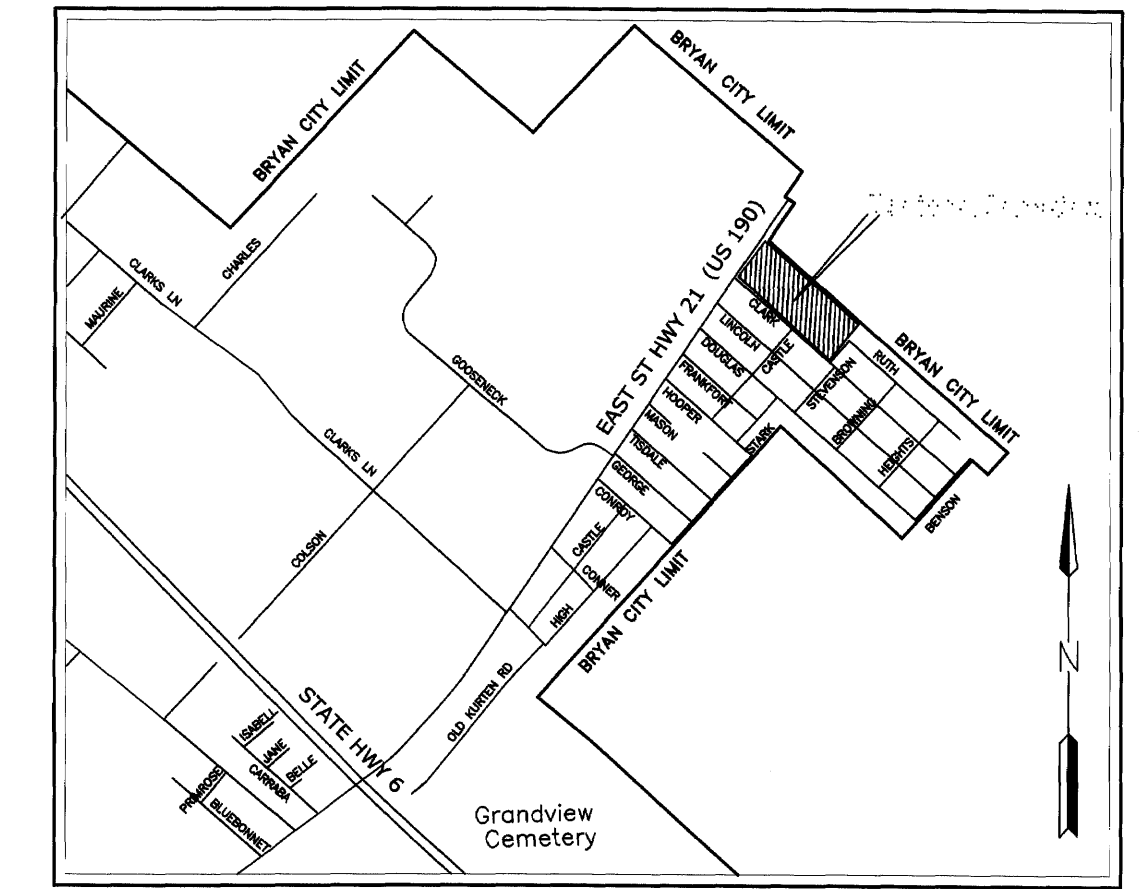


Scale: 1" = 50'

David Pate
12.00 Acre Tract
(1838/126)

S 48°27'55" E - 1073.15' (Act.)

BRAZOS COUNTY LIMIT
BRYAN CITY LIMIT



VICINITY MAP

- N.T.S. -

Lot 1 - Block 32
Castle Heights Addition

FIELD NOTES
IVANHOE SUBDIVISION
9.89 ACRES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No.10, Abstract No.63, Brazos County, Texas, and being all of the called 10.00 acre Reserve Tract of CASTLE HEIGHTS ADDITION, as recorded in Volume 134 Page 184 of Deed Records of Brazos County, Texas and also being the same tract of land conveyed to Charlie W. Kluck by the deed recorded in Volume 3931 Page 111 of Official Records Of Brazos County, Texas, and being more particularly described as follows:

BEGINNING: at a 1/2" iron rod with cap found at the point of intersection of southeast right-of-way line of State Highway 21 and northeast right-of-way line of Clark Street for the west corner of the subject tract, said iron rod bearing S 36° 19' 29" E - 5345.82 feet from the City of Bryan GPS Monument No.9, a brass or aluminum disc set in concrete found in southwest right-of-way line of Marino Road, approximately 0.26 miles southeast from Dilly Shaw Tap;

THENCE: N 34° 20' 18" E - 414.46 feet along the southeast right-of-way line of State Highway 21 to a 2" iron rod in concrete found for the north corner of the subject tract;

THENCE: S 48° 27' 55" E - 1073.15 feet along the common line between the subject tract and David Pate 12.00 acre tract (1838/126) to a 5/8" iron rod with cap found on the northwest right-of-way line of Stevenson Street for the southeast corner of the subject tract;

THENCE: S 41° 33' 27" W - 411.55 feet along said northwest right-of-way line of Stevenson Street to a 1/2" iron rod with cap at the point of intersection of northwest right-of-way line of Stevenson Street and northeast right-of-way line of Clark Street for the south corner of the subject tract;

THENCE: N 48° 26' 42" W - 1021.07 feet along said northeast right-of-way line of Clark Street to the PLACE OF BEGINNING and containing 9.89 acres of land more or less.

Doc 00890427 Bk DR Vol 6659 Pg 273

Filed for Record in:
BRAZOS COUNTY

On: May 10, 2005 at 01:41P

As a
Plats

Decument Number: 00890427

Amount: \$6.00

Receipt Number - 266324

By:
Karen McQueen

* BASIS OF BEARING

The northeast right-of-way line of Clark Street, computed as N 48° 26' 42" W, based on ties to City of Bryan GPS Monuments No.9 & 10.

GENERAL NOTES

Current Zoning of the subject property is MU-1 (Mixed Used Residential District).

This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0132 C; Effective Date July 2, 1992.

All Building Setback lines are set by City of Bryan Site Development Review Ordinance No.1431.

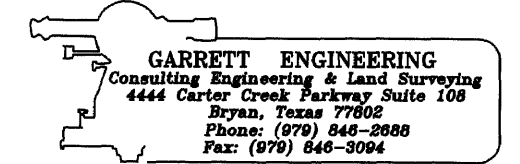
All property corners are 1/2" iron rods set with cap, unless otherwise stated.

5' Wide easement for anchors and guy wires necessary to help support overhead utility line easement will extend 20' beyond any utility easement.

Access for Lots 1 to 15 shall be restricted to Clark Street. Access to Lots 16 & 17 shall be through the 50' wide access easement from SH 21.

Minimum Finished Floor Elevation for Lots adjacent to the detention pond to be 330 ft.

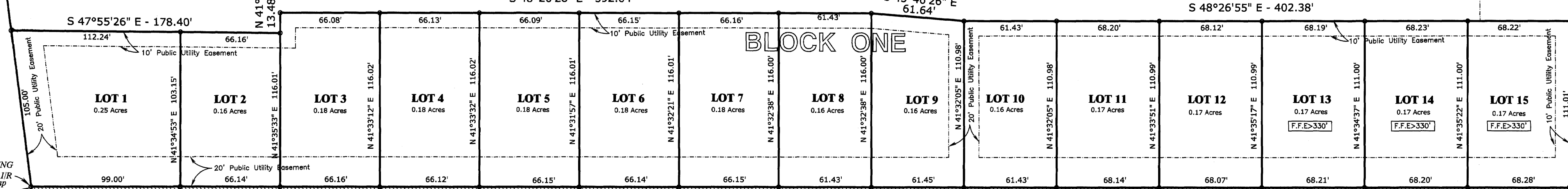
Prepared For:
Charlie W. Kluck
1802 Wilcox Oak Circle
Bryan, Texas 77802
Tel: (979) 846-4485



US Highway 21
60' wide Asphalt Concrete Pavement - 120' wide R.O.W

N 34°20'18" E - 414.46'(Act.)
309.46'

POINT OF BEGINNING
Fnd. 1 1/2" IR
w/ cap
Reference: Section 8, Platose
City of Bryan - GPS Monument No. 9
S 36° 19' 29" E - 5345.82'



CLARK STREET N 48°26'42" W - 1021.07'(Act.)
19' wide Asphalt Concrete Pavement - 40' wide R.O.W
(open ditch)

CASTLE AVENUE
40' wide R.O.W

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim Casey Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 10 day of October 2003 and same was duly approved on the 23 day of October, 2003 by said Commission.

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

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and 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 10 day of May, 2005.

Karin Powell
Planning Administrator
City of Bryan, Texas

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 and was approved on the 10 day of May, 2005.

John Allister
City Engineer, City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

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 this 10 day of May, 2005 in the Official Records of Brazos County in Volume 6659, Page 273.

Karen McQueen
County Clerk, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metas and bounds describing said subdivision will describe a closed geometric form.

Donald Garrett
Donald Garrett, R.P.L.S. No.2972

CERTIFICATE OF THE ENGINEER

I, Donald Garrett, Registered Professional Engineer No. 22469, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald Garrett
Donald Garrett, P.E. No.22469

CERTIFICATE OF OWNERSHIP AND DEDICATION

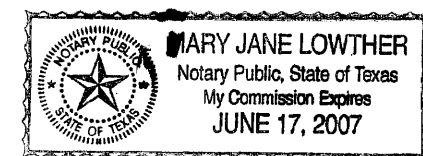
STATE OF TEXAS
COUNTY OF BRAZOS
I, Charlie W. Kluck, the owner and developer of a part of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3931 and Page 111, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Charlie W. Kluck
Charlie W. Kluck (Owner)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Charlie W. Kluck, 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 stated.
Given under my hand and seal of office this 10 day of December, 2004.

Mary Jane Lowther
Notary Public, State of Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Micky S. & Laurie L. Martin, the owners and developers of a part of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3345 and Page 235, 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 shown hereon for the purposes identified.

Micky S. Martin (Owner) Laurie L. Martin (Owner)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Micky S. & Laurie L. Martin, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal of office this 10 day of January, 2005.

Douglas Alexander
Notary Public, State of Texas

