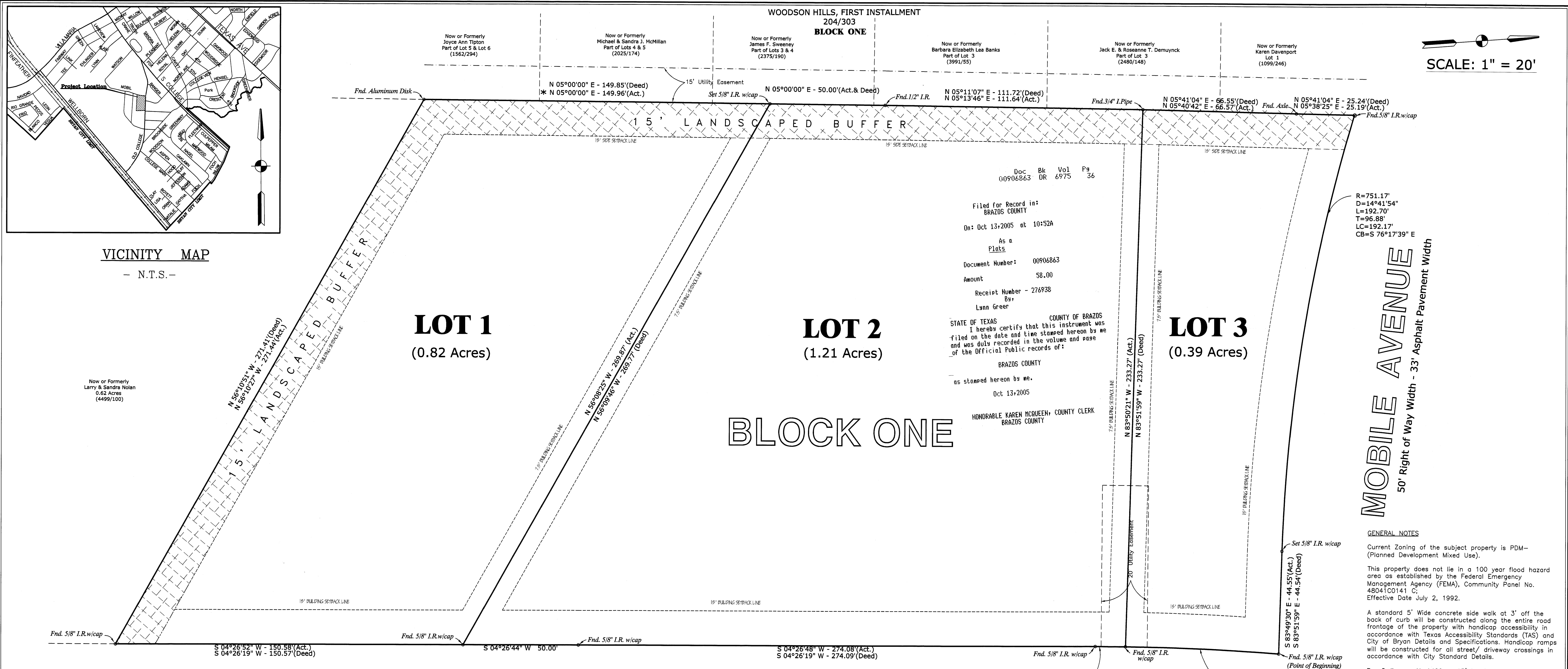


VICINITY MAP

- N.T.S. -

Now or Formerly
Larry & Sandra Nolan
0.62 Acres
(4499/100)



SCALE: 1" = 20'

OLD COLLEGE ROAD

50' Right of Way Width - 37' Asphalt Pavement Width

FIELD NOTES
BLOCK ONE - LOT 1, 2 & 3
Knight & Wilken Subdivision
2.42 ACRES

Being all that certain tract or parcel of land lying and being situated in the J. E. SCOTT LEAGUE, Abstract No.50, Bryan, Brazos County, Texas, and being all of the called 0.36 acre tract, all of the 0.62 acre tract and all of the 1.21 acre tract conveyed to KNIGHT & WILKEN INVESTMENTS, LLC, by Gage Gandy, as recorded in Volume 4840 Page 51 and Volume 4840 Page 55 and all of the called 0.0365 acre tract conveyed to Gage Gandy by Roy W. Hann, Jr., as recorded in Volume 5281 Page 278 of Deed Records of Brazos County, Texas and being more particularly described as follows;

BEGINNING: at a 5/8" iron rod with cap found at the point of intersection of west right-of-way line of Old College Road and south right-of-way line of Mobile Avenue for the northeast corner of the subject tract;

THENCE: 66.53 feet along a curve to the left having a radius of 1028.50 feet and a central angle of 03° 42' 22" feet, whose chord bears S 07° 01' 08" W - 66.52 feet, along the west right-of-way line Old College Road to a 5/8" iron rod with cap found;

THENCE: 13.11 feet along a curve to the left having a radius of 1028.50 feet and a central angle of 00° 43' 49" feet, whose chord bears S 04° 49' 30" W - 13.11 feet, continuing along the west right-of-way line Old College Road to a 5/8" iron rod with cap found;

THENCE: S 04° 26' 48" W - 274.08 feet, continuing along the west right-of-way line Old College Road to a 5/8" iron rod with cap found;

THENCE: S 04° 26' 44" W - 50.00 feet continuing along the west right-of-way line Old College Road to a 5/8" iron rod with cap found;

THENCE: S 04° 26' 52" W - 150.58 feet continuing along the west right-of-way line Old College Road to a 5/8" iron rod with cap found for the southerly common corner between subject tract and Larry & Sandra Nolan 0.62 acre tract (4471/43 & 4499/100);

THENCE: N 56° 10' 27" W - 271.44 feet along the common line between the subject tract and said 0.62 acre Nolan tract to an Aluminum Disk found for the northerly common corner between subject tract and 0.82 acre Nolan tract said Aluminum Disk also being on the east line of Woodson Hills Subdivision, First Installment (204/303);

THENCE: N 05° 00' 00" E - 149.96 feet along the common line between the subject tract and said Woodson Hills Subdivision, First Installment to a 5/8" iron rod with cap set;

THENCE: N 05° 00' 00" E - 50.00 feet continuing along the common line between the subject tract and said Woodson Hills Subdivision, First Installment to a 3/4" iron pipe found;

THENCE: N 05° 13' 46" E - 111.64 feet continuing along the common line between the subject tract and said Woodson Hills Subdivision, First Installment to an Axle found;

THENCE: N 05° 40' 42" E - 66.57 feet continuing along the common line between the subject tract and said Woodson Hills Subdivision, First Installment to an Axle found;

THENCE: N 05° 38' 25" E - 25.19 feet continuing along the common line between the subject tract and said Woodson Hills Subdivision, First Installment to a 5/8" iron rod with cap found for the northeast corner of subject tract;

THENCE: 192.70 feet along a curve to the left having a radius of 751.17 feet and a central angle of 14° 41' 54" feet, whose chord bears S 76° 17' 39" W - 192.17 feet, along the south right-of-way line Mobile Avenue to a 5/8" iron rod with cap set;

THENCE: S 83° 49' 30" E - 44.55 feet continuing along the south right-of-way line Mobile Avenue to the POINT OF BEGINNING and containing 2.42 acres of land more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, **Trey Gusman**, a Partner of Knight & Wilken Investments, LLC, the owner and developer 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 4840 Page 51, Volume 4840 Page 55, and Volume 5281 Page 278, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drainage, easements and public places shown hereon for the purposes identified.

Trey Gusman
Trey Gusman (Owner)

CERTIFICATE OF THE SURVEYOR

I, **Donald Garrett**, Registered Professional Land Surveyor No. 22792 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 notes and bounds describing said subdivisions 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. 22792 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald Garrett
Donald Garrett, P.E. No. 29720

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, **Kim Casuy**, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat is in compliance with the Planning and Zoning Commission of the City of Bryan on the 10 day of October, 2004 and same was duly approved on the 10 day of March, 2004 by said Commission.

Kim Casuy
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 March, 2004.

Kevin Runkh
Kevin Runkh
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 March, 2004.

William J. ...
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 all notes of authentication was filed for record in my office this 10 day of March, 2004, in the Official Records of Brazos County in Volume 4840 Page 51.

Karen McQueen
Karen McQueen
County Clerk, Brazos County, Texas
By: *May Allen*

Doc 00906863 Bk OR Vol 6975 Pg 36
Filed for Record in: BRAZOS COUNTY
On: Oct 13, 2005 at 10:52A
As a **Plats**
Document Number: 00906863
Amount 58.00
Receipt Number - 276938
By: Lann Greer
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.
Oct 13, 2005
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

R=751.17'
D=14°41'54"
L=192.70'
T=96.88'
LC=192.17'
CB=S 76°17'39" E

MOBILE AVENUE
50' Right of Way Width - 33' Asphalt Pavement Width

GENERAL NOTES
Current Zoning of the subject property is PDM- (Planned Development Mixed Use).
This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0141 C.
Effective Date July 2, 1992.
A standard 5' Wide concrete side walk at 3' off the back of curb will be constructed along the entire road frontage of the property with handicap accessibility in accordance with Texas Accessibility Standards (TAS) and City of Bryan Details and Specifications. Handicap ramps will be constructed for all street/ driveway crossings in accordance with City Standard Details.

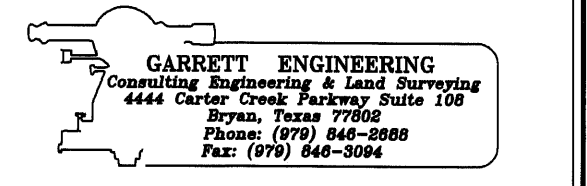
Per Ordinance No.1409, a 15' Landscaped buffer will be provided along the southern and western boundary lines.
Per Ordinance No.1409, a 15' front and side set back will be provided.

*** BASIS OF BEARING**
The common line between the subject property and the Woodson Hill Subdivision is used as the Basis of Bearing.

FINAL PLAT
of
KNIGHT & WILKEN SUBDIVISION
BLOCK ONE - LOTS 1, 2 & 3
2.42 ACRE TRACT
Vol.4840 Pg.51, Vol.4840 Pg.55 & Vol.5281 Pg.278
J. E. SCOTT LEAGUE - Abstract No.50
Bryan, Brazos County, Texas

Scale : 1" = 20' January, 2004

Prepared For:
Trey Gusman
Knight & Wilken Investments, LLC.
3904 Old College Road,
Bryan, Texas 77801



Tel: (979) 846-9196
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