

LOCATION MAP
SCALE: 1" = 2000'

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF BRAZOS:
WHEREAS One Forest Park, Ltd. is the owner of a tract of land situated in the City of Bryan, Brazos County, Texas, in the S. F. Austin Survey League No. 9, Abstract No. 62, being a survey of all of the 11.208 acre tract described in a deed from B. Hammond Homes, Inc. to Kenneth H. Mitchell and Terry Roberts, dated October 7, 1997, recorded in volume 2966, page 44 and a survey of all of the 12.00 acre tract described in a deed from B. Hammond Homes, Inc. to One Golden Acres, Ltd., dated October 7, 1997, recorded in volume 2956, page 48, and a survey of all of the 0.176 acre "Tract 1" and all of the 0.503 acre "Tract 2" described in a deed from William Glen Berger and Elizabeth Marie Berger to Keith Bailey and wife, Jane Bailey, dated October 30, 1992, recorded in volume 1636, page 244 and a survey of part of the 2 acre "FIRST TRACT" and a part of the one-half (1/2) acre "SECOND TRACT" described in a deed from Patricia Merka Tucker and husband, Everett L. Tucker, Jr. to Keith Bailey and wife, Jane Bailey, dated October 26, 1992, recorded in volume 1663, page 30, all deeds of the Brazos County deed records, being described by metes and bounds as follows:

BEGINNING at an 1/2-inch iron pin set at the north corner of said 12.00 acre tract;
THENCE South 52° 13' 30" East, with the northeast line of said 12.00 acre tract and 11.208 acre tract, 744.49 feet to an 1/2-inch iron pin found by a 24-inch Oak Tree, at the west corner of the Henderson Addition No. 2, recorded in volume 87, page 589 of the Brazos County deed records;
THENCE South 39° 57' 27" East, with the northeast line of said 11.208 acre tract, 165.80 feet to an 1/2-inch iron pin found at the east corner of said 11.208 acre tract; same being the north corner of Dansby Heights Subdivision, recorded in volume 126, page 519 of the Brazos County deed records;
THENCE South 44° 08' 40" West, with the southeast line of said 11.208 acre tract and generally near a fence for part of the way, 910.63 feet to an 1/2-inch iron pin found at the south corner of said 11.208 acre tract;
THENCE North 74° 25' 45" West, with the south line of said 11.208 acre tract, 122.61 feet to an 1/2-inch iron pin found by a corner post at a southwest corner of said 11.208 acre tract;
THENCE North 14° 57' 17" East, with an east line of said 11.208 acre tract and generally near a fence, 36.94 feet to an 1/2-inch iron pin found by a corner post at the inside corner of said 11.208 acre tract;
THENCE North 73° 55' 59" West, with a south line of said 11.208 acre tract and generally near a fence, 190.49 feet to an 1/2-inch iron pin found by a corner post at the northeast corner of said 0.176 acre tract, same being the northwest corner of the 1 acre tract recorded in volume 238, page 153;
THENCE South 15° 05' 48" West, generally with a fence, 230.27 feet to an 1/2-inch iron pin set in the north right-of-way line of said Farm Road 1687; same being in a curve, the radius point bears North 15° 03' 34" East, 1392.39 feet;
THENCE with the north right-of-way line of said Farm Road No. 1687 as follows:
Around said curve to the right, through a central angle of 10° 45' 16", an arc distance of 261.35 feet and a chord bearing of North 65° 33' 48" West, 280.97 feet to a concrete marker found at the P.T. of said curve;
THENCE North 60° 11' 10" West, 345.63 feet to an 1/2-inch iron pin set;
THENCE North 13° 51' 19" East, with the west line of said 12.00 acre tract, passing an 1/2-inch iron pin found at 5.66 feet and continuing in a straight line to an 1/2-inch iron pin found at an angle point in said west line;
THENCE North 44° 24' 53" East, with the northwest line of said 12.00 acre tract, 1083.54 feet to the PLACE OF BEGINNING and containing 25.085 acres.

FINAL PLAT

FOREST PARK SUBDIVISION, LOT 1, BLOCK 1

25.085 ACRES IN THE S.F. AUSTIN SURVEY, A-62, BRYAN, BRAZOS COUNTY, TEXAS

DECEMBER 10, 2003

ENGINEER

ASH & BROWNE ENGINEERING, INC.
Engineers and Consultants
P.O. Box 10838, College Station, Texas 77842
979-846-6914 877-245-4839 Fax 979-846-8914

SURVEYOR

Bruce Geer
1512 W. University, S. 300
McKinney, Texas 75069

OWNER/DEVELOPER

One Forest Park, LTD.
P.O. Box 12220
El Paso, Texas 79913-0220

- NOTES:**
- ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 25.085 ACRES IN THE S.F. AUSTIN SURVEY, A-62, BRYAN, BRAZOS COUNTY, TEXAS.
 - THE PROPERTY IS PARTIALLY LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE F.I.R.M. (FLOOD INSURANCE RATE MAP), MAP NUMBER: 480410033 C, EFFECTIVE DATE: JULY 2, 1992.
 - THE PORTION OF THE PROPERTY ADJACENT TO SANDY POINT ROAD CONTAINS MOBILE HOMES THAT WILL BE REMOVED. THE REMAINDER OF THE SITE IS VACANT AND CONSISTS OF NATIVE GRASSES AND TREES.
 - THE PROPOSED USE OF THE PROPERTY IS TO CONSIST OF 9 TWO STORY APARTMENT BUILDINGS (32'-0" TALL, 75,376 SQ. FT.). THE COMPLEX WILL ALSO INCLUDE A CLUBHOUSE, RECREATIONAL FACILITIES, PARKING AREAS AND ASSOCIATED LANDSCAPING.
 - EACH APARTMENT BUILDING SHALL HAVE A 2" WATER METER & VALVE BOX W/ A BALL VALVE.
 - THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE CITY OF BRYAN BUILDING SETBACK REQUIREMENTS.
 - THE SUBJECT PROPERTY IS ZONED MULTI-FAMILY (MF).
 - FOR EASEMENT LINE DATA SEE PAGE 2.
 - O DENOTES AN 1/2-INCH IRON PIN FOUND UNLESS OTHERWISE NOTED
 - BEARING BASIS: DUE NORTH BY GPS

STATE OF TEXAS
COUNTY OF EL PASO
I, Robert Kelly, Vice President of One Forest Park, LTD. owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County and recorded as Document No. 00834894 and No. 00834896, 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.

Robert Kelly
Robert Kelly, Vice President of One Forest Park, LTD.

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Robert Kelly 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 purposes and consideration therein stated.

Given under my hand and seal on this 15th day of January, 2004.

Judith Moore
Notary Public, State of Texas

CERTIFICATE OF 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 and was approved on the 16th day of Feb, 2004.

John Smith
City Engineer, Bryan, Texas

CERTIFICATE OF PLANNING ADMINISTRATOR
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 16th day of Feb, 2004.

Kevin Russell
City Planner, Bryan, Texas

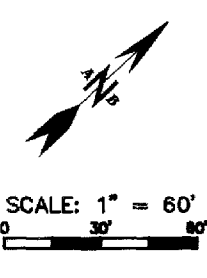
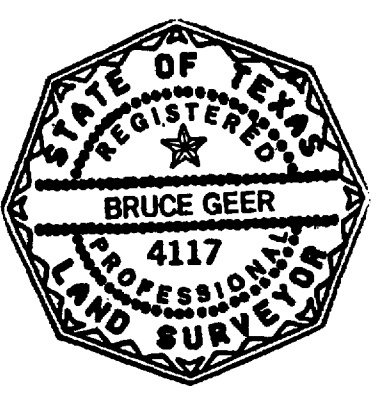
CERTIFICATE OF PLANNING & ZONING COMMISSION
I, KIM CASEY, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that this plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 16th day of Feb, 2004, and same was duly approved on the day of JANUARY, 2004, by said Commission.

Kim Casey
Chairman of the Planning and Zoning Commission
Bryan, Texas

CERTIFICATE OF SURVEYOR
I, Bruce Geer, Registered Professional Land Surveyor No. 4117, of 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.

Bruce Geer
Bruce Geer, R.P.L.S. No. 4117

Doc 00884428 Bk OR Vol 6555 Pg 42



ELECTRICAL EASEMENT LINE DATA		
LINE	DISTANCE	BEARING
E1	24.13'	N 29°27'18" E
E2	34.96'	N 53°19'32" E
E3	93.97'	N 32°04'44" E
E4	76.60'	N 00°59'37" W
E5	9.75'	N 44°00'23" E
E6	11.47'	N 45°59'37" W
E7	10.00'	N 44°00'23" E
E8	11.47'	S 45°59'37" E
E9	199.31'	N 44°00'23" E
E10	13.79'	N 45°59'37" W
E11	10.00'	N 44°00'23" E
E12	13.79'	S 45°59'37" E
E13	26.52'	N 44°00'23" E
E14	13.79'	N 45°59'37" W
E15	10.00'	N 44°00'23" E
E16	13.79'	S 45°59'37" E
E17	204.14'	N 44°00'23" E
E18	14.20'	N 45°59'37" W
E19	10.00'	N 44°00'23" E
E20	14.20'	S 45°59'37" E
E21	82.64'	N 44°00'23" E

ELECTRICAL EASEMENT LINE DATA		
LINE	DISTANCE	BEARING
E22	13.21'	N 45°59'37" W
E23	10.00'	N 44°00'23" E
E24	13.21'	S 45°59'37" E
E25	182.75'	N 44°00'23" E
E26	13.00'	N 00°59'37" W
E27	10.00'	N 89°00'23" E
E28	13.00'	S 00°59'37" E
E29	38.68'	N 89°00'23" E
E30	13.86'	N 43°48'10" E
E31	10.00'	S 46°11'50" E
E32	13.23'	S 43°48'10" W
E33	194.88'	S 46°11'50" E
E34	11.69'	N 43°48'10" E
E35	10.00'	S 46°11'50" E
E36	11.69'	S 43°48'10" W
E37	76.59'	S 46°11'50" E
E38	13.04'	S 46°12'08" E
E39	10.00'	S 43°47'52" W
E40	13.02'	N 46°12'08" W
E41	183.53'	S 43°47'52" W
E42	10.35'	S 46°12'08" E

ELECTRICAL EASEMENT LINE DATA		
LINE	DISTANCE	BEARING
E43	10.00'	S 43°47'52" W
E44	20.35'	N 46°00'16" W
E45	201.75'	N 43°47'52" E
E46	286.72'	N 46°11'50" W
E47	41.31'	S 89°00'23" W
E48	746.82'	S 44°00'23" E
E49	75.43'	S 00°59'37" E
E50	96.84'	S 32°04'44" W
E51	34.96'	S 53°19'32" W
E52	24.19'	S 29°27'18" W
E53	10.00'	N 60°11'10" W
E54	188.69'	N 24°13'18" E
E55	12.99'	S 65°46'42" E
E56	9.22'	N 69°13'18" E
E57	56.89'	N 24°13'18" E
E58	19.22'	N 76°01'38" E
E59	12.20'	N 13°58'22" W
E60	10.00'	N 76°01'38" E
E61	12.20'	S 13°58'22" E
E62	117.46'	N 76°01'38" E
E63	29.70'	N 28°47'52" E

ELECTRICAL EASEMENT LINE DATA		
LINE	DISTANCE	BEARING
E64	10.89'	N 43°47'52" E
E65	8.42'	N 46°12'08" W
E66	10.00'	N 43°47'52" E
E67	8.42'	S 46°12'08" E
E68	31.84'	N 43°47'52" E
E69	11.26'	N 46°12'08" W
E70	10.00'	N 43°47'52" E
E71	11.26'	S 46°12'08" E
E72	198.61'	N 43°47'52" E
E73	9.83'	N 46°12'08" W
E74	10.00'	N 43°47'52" E
E75	9.83'	S 46°12'08" E
E76	32.09'	N 43°47'52" E
E77	10.00'	S 46°12'08" E
E78	292.11'	S 43°47'52" W
E79	32.76'	S 28°47'52" W
E80	151.05'	S 76°01'38" W
E81	60.97'	S 24°13'18" W
E82	27.60'	S 69°13'18" W
E83	172.04'	S 24°13'18" W

ELECTRICAL EASEMENT CURVE DATA						
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
EC1	122.50'	23°52'14"	51.04'	25.89'	N 41°23'25" E	50.67'
EC2	112.50'	23°52'14"	46.87'	23.78'	N 41°23'25" E	46.63'
EC3	77.50'	21°14'48"	29.74'	14.54'	N 42°42'08" E	28.57'
EC4	87.50'	21°14'48"	32.45'	16.41'	N 42°42'08" E	32.26'
EC5	105.00'	89°03'54"	163.22'	103.30'	S 01°39'53" E	147.28'
EC6	95.00'	89°59'42"	149.22'	94.99'	S 01°11'59" E	134.34'
EC7	145.00'	51°48'20"	131.11'	70.42'	S 50°07'28" W	126.69'
EC8	155.00'	51°48'20"	140.15'	75.27'	S 50°07'28" W	135.42'

ELECTRICAL EASEMENT LINE DATA

PUBLIC UTILITY EASEMENT LINE DATA		
LINE	DISTANCE	BEARING
U1	282.26'	N 29°14'57" E
U2	194.31'	N 44°00'23" E
U3	5.05'	N 45°59'37" W
U4	15.00'	N 44°00'23" E
U5	5.05'	S 45°59'37" E
U6	239.00'	N 44°00'23" E
U7	4.83'	N 45°59'37" W
U8	15.00'	N 44°00'23" E
U9	4.83'	S 45°59'37" E
U10	176.43'	N 44°00'23" E
U11	35.07'	N 89°00'23" E
U12	207.71'	S 46°11'50" E
U13	145.61'	S 01°11'50" E
U14	317.22'	S 43°47'52" W
U15	258.91'	S 69°13'18" W
U16	164.51'	S 24°13'18" W
U17	172.04'	N 24°13'18" E
U18	267.19'	N 69°13'18" E
U19	266.60'	N 43°47'52" E
U20	5.08'	N 46°12'08" W
U21	15.00'	N 43°47'52" E
U22	5.08'	S 46°12'08" E
U23	24.33'	N 43°47'52" E
U24	129.04'	N 01°11'50" W
U25	191.18'	N 46°11'50" W
U26	18.54'	S 89°00'23" W
U27	663.69'	S 44°00'23" W
U28	8.67'	N 45°59'37" W
U29	282.38'	S 29°14'57" W
U30	10.00'	N 60°11'10" W

PUBLIC UTILITY EASEMENT CURVE DATA						
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
UC1	355.00'	14°45'26"	91.43'	45.97'	N 36°37'40" E	91.18'
UC2	345.00'	09°43'45"	58.58'	29.36'	S 34°06'50" W	58.51'
UC3	415.00'	25°25'26"	184.15'	93.62'	S 56°30'35" W	182.64'
UC4	395.00'	25°25'26"	175.27'	89.10'	S 56°30'35" W	173.84'

PUBLIC UTILITY EASEMENT LINE DATA

Doc 00884428 Bk OR Vol 6555 Pg 43

Filed for Record in: BRAZOS COUNTY

On: Mar 09, 2005 at 09:45:0

As a Plat

Document Number: 00884428

Amount 56.00

Receipt Number - 262058
By, Cynthia Rincon

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

Mar 09, 2005

HONORABLE JOSEPH WILKINSON, COUNTY CLERK BRAZOS COUNTY

SURVEYOR

Bruce Geer
1512 W. University, S. 300
McKinney, Texas 75069

OWNER/DEVELOPER

One Forest Park, LTD.
P.O. Box 12220
El Paso, Texas 79913-0220

FINAL PLAT

FOREST PARK SUBDIVISION, BLOCK 1, LOT 1

25.085 ACRES IN THE S.F. AUSTIN SURVEY, A -62, BRYAN, BRAZOS COUNTY, TEXAS

DECEMBER 10, 2003

ENGINEER

ASH & BROWNE ENGINEERING, INC.
Engineers and Consultants
P.O. Box 10835, College Station, Texas 77842
979-846-6914 877-245-4839 Fax 979-846-8914