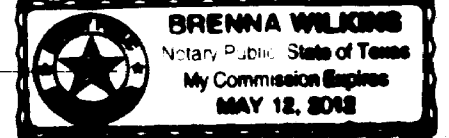


CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary E. Watson, the owner and developer of the land shown on this plat...

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Mary Watson...

Given under my hand and seal of office this 8 day of May 2009...



APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan...

APPROVAL OF THE CITY ENGINEER

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...

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, John Clark, Chairman of the Planning & Zoning Commission of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan...

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, Randy Sims, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioner's Court on the 23 day of June 2009...

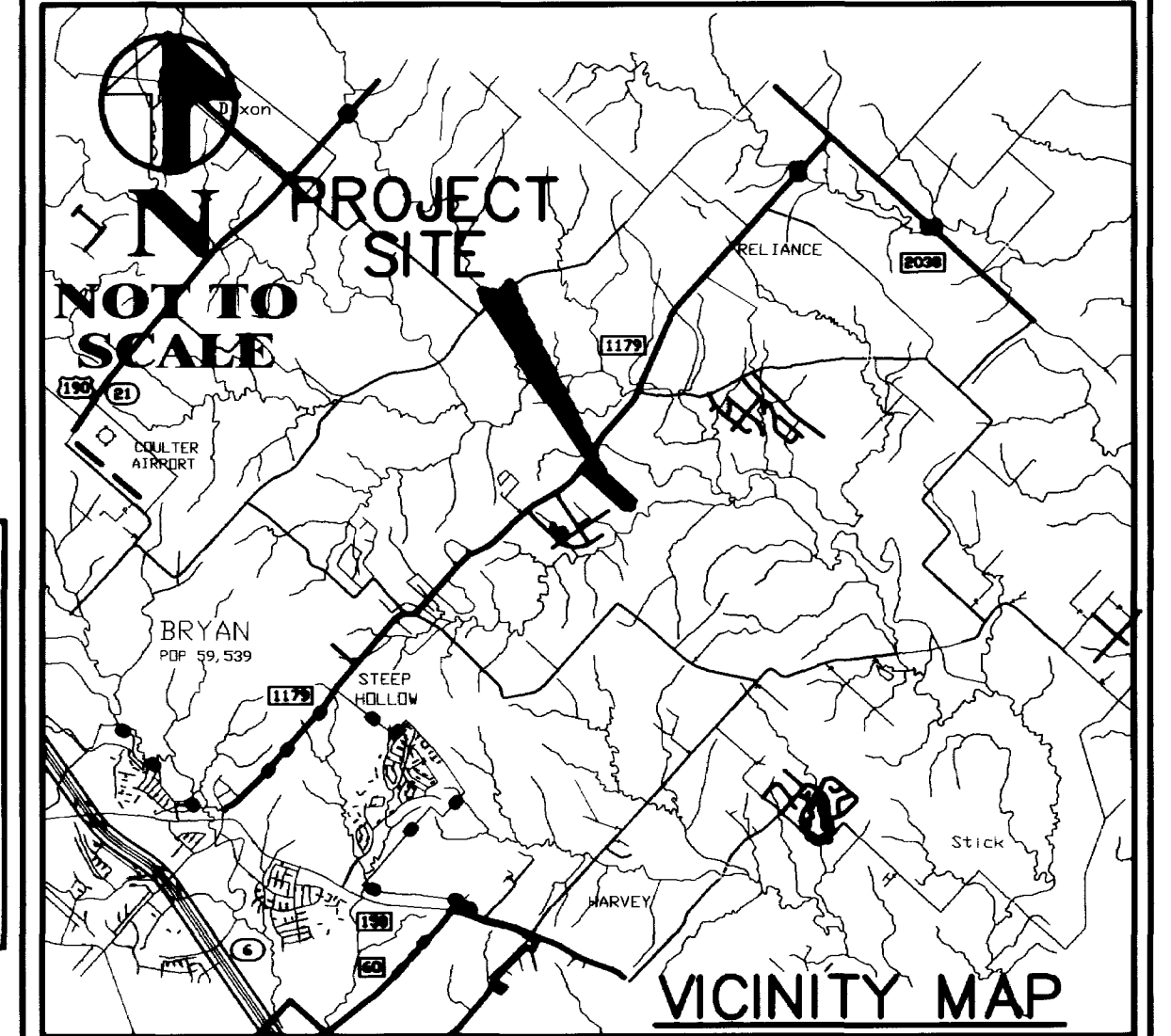
CERTIFICATION OF THE COUNTY CLERK

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 on the 21 day of July 2009...

Karen McQueen, County Clerk, Brazos County, Texas
By: Susie L. Cohen, Deputy Clerk

SYMBOL & LINE LEGEND
--- BUILDING SETBACK LINE
--- PROPERTY LINE
--- EASEMENT LINE
P.U.E. PUBLIC UTILITY EASEMENT
P.A.E. PUBLIC ACCESS ESMT.
P.D.E. PUBLIC DRAINAGE ESMT.
P.R.A.E. PRV. ACCESS ESMT.
--- BUILDING SETBACK LINE
--- LOT NUMBER
--- BLOCK NUMBER
--- COMMON AREA

LINE BEARING DISTANCE
L1 N 52°57'01" E 84.21'
L2 S 74°08'01" W 90.69'
L3 N 40°16'01" E 128.58'
L4 N 79°59'01" E 35.18'
L5 S 42°00'59" W 12.51'
L6 S 28°32'52" E 12.88'
L7 N 28°32'52" W 12.88'
L8 S 42°00'59" W 12.71'



METES AND BOUNDS DESCRIPTION OF A 23.403 ACRE TRACT RICHARDSON PERRY LEAGUE, A-44 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARDSON PERRY LEAGUE, ABSTRACT NO. 44, BRAZOS COUNTY, TEXAS...

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF SAID 41.75 ACRE TRACT AND THE NORTHEAST LINE OF LOT 5, BLOCK 4 OF HIDDEN OAKS ESTATES...

THENCE: N 42° 29' 14" E THROUGH SAID 41.75 ACRE TRACT FOR A DISTANCE OF 841.23 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF SAID 41.75 ACRE TRACT...

THENCE: S 47° 31' 06" E ALONG THE COMMON LINE OF SAID 41.75 ACRE TRACT AND SAID 263.144 ACRE TRACT FOR A DISTANCE OF 1300.58 FEET TO A 3/4 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID 211.25 ACRE TRACT...

THENCE: S 40° 53' 47" W ALONG THE COMMON LINE OF SAID 41.75 ACRE TRACT AND SAID 211.25 ACRE TRACT, AT 395.93 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 445.86 FEET TO A POINT IN THE CENTERLINE OF A CREEK...

THENCE: N 69° 25' 59" W FOR A DISTANCE OF 197.29 FEET TO A POINT; S 52° 57' 01" W FOR A DISTANCE OF 84.21 FEET TO A POINT; S 74° 08' 01" W FOR A DISTANCE OF 90.69 FEET TO A POINT; S 40° 16' 01" W FOR A DISTANCE OF 128.58 FEET TO A POINT; S 79° 59' 01" W FOR A DISTANCE OF 35.18 FEET TO A POINT MARKING THE COMMON CORNER OF SAID 41.75 ACRE TRACT AND LOT 3, BLOCK 3 OF SAID HIDDEN OAKS ESTATES...

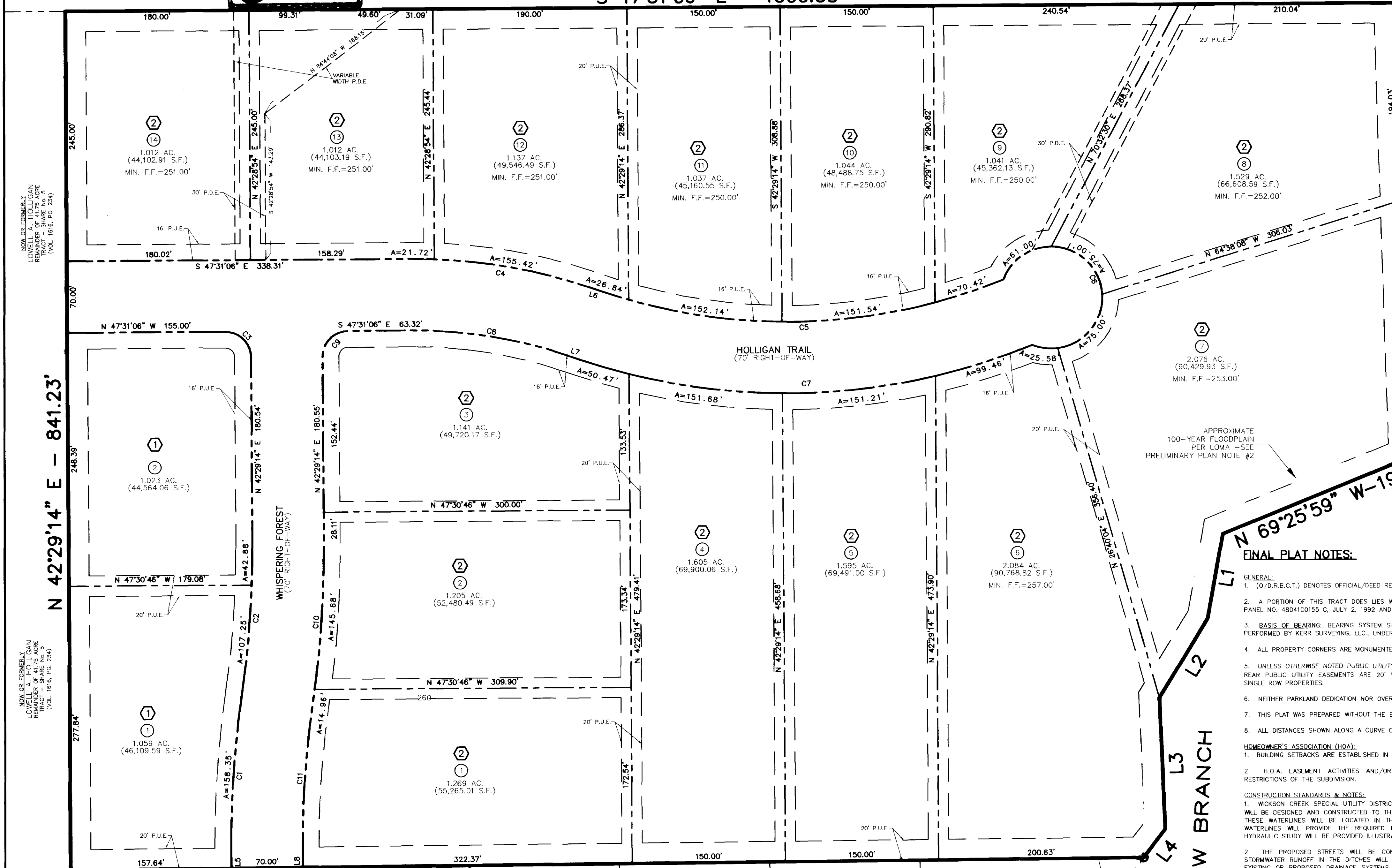
THENCE: N 47° 49' 07" W ALONG THE COMMON LINE OF SAID 41.75 ACRE TRACT AND SAID HIDDEN OAKS ESTATES, AT 494.43 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 1050.64 FEET TO THE POINT OF BEGINNING CONTAINING 23.403 ACRES OF LAND AS SURVEYED ON THE GROUND NOVEMBER 2007...

SURVEYED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

FINAL PLAT OF HIDDEN OAKS ESTATES SECTION TWO

23.403 ACRES
OUT OF A CALLED 41.75 ACRE TRACT (VOLUME 1616, PAGE 234)
RICHARDSON PERRY LEAGUE, A-44
BRYAN E.T.J., BRAZOS COUNTY, TEXAS
SURVEYED: NOVEMBER 20, 2007

CLIENT INFORMATION: GREENBELT GROUP, L.L.P. c/o TOM ALLEN P.O. BOX 9894 COLLEGE STATION, TX 77842 OFF: (979) 229-4382 FAX: (979) 784-6848
SCALE: 1"=60'
SUBMITTED DATE: APRIL 15, 2009
REVISIONS: 3/4/09
DRAWN BY: A.J.B.
CHECKED BY: R.A.M.
FIELD BOOK: N/A PAGES: N/A
OFFICE - (979) 690-0329
FAX - (979) 690-0329
TEXAS FIRM REGISTRATION No. F-004695



HIDDEN OAKS ESTATES 8158/239
CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, BRAD KERR, Registered Professional Land Surveyor No. 4502, 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 monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.
BRAD KERR, RPLS No. 4502

Table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 through C11.

