

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, ROBERT A. ENGLAND OWNER OF THE LAND SHOWN ON THIS REPLAT 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.

OWNER: Robert A. England
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert A. England 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 21st DAY OF May, 2001.

Karen D. Krull
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS
I, PATRICIA A. ENGLAND OWNER OF THE LAND SHOWN ON THIS REPLAT 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.

OWNER: Patricia A. England
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Patricia A. England 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 21st DAY OF May, 2001.

Karen D. Krull
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS
I, CHAD T. ENGLAND OWNER OF THE LAND SHOWN ON THIS REPLAT 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.

OWNER: Chad T. England
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chad T. England 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 21st DAY OF May, 2001.

Karen D. Krull
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS
I, TODD R. ENGLAND OWNER OF THE LAND SHOWN ON THIS REPLAT 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.

OWNER: Todd R. England
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Todd R. England 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.

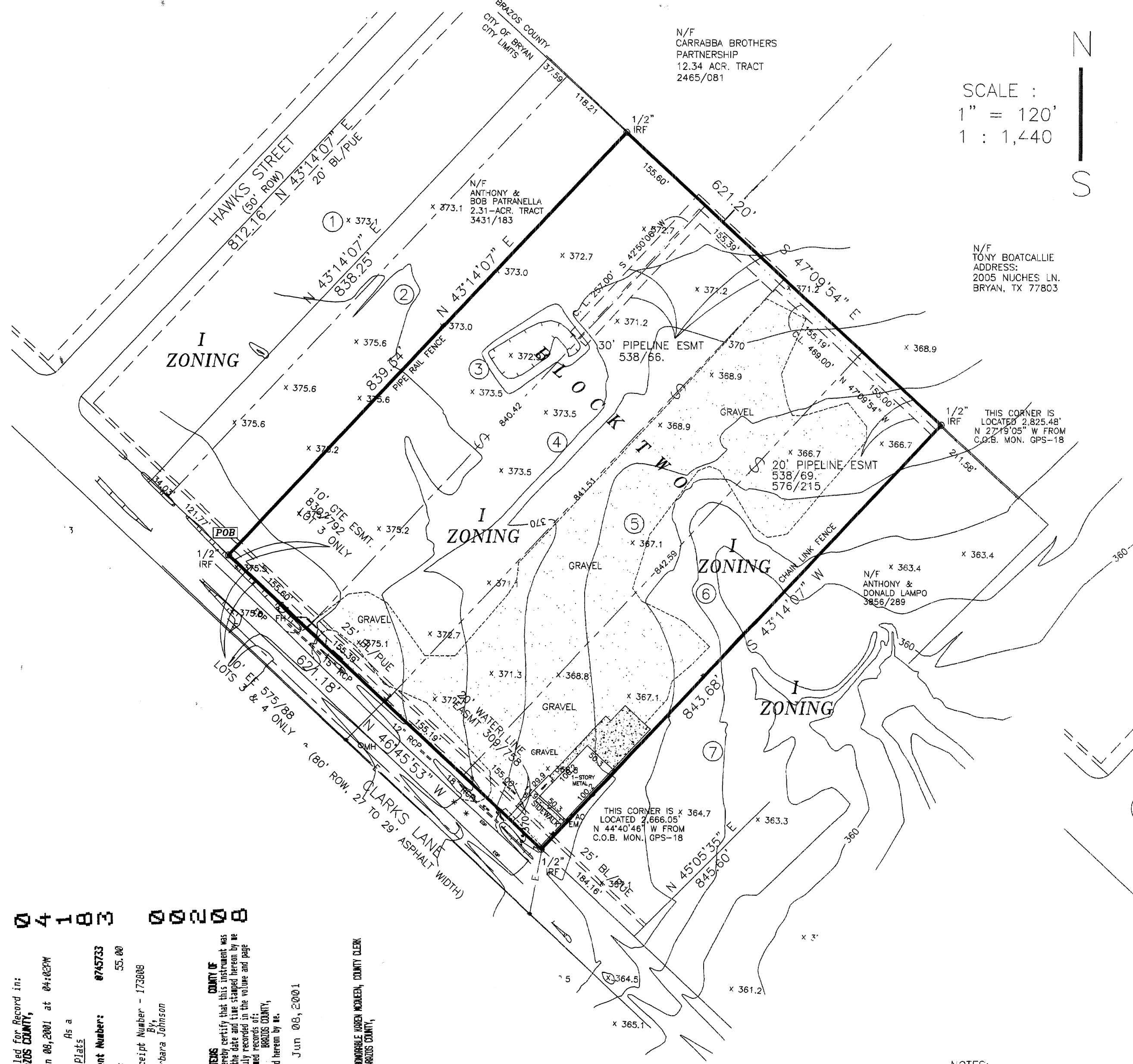
GIVEN UNDER MY HAND AND SEAL ON THIS 21st DAY OF May, 2001.

Karen D. Krull
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE PLANNING ADMINISTRATOR
I, JOEY DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

APPROVAL OF THE CITY ENGINEER
I, W. PAUL KASPAR, P.E., CITY ENGINEER 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.

W. Paul Kaspar
CITY ENGINEER



METES AND BOUNDS DESCRIPTION

Being a 12,000-acre tract or parcel of land lying and being situated in the S. F. Austin League 10, Abstract 83, Brazos County, Texas, and being All of Lots 3, 4, 5 and 8, Block Two, Vacating and Resubdivision Plat of Lone Oak Acres Subdivision, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 318, Page 573, Deed Records, Brazos County, Texas, and said 12,000-acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found post marking the southernmost corner of the 2.31-acre Anthony and Bob Patronella tract described in deed recorded in Volume 3431, Page 183, Official Records, Brazos County, Texas, said rod also marking the northeastern right of way line of Clark's Lane, an 80'-wide public right of way;

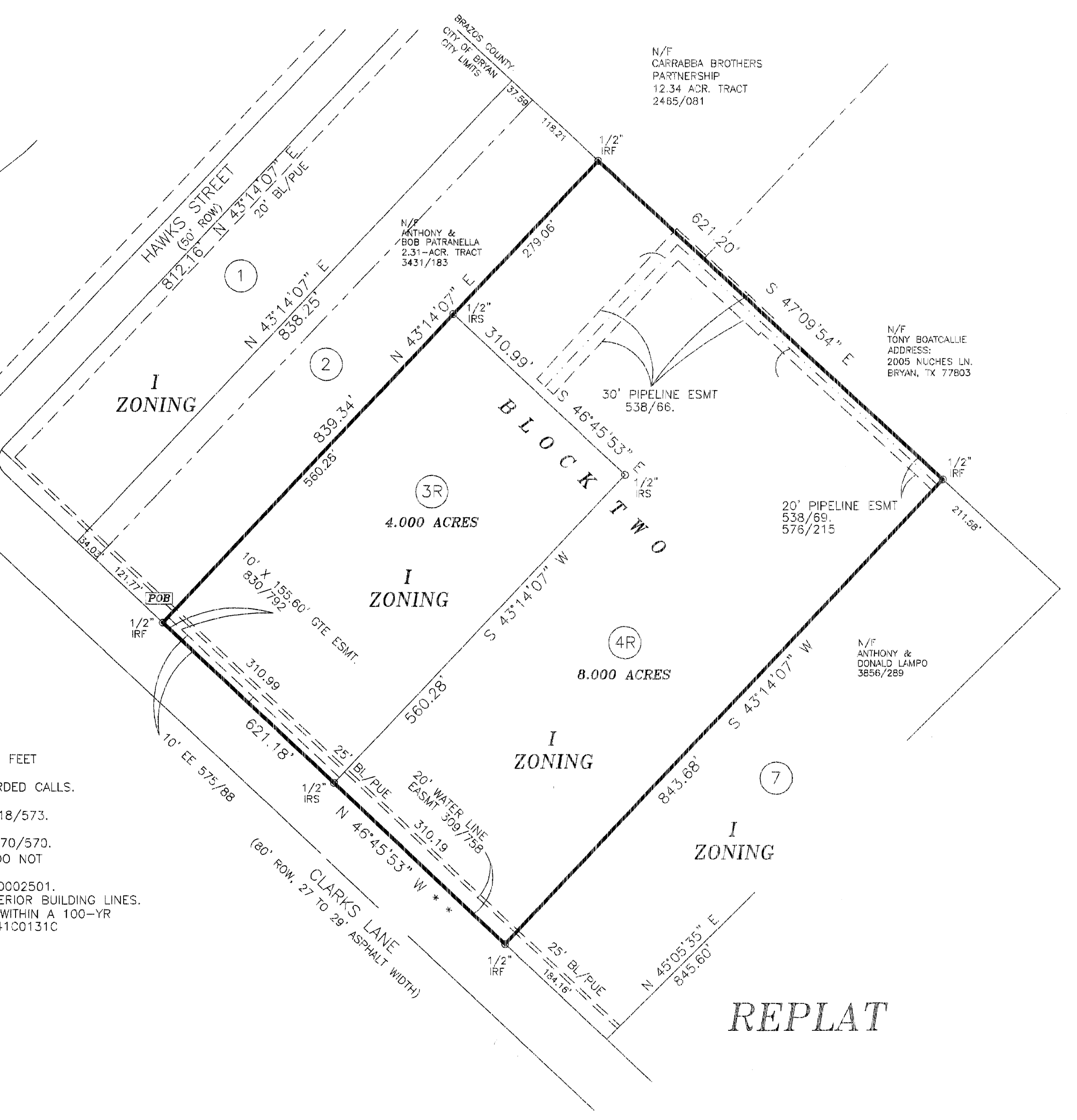
THENCE S 47°09'54" E, along the southeastern boundary line of the beforementioned 2.31-acre Anthony and Bob Patronella tract a distance of 839.34' to a 1/2" iron rod found marking the southwestern boundary line of the 12.34-acre Carrabba Brothers Partnership tract described in deed recorded in Volume 2465, Page 81, Official Records, Brazos County, Texas;

THENCE S 47°09'54" E, along the southwestern boundary line of said Carrabba tract, to the westernmost corner of the Tony Boatcaille tract with address at 2005 Nuches Lane, Bryan, Texas 77803, continuing along the southwestern boundary line of said Boatcaille tract to a 1/2" iron rod found, for a total distance of 621.20', said rod also marking the northernmost corner of Lot 7, Block Two of the beforementioned Vacating and Resubdivision Plat of Lone Oak Acres Subdivision;

THENCE S 43°14'07" W, along the northwestern boundary line of said Lot 7, a distance of 843.68' to a 1/2" iron rod found marking southernmost corner of said Lot 7, said rod also marking the northeastern right of way line of Clark's Lane;

THENCE N 46°45'53" W, along the said northeastern right of way line of Clark's Lane a distance of 621.18' to the PLACE OF BEGINNING containing 12,000-acres of land more or less.

Note: Bearing source is plat recorded in Volume 318, Page 573, Deed Records, Brazos County, Texas.



- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. MEASURED CALLS MATCH RECORDED CALLS.
3. TOTAL AREA = 12,000 ACR.
4. BEARING SOURCE IS PLAT IN 318/573.
5. BASE LINE IS NOTED WITH **.
6. RESTRICTIONS IN 318/573 & 470/570.
7. EEs IN 187/383 & 187/385 DO NOT AFFECT THIS PROPERTY.
8. COMMITMENT REF: UTC OF # 00002501.
9. ALL LOTS SHALL HAVE 7.5' INTERIOR BUILDING LINES.
10. THIS PROPERTY DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN, FEMA MAP #4804100131C DATED JULY 2, 1992.

EXISTING

REPLAT

VACATING & RESUBDIVISION PLAT OF PART OF LONE OAK ACRES SUBDIVISION LOTS 3R & 4R, BLOCK TWO 12,000 ACRES

Table with 4 columns: OWNER/DEVELOPER (Randy Winters, Winters Distributing Co., Inc.), DATE (May 4, 2001), PROJECT (14-01), SHEET (1 of 1).

0745733
FILED FOR RECORD IN: BRAZOS COUNTY, TEXAS
DATE: Jun 04, 2001
AMOUNT: \$55.00
RECEIPT NUMBER: 172808
BARBARA JOHNSON, COUNTY CLERK

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, CHRISTIAN A. GALINDO, 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 THE 21st DAY OF May, 2001, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 418-5, PAGE 213.

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 PLAT 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 PLAT.



CHRISTIAN A. GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868