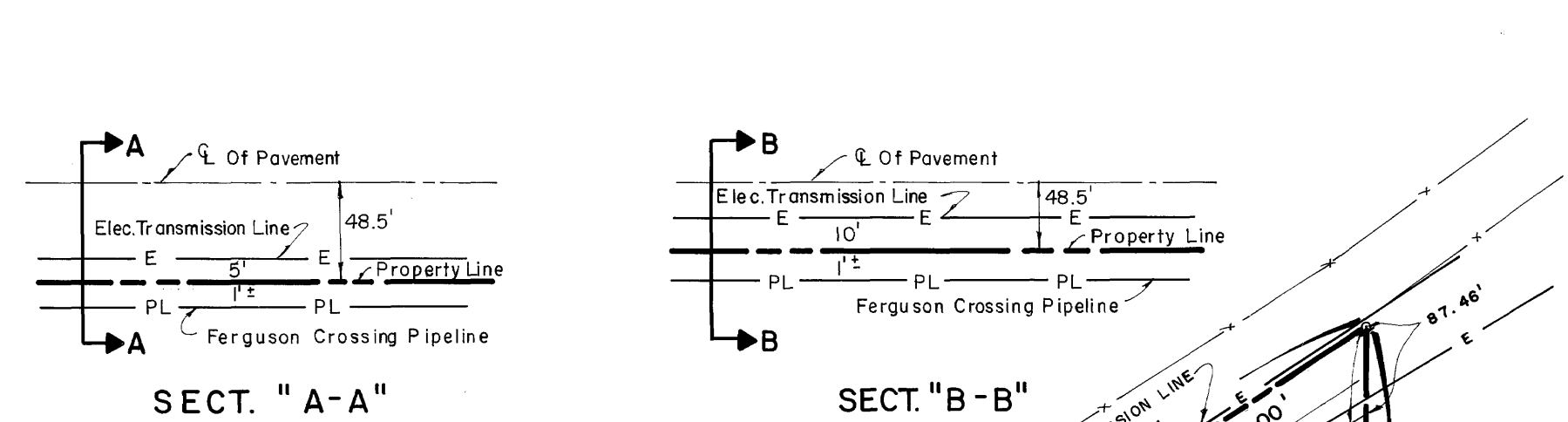


VICINITY MAP  
not to scale

PROPERTY LINE CURVE DATA					
	RADIUS	ARC	TANGENT	CHORD	
A	90° 00' 00"	25.00'	39.27'	25.00'	N 57° 39' 55" E - 35.36'
B	90° 00' 00"	25.00'	39.27'	25.00'	N 32° 20' 05" W - 35.36'
C	32° 20' 05"	672.71'	379.64'	195.03'	S 61° 10' 03" E - 374.63'
D	24° 24' 32"	772.71'	329.19'	167.13'	N 65° 07' 49" W - 326.70'
E	82° 04' 26"	25.00'	35.81'	21.76'	S 86° 02' 13" W - 32.83'
F	42° 50' 00"	25.00'	18.69'	9.81'	S 23° 35' 00" W - 18.26'
G	132° 50' 00"	50.00'	115.92'	114.54'	S 69° 35' 00" W - 91.65'
H	132° 50' 00"	50.00'	115.92'	114.54'	N 21° 25' 00" E - 61.65'
I	42° 50' 00"	25.00'	18.69'	9.81'	N 66° 25' 00" E - 18.26'
J	90° 00' 00"	25.00'	39.27'	25.00'	EAST - 35.36'
K	90° 00' 00"	25.00'	39.27'	25.00'	SOUTH - 35.36'
L	90° 00' 00"	25.00'	39.27'	25.00'	WEST - 35.36'
M	90° 00' 00"	25.00'	39.27'	25.00'	NORTH - 35.36'
N	15° 48' 00"	1012.80'	279.29'	140.54'	N 52° 54' 00" W - 278.41'
O	08° 10' 43"	1012.80'	144.57'	72.41'	N 64° 53' 21" W - 144.45'
P	12° 48' 13"	912.80'	203.98'	102.42'	N 63° 34' 36" W - 203.55'
Q	11° 10' 30"	912.80'	178.03'	89.30'	N 50° 35' 15" W - 177.75'
R	10° 03' 34"	1012.80'	177.82'	89.14'	S 50° 01' 47" E - 177.59'
S	13° 55' 08"	1012.80'	246.04'	123.63'	S 62° 01' 08" E - 245.44'
T	07° 19' 16"	912.80'	116.64'	58.40'	S 65° 19' 04" E - 116.56'
U	16° 39' 26"	912.80'	265.37'	133.63'	S 53° 19' 43" E - 264.44'

CENTERLINE CURVE DATA					
	RADIUS	ARC	TANGENT	CHORD	
1	32° 20' 05"	722.71'	407.86'	209.52'	S 61° 10' 03" E - 402.47'
2	23° 58' 43"	962.80'	402.93'	204.46'	S 56° 59' 21" E - 400.00'
3	23° 58' 43"	962.80'	402.93'	204.46'	S 56° 59' 21" E - 400.00'

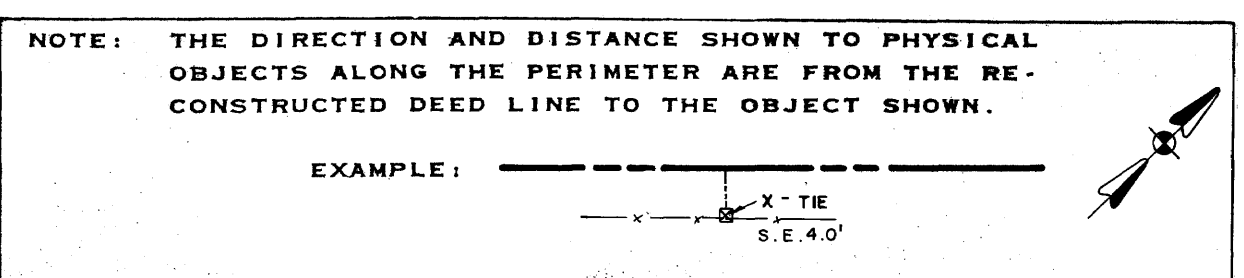


APPROVAL OF THE PLANNING COMMISSION  
I, HANK McGUIRE, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 07th day of SEPTEMBER, 1984, and same was duly approved on the 20th day of SEPTEMBER, 1984.

Now or Formerly  
A.A. WEBB, m.  
J. BOEGNER  
59 AC.  
Chairman, City Planning Commission  
City of Bryan, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING  
I, Clifford G. Miller, Director of Planning of the City of Bryan, Texas, hereby certify that his plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the Ordinance.  
Clifford G. Miller, Director of Planning  
City of Bryan, Texas

- NOTES
- There is a 50 foot radius temporary turnaround easement with a temporary turnaround to be constructed at the southeast end of Fawn Lake Drive, as shown on the plat. The temporary turnaround easement is to be null and void at such time as said roads are extended.
  - No private sewage facility may be installed on any lot in this subdivision without the issuance of a license by the Brazos County Health Unit under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners' Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.
  - 1/2" iron rods shall be set at all lot corners.
  - 154.85 total acres, with 38 lots.
  - 10' wide utility easement on each side of all property lines established now or in the future, except as shown hereon.
  - 5' wide anchor and guy easement extending 20 feet beyond any utility easement or public right-of-way when and where necessary for guys and anchors required in supporting overhead utility lines.
  - The water distribution system will be approved by the State Department of Health, owned by the Fawn Lake Estates Homeowners' Association and operated by a licensed water operator.
  - The right-of-way line of Dilly Shaw Tap Road, as shown on this plat, lies east and southeast an average of 10 feet from the existing barbed wire fence line (August, 1984) on Dilly Shaw Tap Road, i.e. an average 10' of additional right-of-way along Dilly Shaw Tap Road is being dedicated to the County for right-of-way purposes.



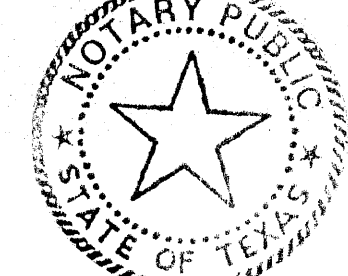
NOTE: LAND USE IS TO BE SINGLE FAMILY RESIDENTIAL.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS  
State of Texas  
County of Brazos  
I, Davis T. McGill, Owner and Developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County, Texas, in Volume 711, Page 546, and designated herein as Fawn Lake Estates Subdivision in the City of Bryan, Texas, 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 thereon shown for the purposes and considerations therein expressed.

*Davis T. McGill*  
Davis T. McGill, Owner

State of Texas  
County of Brazos  
Before me, the undersigned, on this day personally appeared Davis T. McGill, 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 6th day of September, 1984.

*Santita Richmond*  
Notary Public, State of Texas



FINAL PLAT  
of

FAWN LAKE ESTATES

154.85 ACRES  
J.F. MARTIN SURVEY, A-34  
GREEN COLEMAN SURVEY, A-10  
BRAZOS COUNTY, TEXAS  
Scale: 1" = 200' Sept., 1984

FILED  
1985 MAR -4 AM 11:10  
Frank Boriskie, COUNTY CLERK  
Brazos County, Texas

OWNED AND DEVELOPED BY:  
MR. DAVIS Mc GILL  
2607 MELBA CIRCLE  
BRYAN, TEXAS  
PH. 409/846-7703

PREPARED BY:  
KLING ENGINEERING & SURVEYING  
1806 WILDE OAK CIRCLE • P.O. BOX 4254 • BRYAN, TEXAS • PH. 409/846-6212

Description of the Easterly Line of Platted Electrical Easement  
Commencing at the south corner of Lot 5, Block 2; THENCE N 45° 15' 00" E 51.28 feet; THENCE N 42° 00' 46" W 49.33 feet to the PLACE OF BEGINNING of this description; THENCE N 42° 00' 46" W parallel with and 25 feet southeast of the existing transmission line for a distance of 299.52 feet; THENCE N 12° 41' 25" E parallel with and 25 feet east of the existing transmission line for a distance of 132.48 feet; THENCE N 13° 13' 09" E parallel with and 10 feet east of the existing distribution line (which presently begins in Lot 1, Block 2, and runs in a northerly direction), for a distance of 3521.92 feet to the end of this easement in the northeast line of Lot 1, Block 1.

Now or Formerly  
R. FRIEDA  
3.3 AC.

FLOOD HAZARD BOUNDARY

Now or Formerly  
B. MAHONEY  
300 AC.

N.T.S.

N.T.S.

CERTIFICATE OF THE COUNTY CLERK  
State of Texas  
County of Brazos  
I, Frank Boriskie, 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 14th day of March, 1985, in the Deed Records of Brazos County, Texas, in Volume 710, Page 55.  
Witness my hand and official Seal, at my office in Bryan, Texas.

*Frank Boriskie*  
Frank Boriskie, County Clerk  
Brazos County, Texas

Now or Formerly  
R. BARNES  
852 AC.

GREEN COLEMAN SURVEY, A-10  
DILLY SHAW TAP ROAD

LOT 1 6.04 AC.  
LOT 2 3.36 AC.  
LOT 3 4.55 AC.  
LOT 4 4.00 AC.  
LOT 5 3.56 AC.

Now or Formerly  
B. MAHONEY  
300 AC.

FLOOD HAZARD BOUNDARY

LOT 6 4.03 AC.  
LOT 7 4.11 AC.  
LOT 8 4.86 AC.  
LOT 9 3.84 AC.  
LOT 10 3.84 AC.

Now or Formerly  
B. MAHONEY  
300 AC.

FLOOD HAZARD BOUNDARY

N.T.S.

N.T.S.

N.T.S.

CERTIFICATE BY COUNTY JUDGE  
I, R. J. Holmgren, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 14th day of JANUARY, 1985.

*R. J. Holmgren*  
County Judge, Brazos County, Texas

GREEN COLEMAN SURVEY, A-10  
DILLY SHAW TAP ROAD

LOT 1 3.67 AC.  
LOT 2 2.78 AC.  
LOT 3 2.90 AC.  
LOT 4 3.32 AC.  
LOT 5 2.77 AC.

LOT 6 4.08 AC.  
LOT 7 2.46 AC.  
LOT 8 3.46 AC.  
LOT 9 3.91 AC.

LOT 10 5.58 AC.  
LOT II 5.61 AC.

LOT I 3.70 AC.  
LOT 2 3.31 AC.  
LOT 3 3.53 AC.  
LOT 4 3.74 AC.

LOT 6 4.70 AC.  
LOT 5 4.37 AC.

LOT 7 5.05 AC.  
LOT 8 2.33 AC.  
LOT 9 3.27 AC.  
LOT 10 4.05 AC.

LOT 1 2.79 AC.  
LOT 2 2.79 AC.  
LOT 3 2.81 AC.  
LOT 4 2.81 AC.  
LOT 5 2.81 AC.  
LOT 6 3.72 AC.

LOT 1 2.79 AC.  
LOT 2 2.79 AC.

LOT 1 2.79 AC.  
LOT 2 2.79 AC.

LOT 1 2.79 AC.  
LOT 2 2.79 AC.

LOT 1 2.79 AC.  
LOT 2 2.79 AC.

LOT 1 2.79 AC.  
LOT 2 2.79 AC.

LOT 1 2.79 AC.  
LOT 2 2.79 AC.

Now or Formerly  
A.A. WEBB, m.  
J. BOEGNER  
59 AC.

FLOOD HAZARD BOUNDARY

CERTIFICATE OF SURVEYOR  
I, S. M. Kling, Registered Public Surveyor No. 2003, 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.

State of Texas  
County of Brazos

*S. M. Kling*  
S. M. Kling, R.P.S. No. 2003

State of Texas  
County of Brazos

CERTIFICATE OF ENGINEER  
I, B. J. Kling, Registered Professional Engineer, No. 25705, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

State of Texas  
County of Brazos

*B. J. Kling*  
B. J. Kling, P.E. No. 24705

REMAINDER OF CALLED I3 3.12 AC. TR.

STATE OF TEXAS  
S. M. KLING  
2003  
REGISTERED  
PUBLIC SURVEYOR

STATE OF TEXAS  
B. J. KLING  
24705  
REGISTERED  
PROFESSIONAL ENGINEER

STATE OF TEXAS  
B. J. KLING  
24705  
REGISTERED  
PROFESSIONAL ENGINEER

STATE OF TEXAS  
B. J. KLING  
24705  
REGISTERED  
PROFESSIONAL ENGINEER

321650