

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
 COUNTY OF BRAZOS §

We, Bryan Independent School District, owners and developers of the land shown on this plat, being (part of) the tract of land as conveyed to it in the Deeds Records of Brazos County in Volume _____ Page _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes identified.

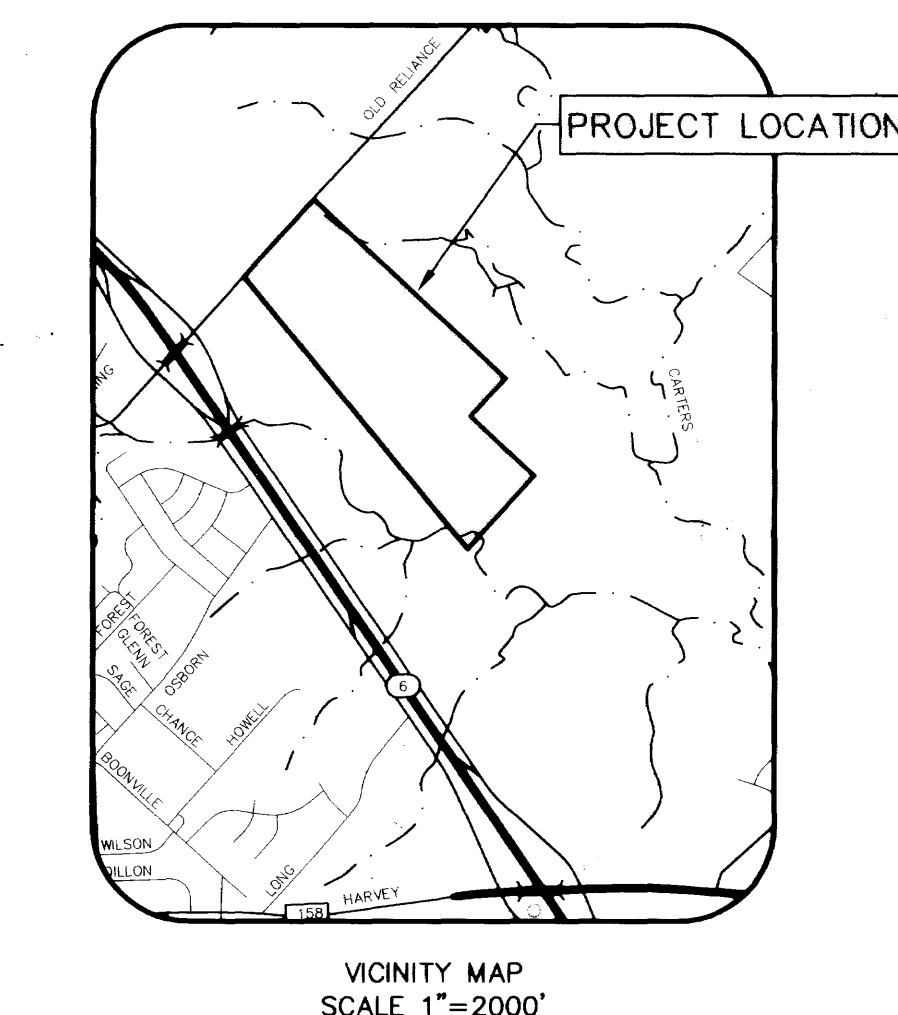
Bryan Independent School District
 Brandon Denk, Director of Construction

STATE OF TEXAS §
 COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Brandon Denk known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 1st day of August, 2008.

Lois M. Jeske
 Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF BRAZOS §

I, Gary G. Brown, Registered Professional Land Surveyor No. 4654, 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 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.

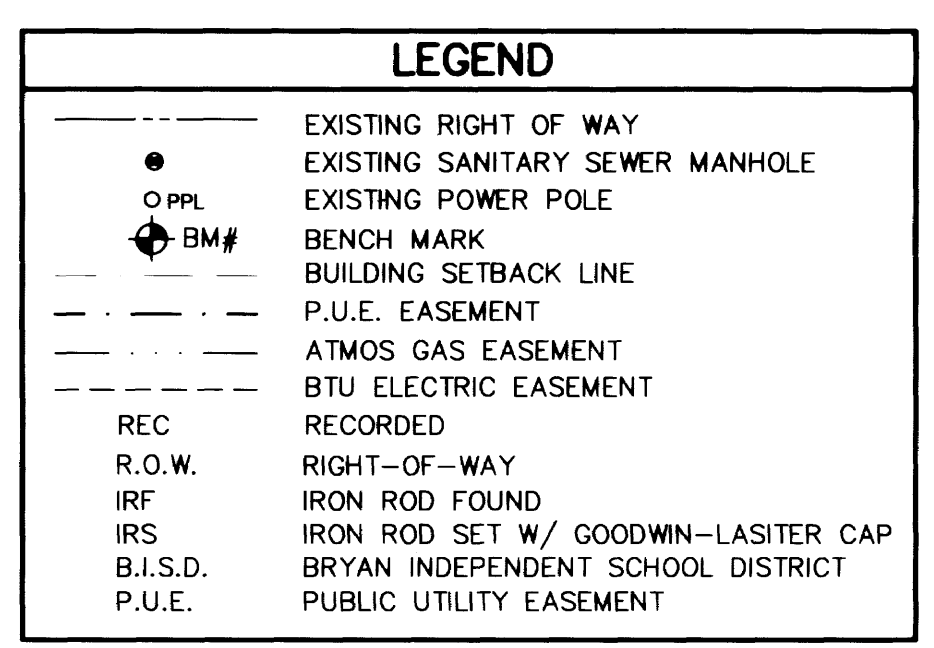
Gary G. Brown
 Gary G. Brown, P.L.S. No. 4654

CERTIFICATE 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 5th day of August, 2008, in the Official Records of Brazos County Volume 3751, Page 270.

Karen McQueen
 County Clerk, Brazos County, Texas



Doc Bk Vol Ps
 01006859 OR 8751 270

Filed for Record in:
 BRAZOS COUNTY

On: Aug 08, 2008 at 03:12P

As a
 Plat

Document Number: 01006859

Amount: 58.00

Receipt Number - 347702

By:
 Kin Green

M.D. WHEELER, LTD.
 VOLUME 3008, PAGE 07

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Aug 08, 2008

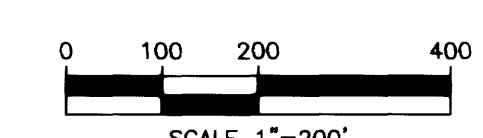
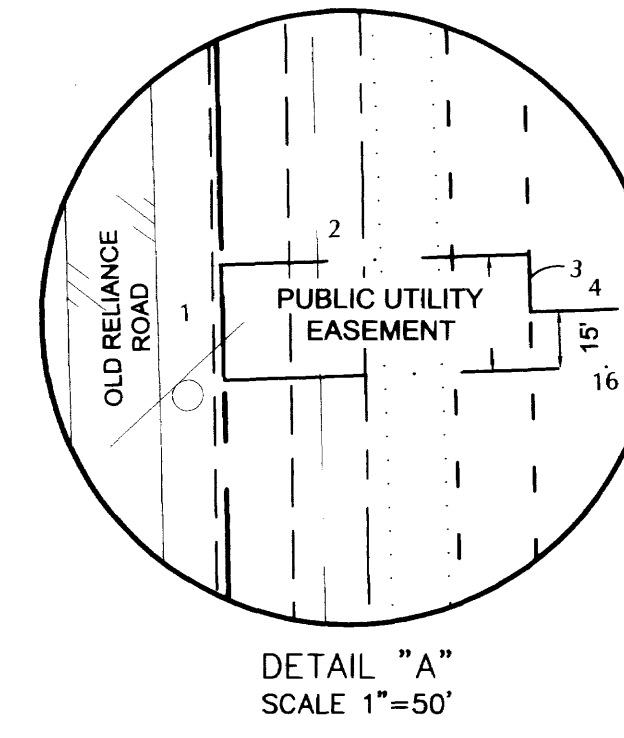
HONORABLE KAREN MCQUEEN, COUNTY CLERK
 BRAZOS COUNTY

LINE	BEARING	LENGTH
1	S41°23'26"W	30.00'
2	S48°58'48"E	80.39'
3	S41°35'56"W	15.00'
4	S48°58'48"E	419.99'
5	S39°29'10"E	346.28'
6	N31°01'33"W	595.55'
7	S46°29'24"E	61.06'
8	N56°08'51"W	709.43'
9	N33°30'38"E	532.34'
10	N02°59'33"W	144.36'
11	N39°26'22"W	25.25'
12	S02°59'33"E	128.99'
13	S33°30'38"E	522.21'
14	S56°08'08"E	696.07'
15	S46°29'24"E	64.07'
16	N31°01'32"W	596.48'
17	S39°29'10"E	343.92'
18	S48°58'48"E	498.99'
19	S50°30'50"W	15.00'
20	N39°29'10"W	324.94'
21	N39°29'10"W	258.54'
22	N44°19'25"W	109.27'
23	N01°29'34"W	138.26'
24	N46°29'24"W	356.49'
25	N57°44'24"W	76.24'
26	N56°29'24"E	296.49'
27	N56°29'24"E	444.89'
28	S78°30'39"W	15.51'
29	S88°30'42"W	159.69'
30	N01°29'18"W	15.00'
31	N88°30'42"E	158.37'
32	N78°30'39"E	20.41'
33	S50°29'21"E	765.37'
34	S37°44'24"E	72.85'
35	N46°29'24"W	364.18'
36	S01°29'34"E	138.26'
37	S44°11'58"E	103.62'
38	S39°29'28"E	599.75'
39	S49°16'54"W	133.21'
40	S43°15'54"W	169.50'
41	S39°23'00"W	89.87'
42	S43°15'54"W	234.97'
43	S47°02'00"E	14.97'
44	S43°15'54"W	107.11'
45	S43°15'54"W	112.47'
46	S39°23'00"W	89.87'
47	S43°15'54"W	170.77'
48	S49°16'54"W	134.32'
49	N45°42'48"W	249.30'

LINE	BEARING	LENGTH
50	N31°29'28"W	239.36'
51	N27°44'30"W	50.44'
52	N50°14'30"W	157.02'
53	N61°29'30"W	261.94'
54	N50°14'24"W	74.09'
55	N38°59'30"E	112.79'
56	S38°59'30"E	106.83'
57	S50°14'24"E	71.14'
58	S61°29'30"E	261.94'
59	S50°14'30"E	161.48'
60	S27°44'30"E	52.93'
61	S31°29'28"E	237.40'
62	S43°44'06"E	246.85'
63	N56°00'39"E	33.23'
64	S43°30'36"W	106.65'
65	S21°00'36"W	65.19'
66	S43°28'51"W	87.83'
67	S28°30'36"W	205.72'
68	S51°00'36"W	74.96'
69	S73°30'36"W	33.00'
70	N85°47'08"E	65.10'
71	N43°29'25"E	54.93'
72	S47°02'00"E	15.00'
73	N43°29'25"E	61.28'
74	N86°02'23"E	68.85'
75	N73°30'36"E	32.47'
76	N28°30'36"E	80.40'
77	N28°30'36"E	204.71'
78	N43°28'51"E	86.82'
79	N21°00'36"E	65.19'
80	N43°30'36"E	111.28'
81	N56°00'39"E	28.66'

LINE	BEARING	LENGTH
82	S43°30'36"W	33.00'
83	S46°29'24"E	10.00'
84	S43°30'37"W	10.37'
85	S46°29'24"E	186.49'
86	S26°29'54"E	332.53'
87	N38°09'43"E	491.09'
88	N58°54'18"E	128.99'
89	N45°20'51"E	78.51'
90	S47°02'00"E	10.01'
91	N45°20'51"E	80.12'
92	N58°54'18"E	126.27'
93	N38°10'27"E	498.56'
94	S56°29'54"E	342.55'
95	S46°29'24"E	197.37'

LINE	BEARING	LENGTH
100	S42°27'41"W	528.35'
101	S00°27'30"W	168.38'
102	S88°35'13"W	13.32'
103	N57°06'16"W	642.72'
104	N28°06'03"E	296.65'
105	N61°53'57"W	16.49'
106	S28°09'06"W	94.07'
107	S43°33'02"W	116.77'
108	N48°26'55"W	242.71'
109	N20°42'54"W	35.21'
110	N46°24'26"W	23.65'
111	S43°36'10"W	21.04'
112	S01°23'50"E	53.06'
113	S43°36'10"W	59.01'
114	N46°15'35"W	153.10'
115	N26°52'32"W	334.11'
116	N43°20'57"E	198.01'
117	N46°39'03"W	16.57'
118	S43°19'17"W	190.25'
119	S50°56'55"W	63.42'
120	N39°44'27"W	666.68'
121	S38°24'27"E	13.91'
122	N30°54'45"E	639.02'
123	N45°33'38"W	10.00'
124	S45°56'49"W	643.13'
125	S01°12'27"E	21.77'
126	S39°44'27"E	680.06'
127	N50°56'55"E	59.83'
128	S26°52'32"E	343.21'
129	S47°02'00"E	164.83'
130	N43°36'10"E	73.18'
131	N01°23'50"W	53.06'
132	N43°36'10"E	6.90'
133	S46°24'26"E	11.37'
134	S20°42'54"E	35.11'
135	S45°20'56"E	265.09'
136	N43°33'02"E	115.45'
137	S28°06'03"W	197.03'
138	S57°06'16"E	655.00'
139	N68°35'13"E	96.01'
140	N01°07'01"W	12.98'
141	S88°35'13"W	69.58'
142	N00°27'30"E	161.13'
143	N43°27'41"E	524.50'
144	N47°02'00"W	10.00'



LEGAL DESCRIPTION

BEING a 96.702 acre tract of land situated in the John Austin Survey, Abstract No. 2 in the City of Bryan, Brazos County, Texas and being a portion of a called 34.43 acre tract of land described in the deed to the Bryan Independent School District (B.I.S.D.) as filed in the Office of the County Clerk of Brazos County, Texas under Document No. 00896033 and recorded in Volume 6767, Page 276 of the Official Records of Brazos County, Texas (O.R.B.C.T.) and being all of a called 65.42 acre tract of land described in the deed to the B.I.S.D. as filed under Document No. 00896133 and recorded in Volume 6770, Page 124 (O.R.B.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a yellow plastic cap stamped "GOODWIN LASITER" (hereinafter referred to as "with cap") set on the southeast line of Old Reliance Road (an apparent 60' right-of-way) at the most westerly corner of a Right of Way Easement to the City of Bryan recorded in Volume 7514, Page 224 ORBCT. From said corner, an "x" cut in concrete for the northerly corner of the said 34.43 acre tract bears North 42 degrees 34 minutes 50 seconds East 75.00 feet;

THENCE North 87 degrees 46 minutes 32 seconds East along the southerly line of the said Right of Way Easement a distance of 35.24 feet to a 1/2 inch iron rod with cap set for an angle corner;

THENCE South 47 degrees 02 minutes 00 seconds East, continuing along the southerly line of the said Right of Way Easement, a distance of 2,706.00 feet to a 1/2-inch iron rod with cap set for the most easterly corner of the herein described 96.702 acre tract. From said corner, a 1/2-inch iron rod with cap set for the most easterly corner of the said 34.43 acre tract bears North 42 degrees 58 minutes 00 seconds East 50.00 feet;

THENCE South 42 degrees 58 minutes 00 seconds West along the southerly line of said called 34.43 acre tract, a distance of 489.44 feet to a 1/2" iron rod with cap set for the most southerly corner of said called 34.43 acre tract and being on the northeasterly line of said called 65.42 acre tract;

THENCE South 47 degrees 02 minutes 00 seconds East, departing said southerly line and along said northeasterly line a distance of 911.00 feet to a 1/2" iron rod with cap set for the most easterly corner of said 65.42 acre tract, same being an interior corner of Austin's Colony Phase 8B as recorded in Volume 5380, Page 284, O.R.B.C.T.;

THENCE South 42 degrees 11 minutes 55 seconds West, departing said northeasterly line and along the southerly line of said called 65.42 acre tract, a distance of 1,033.96 feet to a 1/2" iron rod found for the most southerly corner of said tract, said corner being the southerly line of said tract and also being on the northeasterly line of an Electrical Easement (variable width) to the City of Bryan as recorded in Volume 313, Page 33, O.R.B.C.T.;

THENCE North 39 degrees 26 minutes 22 seconds West, along said southerly line, a distance of 3,673.62 feet to a 1/2" iron rod found for the most westerly corner of said called 65.42 acre tract on the aforementioned southeast line of Old Reliance Road, same being the northerly line of said tract and also being the common westerly corner of said called 65.42 acre and called 34.43 acre tracts;

THENCE North 41 degrees 45 minutes 39 seconds East, departing said southerly line and along said southeast line a distance of 522.11 feet to a 1/2" iron rod with cap set for an angle point in said southeast line;

THENCE North 42 degrees 34 minutes 50 seconds East, continuing along said southeast line, a distance of 490.85 feet to THE POINT OF BEGINNING and CONTAINING 4,212.362 square feet or 96.702 acres of land, more or less.

FINAL PLAT OF JAMES EARL RUDDER HIGH SCHOOL SUBDIVISION

BLOCK 1, LOT 1
BEING
96.702 ACRES
OUT OF THE
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
JUNE 2008

OWNER/DEVELOPER:
 BRYAN INDEPENDENT SCHOOL DISTRICT
 101 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77802

SURVEYOR:
 GOODWIN-LASITER, INC.
 3600 STATE HWY 6 SOUTH, SUITE 102
 COLLEGE STATION, TEXAS 77845

G-L **GOODWIN-LASITER, INC.**
 ENGINEERS - ARCHITECTS
 SURVEYORS

3600 STATE HWY 6 SOUTH, SUITE 102 • COLLEGE STATION, TEXAS 77845 • (771) 896-6767 • clm@goodwinlaser.com
 1609 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 837-4900 • admin@goodwinlaser.com
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