

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, THOMAS W. WALLACE, GENERAL MANAGER OF FULLER FARMS, LLC, A DELAWARE CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAN AND WHICH IS DESIGNATED HEREIN AS THE "FULLER FARM SUBDIVISION", 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 SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

*Thomas W. Wallace*  
OWNER

LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Thomas W. Wallace* 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 ON THIS 26 DAY OF July 2002.

*Marie M. Garcia*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, *Ray Lawrence Flores* CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAN WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 21 DAY OF April 2002, 2002 AND THE SAME WAS DULY APPROVED ON THE 18 DAY OF April 2002.

*Ray Lawrence Flores*  
CHAIR OF THE PLANNING AND ZONING COMMISSION

**CERTIFICATION OF THE PLANNING ADMINISTRATOR**

I, *Joey Dunn* HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

*Joey Dunn*  
PLANNING ADMINISTRATOR

**APPROVAL OF THE CITY ENGINEER**

I, *Linda Grubbs Hoff* HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

*Linda Grubbs Hoff*  
CITY ENGINEER

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Karen M. Queen* DO HEREBY CERTIFY THAT THIS PLAN TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 24 DAY OF April 2002, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME PAGE 6242.

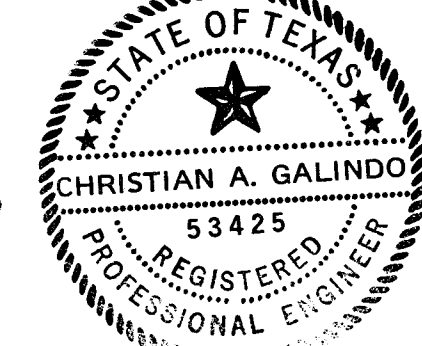
*Karen M. Queen*  
COUNTY CLERK, BRAZOS COUNTY, TEXAS  
*Sylvia Polansky, Deputy*

**CERTIFICATE OF SURVEYOR AND/OR ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAN.

*Christian A. Galindo*  
CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
DATE: MAY 7, 2002



Being a 10.2692-acre tract or parcel of land lying and being situated in the John Austin League, Abstract 2, Brazos County, Texas, and being a portion of the called 21.129-acre tract of land conveyed to Fuller Farms, LLC, a Delaware Corporation, by deed recorded in Volume 4174, Page 67, Official Records, Brazos County, Texas, and said 10.2692-acre tract being more particularly described as follows:

BEGINNING at a TxDOT concrete right of way marker marking the northernmost corner of Lot 1, Block Two, Ruffino Subdivision, an addition to the City of Bryan, Texas, according to the plat recorded in Volume 4233, Page 139, Official Records, Brazos County, Texas, said rod also marking the southwestern right of way line of Earl Rudder Freeway (State Highway 6);

THENCE S 07°19'21" W, along the northwestern boundary line of said Lot 1, Block Two, Ruffino Subdivision, for a distance of 711.29', to a 1/2" iron rod found marking the northernmost corner of Lot 2, Block One, of said Ruffino Subdivision, said rod also marking the southwestern right of way line of Prairie Drive, said rod also marking the easternmost corner of the remainder of the 21.1395-acre Berger tract;

THENCE N 83°24'13" W, along the proposed southwestern right of way line of Prairie Drive, for a distance of 135.35', to a 1/2" iron rod set;

THENCE continuing along said proposed right of way line of Prairie Drive, which is a curve to the right, with the following data: chord 270.23', chord bearing N 64°22'31" W, radius 415.00', tangent 142.90', arc length 275.24', delta 38°00'04", to a 1/2" iron rod set;

THENCE N 45°22'30" W, continuing along said proposed right of way line of Prairie Drive, for a distance of 125.79', to a 1/2" iron rod found marking the easternmost corner of Lot 8, Block 9, Willow Estates Subdivision, Phase II, an addition to the City of Bryan, Texas, according to the plat recorded in Volume 452, Page 295, Deed Records, Brazos County, Texas;

THENCE N 44°41'41" E, along the southeastern boundary line of said Willow Estates, Phase II, for a distance of 396.25', to a 1/4" iron rod found at the easternmost common corner of Lots 4 and 5, Block 8, Willow Estates Subdivision, Phase II, according to the plat recorded in Volume 452, Page 299, Deed Records, Brazos County, Texas;

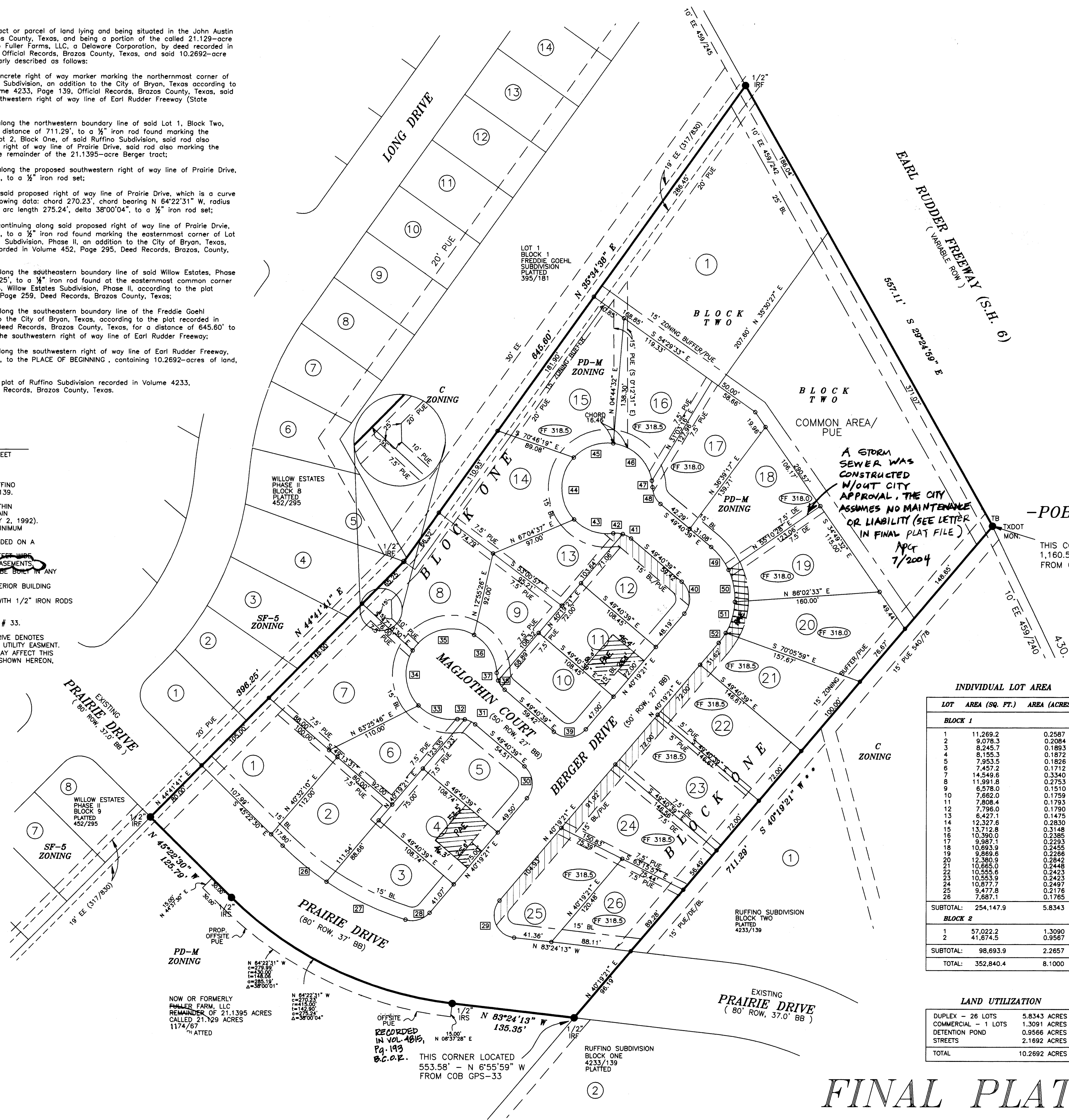
THENCE N 35°34'38" E, along the southeastern boundary line of the Freddie Goehl Subdivision, an addition to the City of Bryan, Texas, according to the plat recorded in Volume 395, Page 181, Deed Records, Brazos County, Texas, for a distance of 645.60' to a 1/2" iron rod found on the southwestern right of way line of Earl Rudder Freeway;

THENCE S 29°24'59" E, along the southwestern right of way line of Earl Rudder Freeway, for a distance of 557.11', to the PLACE OF BEGINNING, containing 10.2692-acres of land, more or less.

Note: Bearing source is plat of Ruffino Subdivision recorded in Volume 4233, Page 139, Official Records, Brazos County, Texas.

**NOTES:**

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- ALL CALLS ARE MEASURED CALLS.
- TOTAL AREA = 10.2692 ACRES.
- BEARING SOURCE IS PLAT OF RUFFINO SUBDIVISION RECORDED IN 4233/139.
- BASE LINE IS NOTED WITH LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN (FEMA MAP # 4804100134C, JULY 2, 1992).
- ALL LOTS MEET CITY OF BRYAN MINIMUM LOT SIZE STANDARDS.
- DUPLEX PARKING SHALL BE PROVIDED ON A ONE CAR PER BEDROOM BASIS.
- ALL SIDEWALKS SHALL BE 5'-0" WIDE.
- ALL PUE'S ARE ALSO DRAINAGE EASEMENTS.
- NO FENCES OR WALLS SHALL BE BUILT IN ANY DRAINAGE EASEMENT.
- ALL LOTS SHALL HAVE A 7.5' INTERIOR BUILDING LINE UNLESS NOTED OTHERWISE.
- ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS NOTED OTHERWISE.
- THIS TRACT IS ZONED PD-M.
- BM IS CITY OF BRYAN GPS MON. # 33. ELEV. 339.17'
- HATCHED AREA ALONG BERGER DRIVE DENOTES A 15' BUILDING LINE AND PUBLIC UTILITY EASEMENT.
- NO WRITTEN INSTRUMENTS THAT MAY AFFECT THIS PROPERTY OTHER THAN WHAT IS SHOWN HEREON, HAVE BEEN RESEARCHED.



**LEGEND**

- IR = IRON ROD
- IP = IRON PIPE
- CM = CONCRETE MARKER
- MOC = MARK ON CONCRETE
- SS = SET OR FOUND
- S/F = FENCE POST
- FP = FENCE CORNER
- FC = FENCE CORNER
- BL = BACK TO BACK OF CURB
- BL = BUILDING LINE
- PUE = PUBLIC UTILITY EASMT.
- EE = ELECTRICAL EASEMENT
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- PAE = PARKING/ACCESS EASMT.
- EM = ELECTRIC METER
- ET = ELECTRIC TRANSFORMER
- E/P/L = ELECTRICAL/POLE/LIGHT
- MH = MANHOLE
- CO = CLEAN OUT
- WM = WATER METER
- W/V = WATER VALVE
- SS = SANITARY SEWER
- FH = FIRE HYDRANT
- CM = GAS METER
- ET = TELEPHONE PEDESTAL
- C/TV = CABLE TV
- AC = AIR CONDITIONER
- OH = OVERHANG
- EOP = EDGE OF PAVEMENT
- (R) = RECORDED
- (M) = MEASURED

**INDIVIDUAL LOT AREA**

LOT	BEARING	CHORD	RADIUS	DELTA	TANGENT	ARC
26	N 50°44'32" W	62.67	335.00	10°44'03"	31.47	62.76
27	N 64°24'26" W	96.69	335.00	16°35'42"	48.86	97.03
28	S 73°48'31" W	27.59	25.00	66°58'52"	16.54	29.23
29	N 21°32'26" W	44.09	25.00	123°43'14"	46.74	53.98
30	S 04°40'39" E	35.36	25.00	90°00'00"	25.00	39.27
31	S 64°30'01" E	12.79	25.00	29°38'31"	6.62	12.93
32	S 88°35'42" E	8.06	25.00	18°33'11"	4.08	8.10
33	S 70°44'04" E	45.61	50.00	54°16'17"	25.63	47.36
34	S 06°06'27" E	60.87	50.00	74°59'28"	38.36	65.44
35	S 75°43'53" W	69.90	50.00	88°41'37"	48.87	77.40
36	N 30°42'20" W	48.81	50.00	58°25'54"	27.96	50.89
37	N 11°08'13" E	8.38	25.00	19°17'48"	4.25	8.42
38	N 35°13'55" W	12.47	25.00	28°53'02"	6.44	12.60
39	S 85°19'21" W	35.36	25.00	90°00'00"	25.00	39.28
40	S 04°40'39" E	35.36	25.00	90°00'00"	25.00	39.28
41	S 61°34'07" E	10.30	25.00	23°46'34"	5.26	10.37
42	S 85°39'48" E	10.57	25.00	24°24'32"	5.41	10.65
43	S 70°34'33" E	45.85	50.00	54°34'51"	25.80	47.63
44	S 00°21'42" E	68.10	50.00	85°50'37"	46.50	74.91
45	S 70°08'29" W	46.30	50.00	55°09'42"	26.12	48.14
46	N 45°59'45" W	59.18	50.00	72°34'11"	36.71	63.33
47	N 05°36'00" W	7.17	50.00	08°13'24"	3.59	7.18
48	N 25°34'57" W	20.41	25.00	48°11'01"	11.18	21.02
49	N 37°28'33" W	31.79	75.00	24°28'17"	16.26	32.03
50	N 11°22'14" W	35.87	75.00	27°40'15"	18.47	36.22
51	N 16°15'39" E	35.76	75.00	27°35'03"	18.41	36.11
52	N 35°11'19" E	13.42	75.00	10°15'57"	6.74	13.44

**LAND UTILIZATION**

DESCRIPTION	NUMBER OF LOTS	ACRES
DUPLEX - 26 LOTS	5,834	5.834
COMMERCIAL - 1 LOTS	1,309	1.309
DETENTION POND	0.9566	0.9566
STREETS	2.1692	2.1692
TOTAL	10,269	10.269

**FINAL PLAT FULLER FARM SUBDIVISION**

<b>OWNER/DEVELOPER:</b> FULLER FARM, LLC. THOMAS W. WALLACE (GEN. MANAGER) 12777 JONES RD. STE#195 HOUSTON, TX 77070 OFFICE: (281)-955-6263 FAX: (281)-955-2664	<b>10.2692 ACRES</b> PART OF THE FULLER FARM, LLC TRACT CALLED 21.129 ACRES RECORDED IN VOL. 4174, PG. 67, OFFICIAL RECORDS JOHN AUSTIN LEAGUE, A-2, BRYAN, BRAZOS COUNTY, TEXAS	<b>DATE:</b> MARCH 21, 2002 <b>DESIGNED BY:</b> ASR <b>APPROVED BY:</b> CG <b>REVISIONS:</b> APRIL 8, 2002 APRIL 26, 2002 MAY 7, 2002	<b>PROJECT</b> <b>7-01</b> <b>SHEET</b> <b>1 of 1</b>
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on balance no states

Doc 00810990 BK V01 P0 51  
00810990 DR 5242  
Filed for Record in: BRAZOS COUNTY  
On: Apr 22, 2003 at 08:56A  
Plats: As a  
Document Number: 0010990  
Amount: 55.00  
Receipt Number: 216156  
Sylvia Polansky

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.  
Apr 22, 2003  
CHRISTIAN A. GALINDO, COUNTY CLERK  
BRAZOS COUNTY