

FIELD NOTES  
5.183 Acre Tract

Being all that certain tract or parcel of land, lying and being situated in the RICHARD CARTER LEAGUE, Bryan, Brazos County, Texas and being all of that 5.183 acres of land conveyed to Carter Creek Parkway, Inc. by John D. Mackinnon and John W. Bricker and described in the deed recorded in Volume 488, Page 201 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING: at an iron rod found marking the southeast corner of Lot One (1) of THE OAK VILLAGE SUBDIVISION PHASE III, plat of said subdivision being recorded in Volume 418, Page 553 of the Deed Records of Brazos County, said point also marking the intersection of the centerline of a 40 foot-wide drainage easement and the north right-of-way line of Carter Creek Parkway as described in a plat recorded in Volume 372, Page 565 of the Deed Records; THENCE: N 16° 02' 00" W - 609.96 feet along the centerline of said 40 foot-wide drainage easement to an iron rod for corner, said iron rod also being the southwest corner of a 0.1928 acre tract conveyed to Don Dillon, Trustee and recorded in Volume 465, Page 194 of the Deed Records; THENCE: S 64° 27' 08" E - 167.95 feet to an iron rod marking the southeast corner of said 0.1928 acre tract; THENCE: N 25° 32' 52" E - 50.00 feet to an iron rod found marking the northeast corner of said 0.1928 acre tract, said iron rod also marking the south corner of Lot One (1), Block One (1) of THE OAKS, First Installment Subdivision and the west corner of the dedicated right-of-way of Oakridge Drive as shown on the Deed Records; THENCE: S 64° 27' 08" E - 60.01 feet along the said dedicated right-of-way of Oakridge Drive to an iron rod found for corner, said iron rod also marking the southwest corner of Lot One (1), Block Fifteen (15) of the aforesaid The Oaks, First Installment Subdivision; THENCE: S 25° 32' 52" W - 50.00 feet along the northwest line of a 1.1593 acre tract of land conveyed to Don Dillon, Trustee as recorded in Volume 465, Page 194 of the Deed Records, to an iron rod for corner; THENCE: S 64° 27' 08" E - 180.00 feet and S 64° 27' 45" E - 264.56 feet along the southwest line of said 1.1593 acre tract to an iron rod for corner, said iron rod also marking the northwest corner of a 3.00 acre tract conveyed to Emanuel H. Glockzin, Jr. and recorded in Volume 465, Page 199 of the Deed Records; THENCE: S 07° 05' 39" W - 348.70 feet along the northwest line of the said 3.00 acre tract to an iron rod for corner, said iron rod also being in the aforesaid north right-of-way line of Carter Creek Parkway; THENCE: N 82° 54' 21" W - 398.37 feet to the POINT OF BEGINNING and containing 5.183 acres of land, more or less, according to a survey made under the supervision of Michael R. McClure, Registered Public Surveyor No. 2859, in January, 1983.

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Frank Boriskie, 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 16 day of May 1983, in the Deed Records of Brazos County in Volume Page  
Volume 583, Page 185  
Frank Boriskie By Cheryl Thompson  
County Clerk, Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.  
Director of Planning  
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, Roger Jackson, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 20th day of JANUARY 1983, and same was duly approved on the 20 day of FEBRUARY, 1983, by said Commission.  
Roger Jackson  
Chairman, City Planning Commission  
Bryan, Texas

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, MICHAEL R. McCLURE, Registered Professional Engineer No. 32740 In the State of Texas, hereby certify that proper engineering consideration has been given this plat.  
Michael R. McClure  
Registered Professional Engineer  
MICHAEL R. McCLURE  
30740

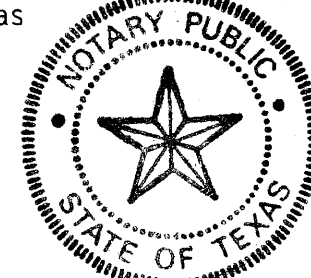
CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, MICHAEL R. McCLURE, Registered Public Surveyor No. 2859 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.  
Michael R. McClure  
Registered Public Surveyor  
MICHAEL R. McCLURE  
2859

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

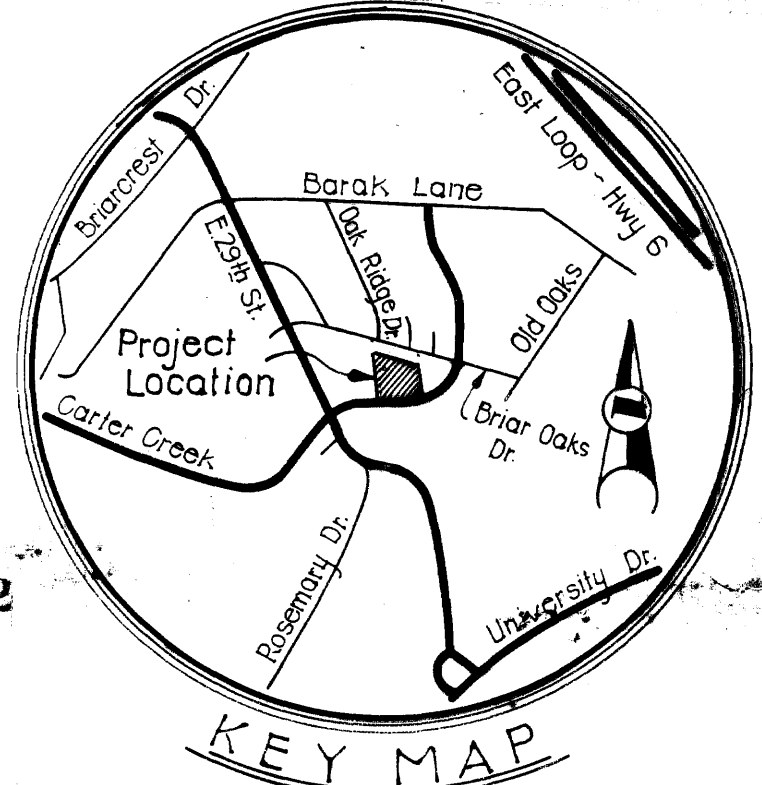
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, (We, The), CARTER CREEK PARKWAY, INC., being the tract owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, us, us) in the Deed Records of Brazos County in Volume 488, Page 201 and designated herein as the OAK VILLAGE SUBDIVISION, PHASE SIX in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.  
Carter Creek Parkway, Inc. President  
Michael R. McClure  
Lienholder Approval

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared LAWRENCE R. LYND, 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 of office this 23rd day of FEBRUARY 1983.  
Michael R. McClure  
Notary Public in and for Brazos County, Texas



NOTES:

- 1. Unless otherwise noted hereon, all areas outside the designated lot lines shall serve as a Public Utility Easement subject to the terms conditions and provisions of that certain instrument executed by the owner and certified by the Director of Planning of the City of Bryan, to be recorded in the Deed Records of the County Clerk's Office of Brazos County, Texas.
- 2. All private drives & private alleys to have public access for municipal & emergency services.
- 3. This property is not in a 100-year Flood Hazard Boundary as established by the Corps of Engineers in the report dated Dec., 1973.



FINAL PLAT

Oak Village Subd.  
Phase Six  
A Townhouse Development

5.183 ACRES OF LAND  
OUT OF THE  
RICHARD CARTER LEAGUE  
BRYAN, BRAZOS COUNTY, TEXAS

Scale: 1"=30' Date: FEBRUARY, 1983

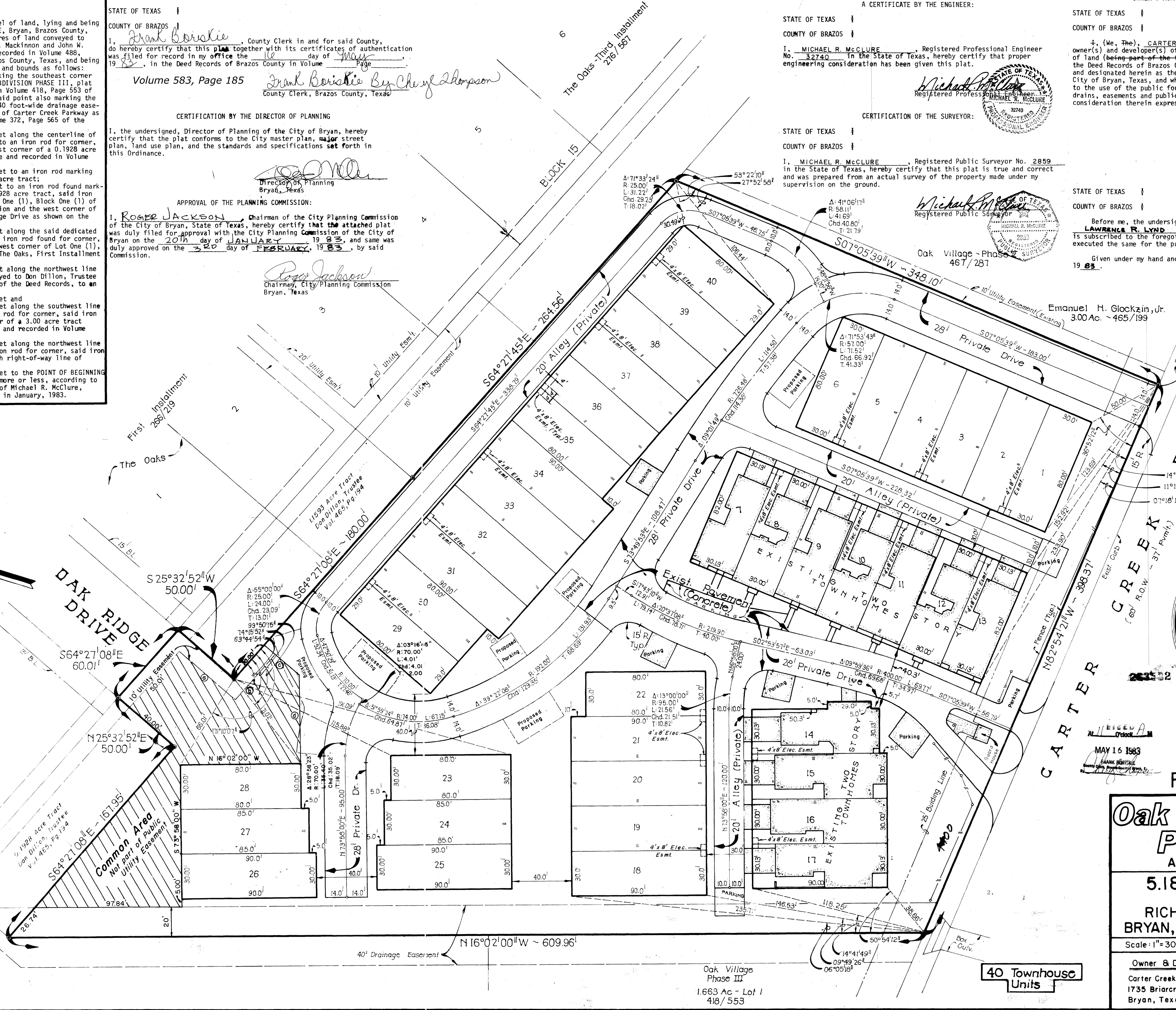
Owner & Developer  
Carter Creek Parkway, Inc.  
1735 Briarcrest Dr. 101-A  
Bryan, Texas

Engineer & Surveyor  
McClure Engineering, Inc.  
P.O. Box 4604  
Bryan, Texas 77801

on basis of 12/1/81

COMMON AREA BOUNDARY CALLS

- ⊙ S 25° 32' 52" W - 50.00'
- ⊙ S 64° 27' 08" E - 40.00'
- ⊙ S 25° 32' 52" W - 22.59'
- ⊙ S 73° 58' 00" W - 56.33'



40 Townhouse Units

Oak Village Phase III  
1.663 Ac - Lot 1  
418/553