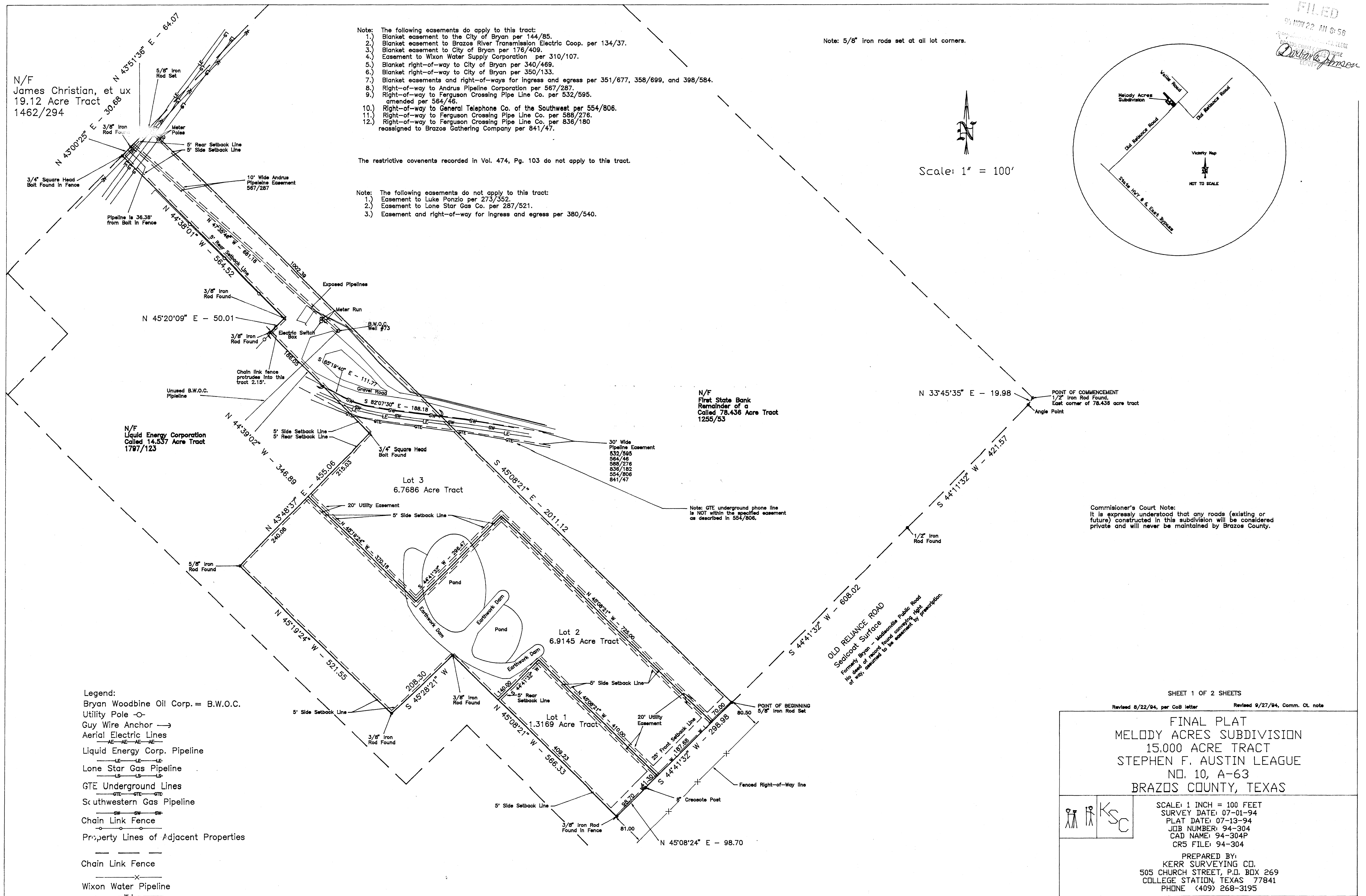


FILED  
94 NOV 22 AM 9:58  
DORLAND & JOHNSON  
SURVEYORS

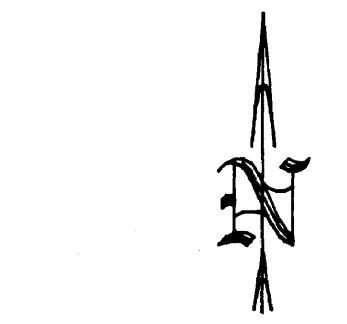


- Note: The following easements do apply to this tract:
- 1.) Blanket easement to the City of Bryan per 144/85.
  - 2.) Blanket easement to Brazos River Transmission Electric Coop. per 134/37.
  - 3.) Blanket easement to City of Bryan per 176/409.
  - 4.) Easement to Wixon Water Supply Corporation per 310/107.
  - 5.) Blanket right-of-way to City of Bryan per 340/469.
  - 6.) Blanket right-of-way to City of Bryan per 350/133.
  - 7.) Blanket easements and right-of-ways for ingress and egress per 351/677, 358/699, and 398/584.
  - 8.) Right-of-way to Andrus Pipeline Corporation per 567/287.
  - 9.) Right-of-way to Ferguson Crossing Pipe Line Co. per 532/595, amended per 564/46.
  - 10.) Right-of-way to General Telephone Co. of the Southwest per 554/806.
  - 11.) Right-of-way to Ferguson Crossing Pipe Line Co. per 588/276.
  - 12.) Right-of-way to Ferguson Crossing Pipe Line Co. per 836/180 reassigned to Brazos Gathering Company per 841/47.

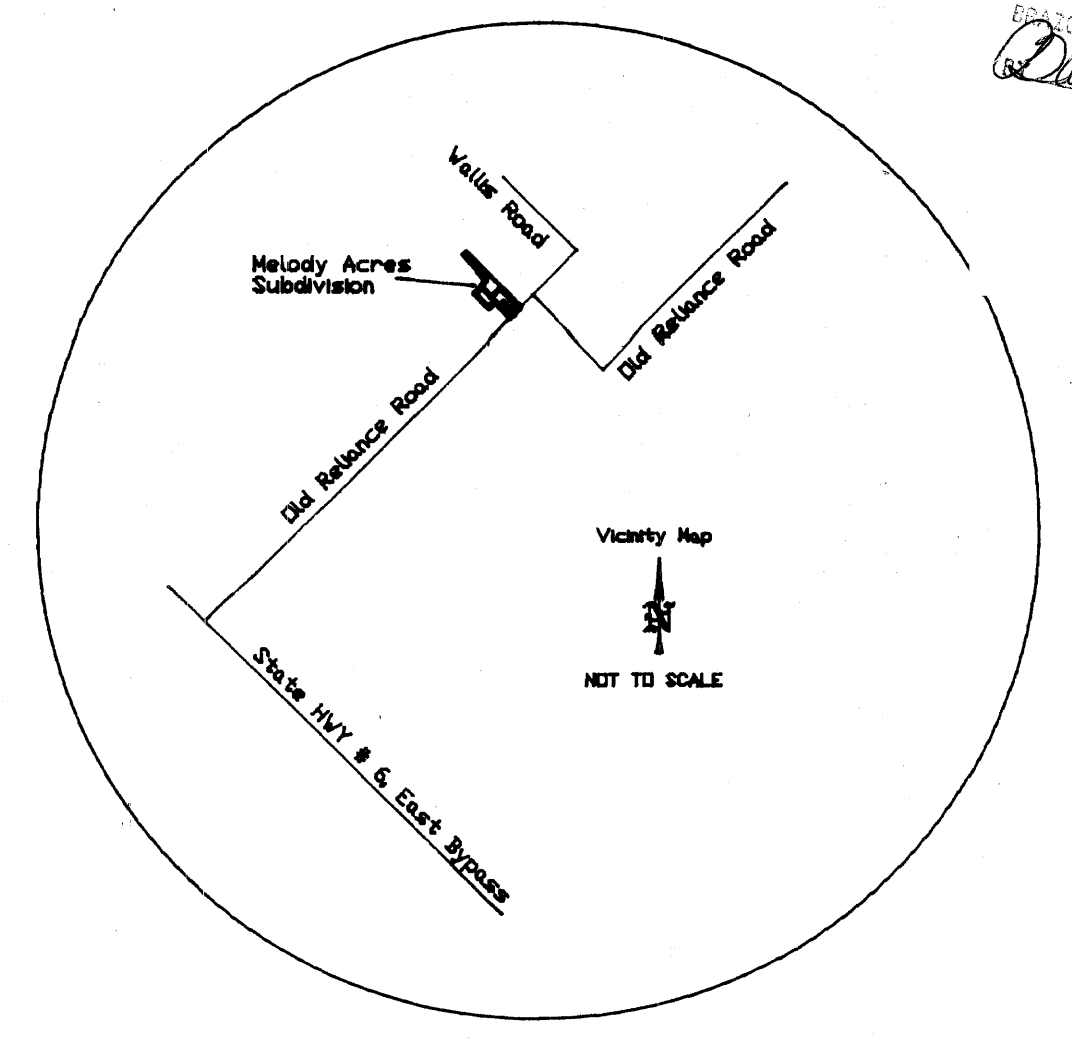
Note: 5/8" iron rods set at all lot corners.

The restrictive covenants recorded in Vol. 474, Pg. 103 do not apply to this tract.

- Note: The following easements do not apply to this tract:
- 1.) Easement to Luke Ponzio per 273/352.
  - 2.) Easement to Lone Star Gas Co. per 287/521.
  - 3.) Easement and right-of-way for ingress and egress per 380/540.



Scale: 1" = 100'



N/F James Christian, et ux  
19.12 Acre Tract  
1462/294

Pipeline is 36.38' from Bolt in Fence

N/F Liquid Energy Corporation  
Called 14.537 Acre Tract  
1787/123

N/F First State Bank  
Remainder of a  
Called 78.436 Acre Tract  
1255/53

POINT OF COMMENCEMENT  
1/2" Iron Rod Found,  
East corner of 78.436 acre tract  
Angle Point

Commissioner's Court Note:  
It is expressly understood that any roads (existing or future) constructed in this subdivision will be considered private and will never be maintained by Brazos County.

- Legend:
- Bryan Woodbine Oil Corp. = B.W.O.C.
  - Utility Pole
  - Guy Wire Anchor
  - Aerial Electric Lines
  - Liquid Energy Corp. Pipeline
  - Lone Star Gas Pipeline
  - GTE Underground Lines
  - Southwestern Gas Pipeline
  - Chain Link Fence
  - Property Lines of Adjacent Properties
  - Chain Link Fence
  - Wixon Water Pipeline

SHEET 1 OF 2 SHEETS  
Revised 8/22/94, per CoB letter  
Revised 9/27/94, Comm. Ct. note

FINAL PLAT  
MELODY ACRES SUBDIVISION  
15.000 ACRE TRACT  
STEPHEN F. AUSTIN LEAGUE  
NO. 10, A-63  
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET  
SURVEY DATE: 07-01-94  
PLAT DATE: 07-13-94  
JOB NUMBER: 94-304  
CAD NAME: 94-304P  
CRS FILE: 94-304

PREPARED BY:  
KERR SURVEYING CO.  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (409) 268-3195

cu plat

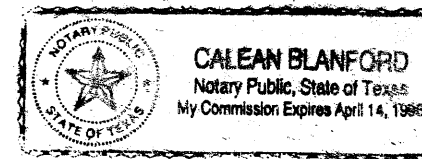
Certificate of Mortgage: First State Bank of Caldwell  
The undersigned, holder of a deed of trust lien on other encumbrances against the property subdivided herein hereby joins in the dedication of all streets, alleys, parks, and utility easements to the public as set forth in the Deed's Certificate hereon.  
Dated this 11th day of October, 1994

James W. Smith  
First State Bank of Caldwell  
Signature

October 11, 1994  
Date

Certificate of Ownership and Dedication:  
I, Jerry L. Yarbrough, owner of the land shown on this plat and designated herein as Melody Acres Subdivision, a subdivision in Brazos County, Texas, hereby dedicated to the use of the public forever all the rights-of-way, easements, and other public places shown herein.

Jerry L. Yarbrough  
Signature



STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jerry L. Yarbrough 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 11th day of November, 1994.

Calean Blanford  
Notary Public in and for Brazos County, Texas

METES AND BOUNDS DESCRIPTION  
OF A  
15,000 ACRE TRACT  
STEPHEN F. AUSTIN LEAGUE, NO. 10, A-63  
BRAZOS COUNTY, TEXAS

Metes and bounds description of 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. Said tract also being a portion of a called 78.436 acre tract as described by a substitute trustee's deed, between Mark Coperton, K.B. Clark and First State Bank recorded in Volume 1255, Page 53 of the Official Records of Brazos County, Texas.

Said tract being more particularly described by the metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found marking the East corner of said 78.436 acre tract, on the Northwest Right-of-Way line of Old Reliance Road, for reference a 1/2 inch iron rod found marking the North corner of said 78.436 acre tract bears: N 45° 58' 42" W for a distance of 2017.35 feet. Note: this reference call was used for bearing orientation, honoring the deed call bearing as described on the beforementioned deed, recorded in Volume 1255, Page 53 of the Official Records of Brazos County, Texas.

THENCE: along the Northwest Right-of-Way line of Old Reliance Road for the following calls:

S 33° 45' 35" W for a distance of 19.08 feet to a point;

S 44° 11' 32" W for a distance of 421.57 feet to a 1/2 inch iron rod found;

S 44° 41' 32" W for a distance of 608.02 feet to a 5/8 inch iron rod set marking the POINT OF BEGINNING for this herein described tract;

THENCE: continuing along said Right-of-Way line for the following calls:

S 44° 41' 32" W for a distance of 298.98 feet to an 8 inch concrete fence post;

S 45° 08' 24" W for a distance of 98.70 feet to a 3/8 inch iron rod found marking the most southerly-East corner of a called 14.537 acre tract as described by a deed to Liquid Energy Corporation, recorded in Volume 1797, Page 123 of the Official Public Records of Brazos County, Texas;

THENCE: along the lines of said 14.537 acre tract for the following calls:

N 45° 08' 21" W for a distance of 566.33 feet to a 3/8 inch iron rod found;

S 45° 28' 21" W for a distance of 208.30 feet to a 3/8 inch iron rod found;

N 45° 19' 24" W for a distance of 521.55 feet to a 5/8 inch iron rod found;

N 43° 48' 37" E for a distance of 455.06 feet to a 3/4 inch square head bolt found;

N 44° 39' 02" W for a distance of 346.89 feet to a 3/8 inch iron rod found;

N 45° 20' 09" E for a distance of 50.01 feet to a 3/8 inch iron rod found;

N 44° 38' 01" W for a distance of 564.52 feet to a 3/4 inch square head bolt found marking the North corner of said 14.537 acre tract and on a Northwest line of said 78.436 acre tract;

THENCE: along the Northwest line of said 78.436 acre tract for the following calls:

N 43° 00' 25" E for a distance of 30.88 feet to a 3/8 inch iron rod found for an angle point;

N 43° 51' 36" E for a distance of 64.07 feet to a 5/8 inch iron rod set marking the North corner of this tract;

THENCE: S 45° 08' 21" E through said 78.436 acre tract for a distance of 2011.12 feet to the POINT OF BEGINNING, containing 15,000 acres of land, as surveyed on the ground, July, 1994. (See survey plat prepared July, 1994 for more descriptive information.)

Brad Kerr  
Registered Professional  
Land Surveyor No. 4502

Certificate of Surveyor:

I, BRAD KERR, Registered Public Surveyor, in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the property made on the ground under my supervision, and that proper engineering consideration has been given to the improvements described herein.

Brad Kerr  
Registered Professional  
Land Surveyor No. 4502



Certificate of Approval:  
This subdivision plat was duly approved by the Commissioners' Court of Brazos County, Texas, as the Final Plat of such subdivision on the 8th day of NOV, 1994.

R. J. Helms  
County Judge  
Brazos County, Texas

Certificate of the City Engineer:  
I, the undersigned, 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.

Bruce Kerr  
City Engineer, Bryan, Texas

Certificate of the City Planner:  
I, the undersigned, city planner of the City of Bryan, 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 the subdivision development ordinance.

Rafael S. Serna  
City Planner, Bryan, Texas

Certificate of the Planning Commission:  
I, John F. Goofrey, Chairman of the Planning Commission of the City of Bryan, hereby certify that this plat was duly approved on the 4th day of August, 1994.

John F. Goofrey  
Chairman, Planning Commission  
City of Bryan

Certificate of the County Clerk:  
I, Mary Ann Harris, County Clerk of Brazos County, Texas, do hereby certify that this plat, with its certificate of authentication was filed for record on the 8th day of NOV, 1994, and duly recorded in Volume 2247, Page 165, Public Records of Brazos County, Texas.

Mary Ann Harris  
County Clerk  
Brazos County, Texas

Sheet 2 of 2 Sheets

FINAL PLAT  
MELODY ACRES SUBDIVISION  
15,000 ACRE TRACT  
STEPHEN F. AUSTIN LEAGUE  
NO. 10, A-63  
BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 30 FEET  
SURVEY DATE: 07-12-94  
PLAT DATE: 07-13-94  
JOB NUMBER: 94-304  
CAD NAME: 94-304B  
CR5 FILE: 94-304

PREPARED BY:  
KERR SURVEYING CO.  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (409) 268-3195

orig plat