

GENERAL NOTES:

- 1. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 4804100141 C, JULY 2, 1992.
2. ALL LOT CORNERS, P.C.'S, P.I.'S AND ANGLE POINTS ARE MONUMENTED WITH 1/2" IRON RODS EXCEPT AS OTHERWISE NOTED.
3. BASIS OF BEARING: THE NORTHWEST LINE OF THIS TRACT CALLED: N 49° 00' 29" E.
4. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.

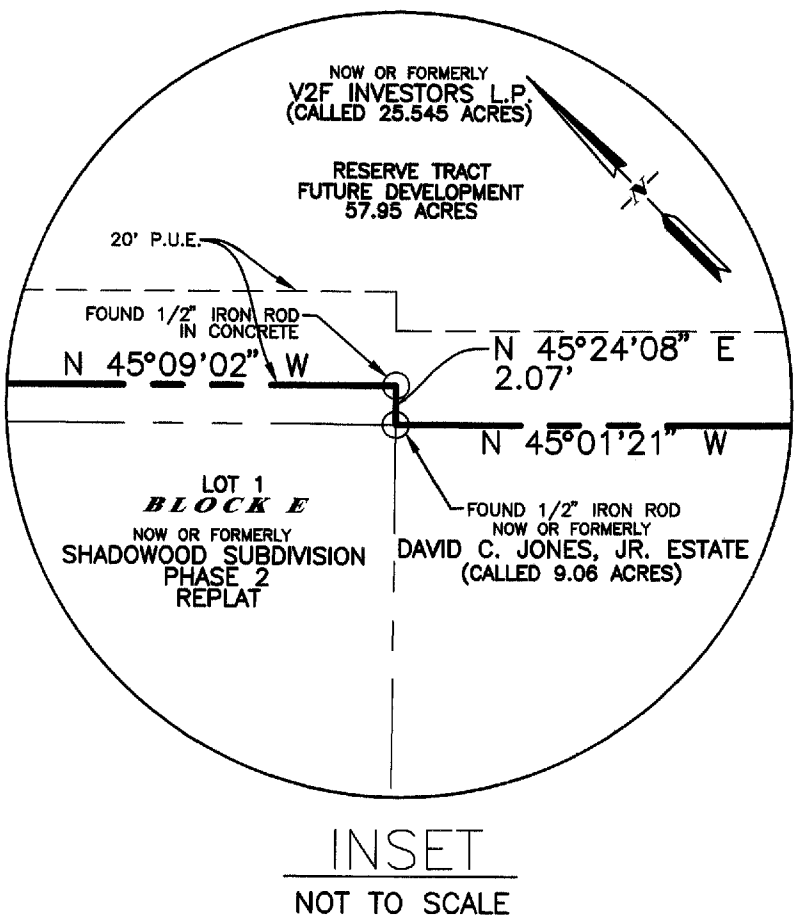
GENERAL NOTES CONT.:

5. NO PUBLIC INFRASTRUCTURE IS CONTEMPLATED.
BENCHMARK NO. 1 ELEV = 348.25'
TOP OF REBAR AT THE BACK OF CURB OF PAVEMENT ON EXISTING LEONARD DR. R.O.W., M.D.G. MONUMENT (1/2" IRON ROD SET) TIED INTO THE CITY OF BRYAN SYSTEM.
NOTE: FROM THE SOUTHEAST CORNER OF THIS TRACT, CITY OF BRYAN CONTROL MONUMENT NO. 54 BEARS: N49°54'39" E ~ 1230.90' GRID; FROM THE SOUTHERN MOST CORNER OF THIS TRACT, CITY OF BRYAN CONTROL MONUMENT NO. 55 BEARS S 48°02'15" W ~ 148.55' GRID.

SPECIAL NOTE:

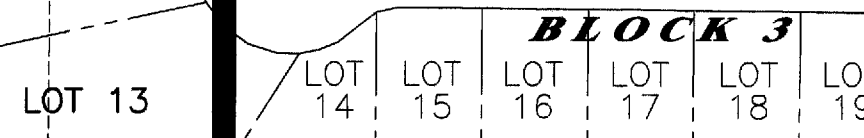
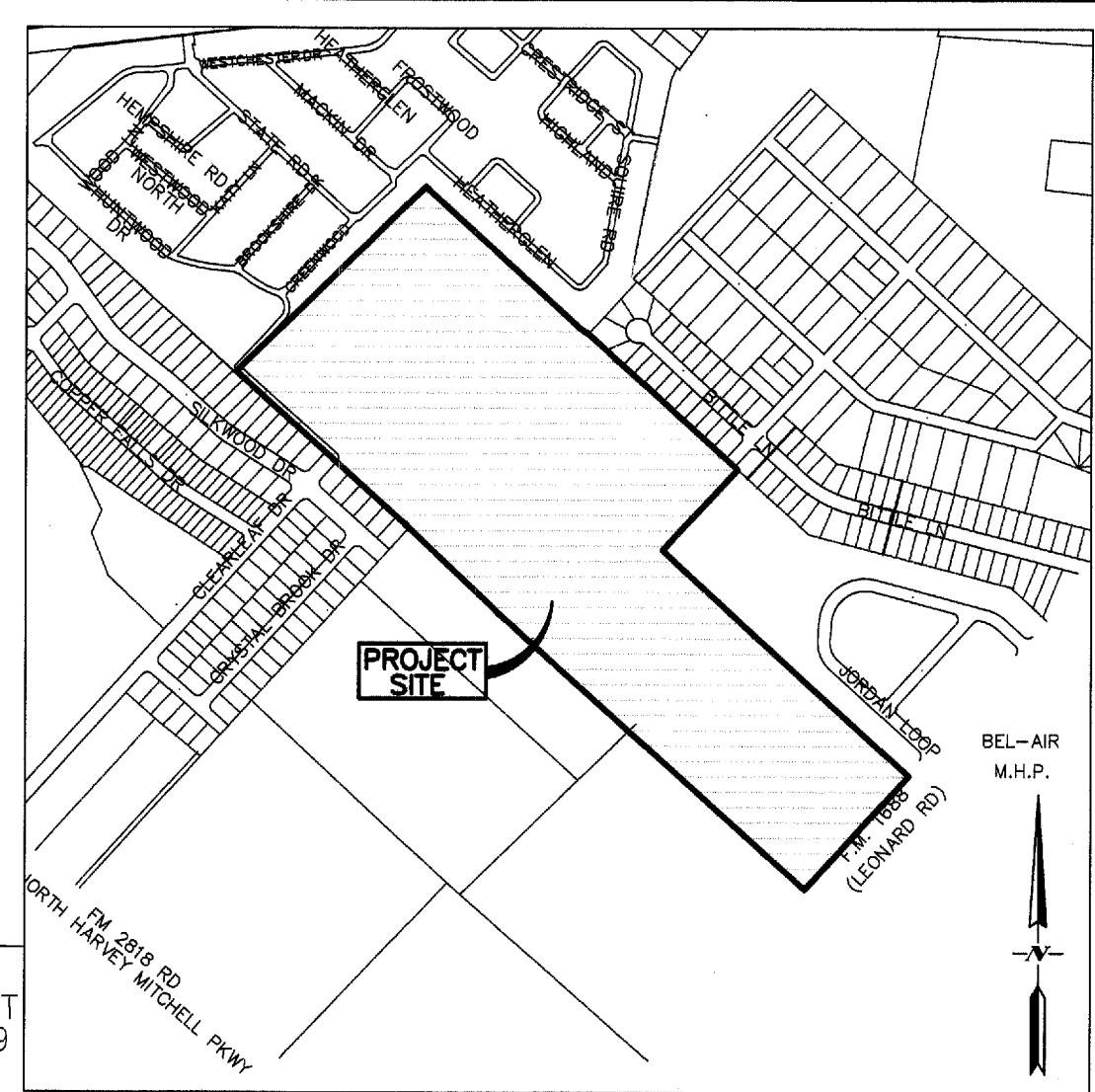
THE DEVELOPER OF THE 57.95 ACRE RESERVE TRACT DEPICTED HEREON IS REQUIRED TO BUILD THE 50' STUB EXTENSION OF CLEAR LEAF DRIVE AT TIME OF FINAL DEVELOPMENT. THIS IS A CONDITION OF APPROVAL OF THIS FINAL PLAT.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L7.



REVISED HICKORY HILLS MOBILE HOME PARK PHASE I (CALLED OAKWOOD M.H.C.) VOLUME 315, PAGE 455

30' DRAINAGE & PUBLIC UTILITY EASEMENT (PLAT)



VICINITY MAP N.T.S.

METES AND BOUNDS DESCRIPTION OF A 61.59 ACRE TRACT ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45 STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 62 BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 61.59 acre tract or parcel of land, lying and being situated in the Zeno Phillips League, Abstract No. 45 and the Stephen F. Austin League No. 62, Bryan, Brazos County, Texas...

BEGINNING at a 1/2" iron pipe found at the most southerly common corner of this tract and the 24.14 acre tract conveyed to PIRU Enterprises, Inc. and recorded in VOLUME 2309 PAGE 114 of the Official Records of Brazos County, Texas...

THENCE N 45° 01' 21" W - 2,192.76 feet along said common line between this tract and said 24.14 acre tract and a 9.06 acre tract conveyed to David C. Jones and recorded in VOLUME 989 PAGE 293 of the Official Records of Brazos County, Texas...

THENCE N 45° 24' 08" E - 2.07 feet to a 1/2" iron rod in concrete monument found for corner;

THENCE N 45° 09' 02" W - 925.76 feet to a capped 5/8" iron rod found for corner, and being common with a 25.545 acre tract conveyed to V2F Investors, L.P. as described by deed recorded in VOLUME 5492 PAGE 234 of the Deed Records of Brazos County, Texas...

THENCE N 49° 00' 29" E - 1,081.96 feet along the common line between this tract and said 25.545 acre tract and a 63.64 acre tract also conveyed to V2F Investors, L.P., and depicted as said Revised Hickory Hills Mobile Home Park Phase I, to a 5/8" iron rod found for the north corner of this tract, and being an ell corner of the said 63.64 acre tract;

THENCE S 44° 59' 22" E - 868.21 feet continuing along said common line to a 1/2" iron rod found at a 4" fence corner post for angle point at the most westerly corner said 63.64 acre tract and Block Three of Westpark Addition, as depicted by plat recorded in VOLUME 575 PAGE 289 of the Official Records of Brazos County, Texas;

THENCE S 44° 26' 49" E - 814.88 feet along said subdivision to a 3/8" iron rod found for an exterior ell corner, same being the north corner of that same 5.63 acre tract conveyed to Bob Davis Bell, et ux as described by deed recorded in VOLUME 107 PAGE 284;

THENCE S 45° 07' 41" W - 454.86 feet along the common line between this tract and the said 5.63 acre tract to a 1/2" iron rod found for an interior ell corner with the said 5.63 acre tract;

THENCE S 44° 23' 47" E - 530.63 feet continuing along said common line to a 1/2" iron rod found at the most westerly common corner of said 5.63 acre tract and the Peterson Homes Subdivision 13.84 acre tract as described by deed recorded in VOLUME 457 PAGE 681 of the Deed Records of Brazos County, Texas;

THENCE S 44° 54' 49" E - 831.69 feet along the common line between this tract and the said Peterson Homes Subdivision to a 1/2" iron rod found at the most southerly common corner of said tracts, same being in said Leonard Road right-of-way line;

THENCE S 45° 08' 22" W - 608.37 feet with said right-of-way line to the PLACE OF BEGINNING, and containing 61.59 acres of land.

BASIS OF BEARING: Northwest line of this tract as monumented on the ground and called N 49° 00' 29" E.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS COUNTY OF BRAZOS I, We, V2F LAND L.P., owners and developers of 61.59 acres, shown on this plat as conveyed in Volume Page of the Official Records of Brazos County, Texas, and designated herein as Lot of the Subdivision, in Brazos County, Texas, and 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.

V2F, LLC MICHAEL J. VOEIS, M.D.G. Owners

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Michael J. Voeis known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 2nd day of September, 2004.

Notary Public in and for the State of Texas California Printed Name: C. Pierini My Commission Expires: May 16, 2008



APPROVAL OF THE CITY ENGINEER

I, Linda Huff, P.E., 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.

CERTIFICATE OF PLANNING ADMINISTRATOR

I, Scott Wilson, Planning Administrator of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the applicable ordinances.

APPROVAL OF THE CITY PLANNING & ZONING COMMISSION

I, Kim Casey, Chairman of the Planning 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 11th day of August 2004, and same was duly approved on the 22nd day of Sept. 2004 by said Commission.

CERTIFICATE OF COUNTY CLERK

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat, together with its certificate of authentication, was filed for record in my office the 11th day of August 2004, in the Official Records of Brazos County, Texas, in Volume 6327, Page 177-178.

Witness my hand and official seal, at my office in Bryan, Texas. Karen McQueen, County Clerk, Brazos County. By: Susie L. Cohen, Deputy Clerk

CERTIFICATE OF SURVEYOR

I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

Gregory K. Taggart R.P.L.S. No. 5676 7 September 2004 A.D.

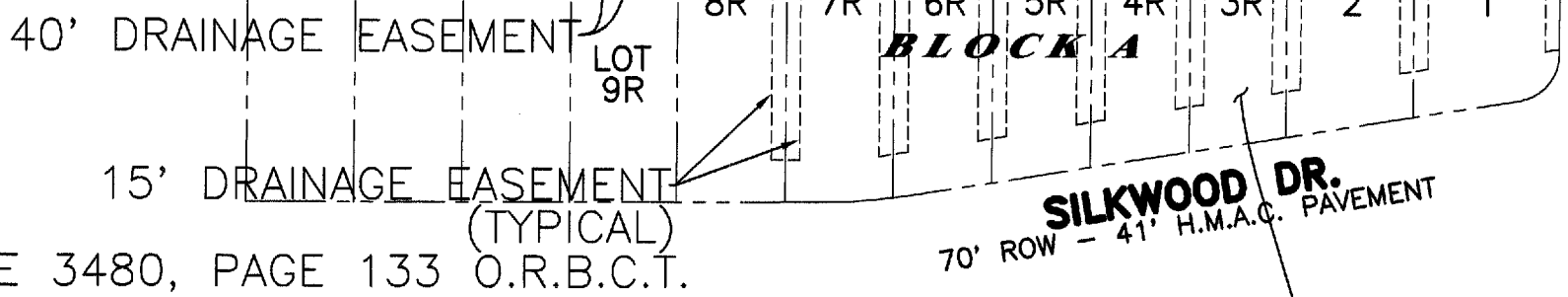
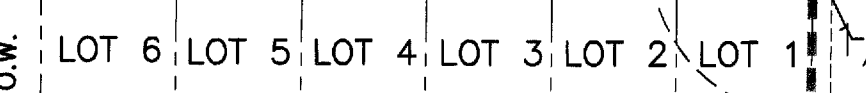
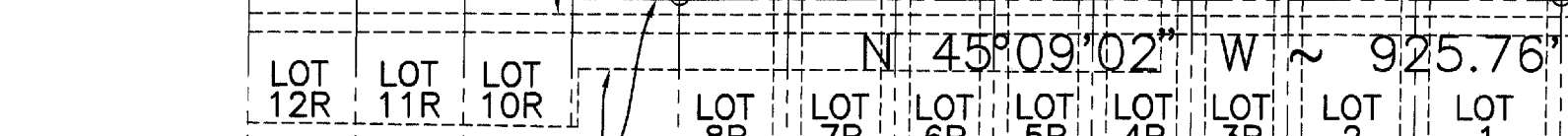
NOW OR FORMERLY V2F INVESTORS L.P. (CALLED 25.545 ACRES) VOLUME 5492, PAGE 234

NOW OR FORMERLY V2F INVESTORS, L.P. (61.59 ACRES) VOLUME 5492, PAGE 242 O.R.B.C.T.

RESERVE TRACT FUTURE DEVELOPMENT 57.95 ACRES

LOT ONE 3.57 ACRES

60' R.O.W. DEDICATION (0.07 ACRES)



PLATTED SHADOWOOD SUBDIVISION PHASE 2 REPLAT VOLUME 3480, PAGE 133 O.R.B.C.T.

PLATTED SHADOWOOD SUBDIVISION PHASE 3 VOLUME 558, PAGE 369 O.R.B.C.T.

VOLUME 575, PAGE 281 O.R.B.C.T. (ORIGINAL PHASE II)

MATCH LINE

Doc 00871308 Bk OR 6327 Vol 177 Pg 1

2551 TEXAS AVENUE SOUTH, SUITE A COLLEGE STATION, TX 77840 Ph: (979) 693-5359 EMAIL: mdgcsb@yahoo.com Fx: (979) 693-4243

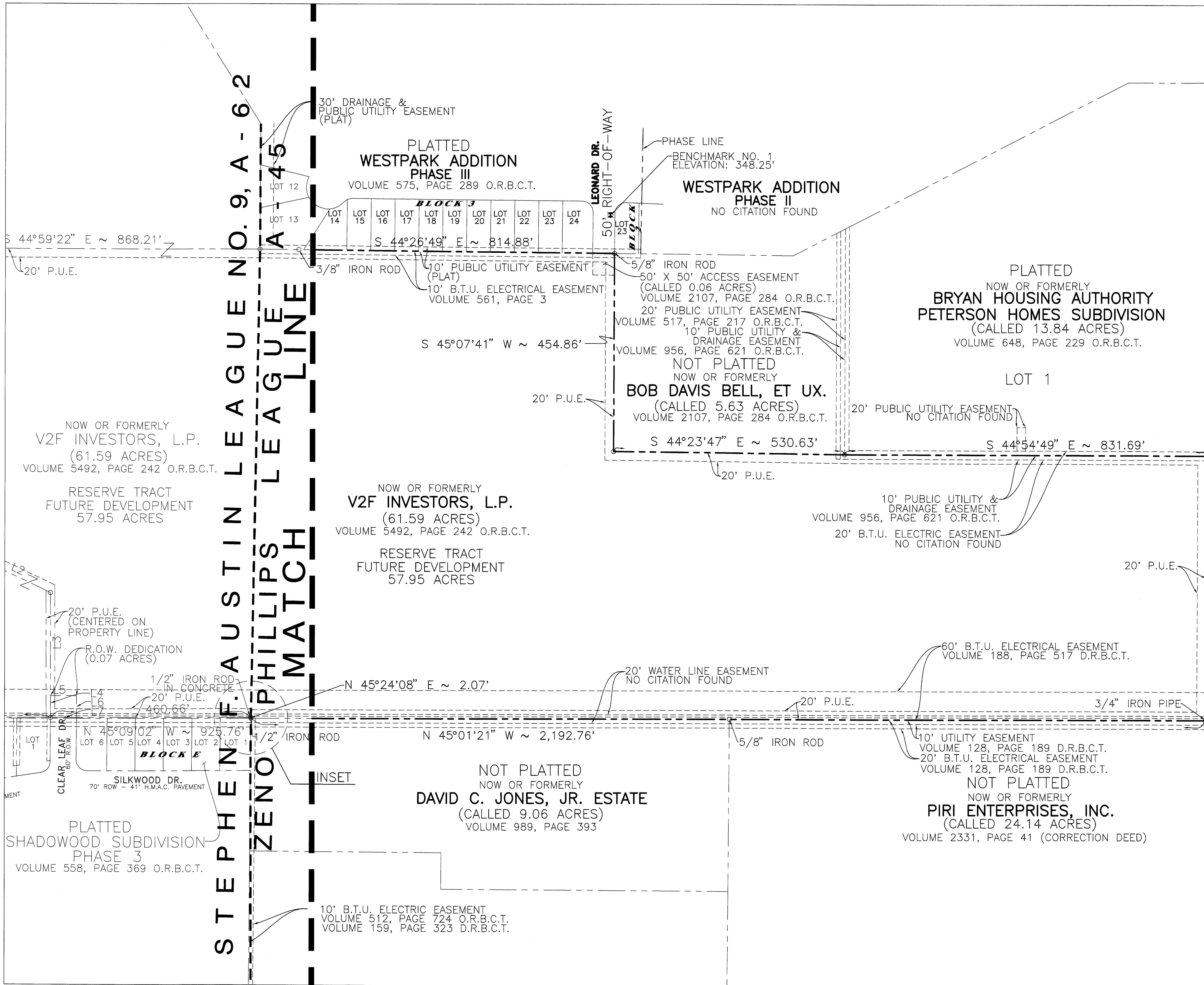
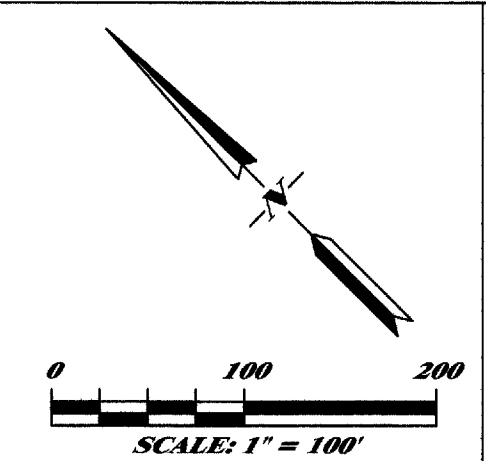
M.D.G. MUNICIPAL DEVELOPMENT GROUP ENGINEERS, SURVEYORS, PLANNERS CONSULTANTS, MANAGERS

Table with columns: REV., DATE, BY, COMMENT. Rows A through D.

PREPARED FOR: FOLLETT INVESTMENT PROPERTIES, INC. 11211 GOLD COUNTRY BLVD., SUITE 100 GOLD RIVER, CALIFORNIA 95670

A FINAL PLAT OF FOLLETT SUBDIVISION 61.59 ACRES STEPHEN F. AUSTIN LEAGUE NO. 9, A-62 ZENO PHILLIPS LEAGUE A-45 BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP FILE NUMBER 00075-3724 SHEET 1 OF 2



Doc 00871308 Bk OR Vol 6327 Pg 178  
 Filed for Record in: BRAZOS COUNTY  
 On: Oct 04, 2004 at 10:230  
 As a Plats  
 Document Number: 00871308  
 Amount: 58.00  
 Receipt Number - 252440  
 By: Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS  
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of: BRAZOS COUNTY as stamped herein by me.  
 Oct 04, 2004

HONORABLE WAREN MCKEEN, COUNTY CLERK  
 BRAZOS COUNTY

F.M. 1688  
 (LEONARD RD.)  
 80' RIGHT-OF-WAY

P.O.B.

2651 TEXAS AVENUE SOUTH, SUITE A  
 COLLEGE STATION, TX 77840  
 Ph: (979) 693-5359 EMAIL: mdgestx@yahoo.com  
 Fx: (979) 693-4243  
 ENGINEERS SURVEYORS PLANNERS  
 CONSULTANTS, MANAGERS

MDC MUNICIPAL DEVELOPMENT GROUP  
 THIS DRAWING IS THE PROPERTY OF MUNICIPAL DEVELOPMENT GROUP AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNICIPAL DEVELOPMENT GROUP.  
 THIS DRAWING IS COPYRIGHTED AS OF PROJECT DATE.

REV.	DATE	BY	COMMENT
A	9/24/04	DH	CITY STAFF COMMENTS
B	9/11/04	DH	INITIAL SUBMISSION

PREPARED FOR:  
 FOLLETT SUBDIVISION PROPERTIES, INC.  
 11011 101ST AVENUE, SUITE 100  
 GOLD RIVER, CALIFORNIA 95070

SCALE: 1"=100'  
 PROJECT DATE: JUNE 15, 2004  
 DRAWN BY: DH  
 CHECKED BY: G.K.T. PAGE:

A FINAL PLAT  
 OF  
 FOLLETT SUBDIVISION  
 61.59 ACRES  
 STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
 ZENO PHILLIPS LEAGUE A-45  
 BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP  
 FILE NUMBER  
 00075-3724  
 SHEET 2 OF 2