

Doc 00677869 Bk OR Vol 6442 Pg 116

Scale: 1" = 50'

FIELD NOTES
 BLOCK 2 - LOT 2
 PARKWOOD ESTATES - 2ND INSTALLMENT
 5.56 ACRES

Being all that certain tract or parcel of land lying and being situated in the S. F. AUSTIN No.10 LEAGUE, Abstract No.63, Brazos County, Texas, and being all of Lot 2 of BLOCK 2 of PARKWOOD ESTATES - 2ND INSTALLMENT, an addition to the City of Bryan, Brazos County, Texas according to the plat recorded in Volume 351 Page 443 of Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: at a 6" fence post found in the northeast right-of-way line of Clarks Lane, said fence post being the most westerly common corner of said Lot 2 and Lot 1 of Block 2, PARKWOOD ESTATES - 2ND INSTALLMENT, said fence post bearing N 40° 29' 22" W - 1412.70 feet from the City of Bryan GPS Monument No.18, a brass or aluminum disc set in concrete found in southeast right-of-way line of Colson Road at the intersection of Colson Road and Clarks Lane;

THENCE: N 25° 03' 53" W - 51.80 feet along the right-of-way line of Clarks Lane to a 5/8" iron rod with cap set for corner;

THENCE: N 52° 54' 29" W - 321.80 feet continuing along the right-of-way line of Clarks Lane to a 6" fence post found for the most westerly common corner between said Lot 2 and Lot 3 of Block 2, PARKWOOD ESTATES - 2ND INSTALLMENT;

THENCE: N 44° 58' 18" E - 471.22 feet along the common line between said Lot 2 and Lot 3 to a 6" fence post found for the most easterly common corner between said Lot 2 and Lot 3, said fence post being on the southwest line of Lot 4 of Block 2, PARKWOOD ESTATES - 2ND INSTALLMENT;

THENCE: S 45° 25' 43" E - 677.35 feet along the common line between said Lot 2 and Lot 4 to a fence corner at the most southerly common corner between said Lot 2 and Lot 4, said point being on the northwest line of Rod Services LLC, 3.5 acre tract (3693/312);

THENCE: S 45° 00' 00" W - 249.93 feet along the common line between said Lot 2 and said Rod Services LLC, tract to a fence corner at the most southerly common corner between said Lot 2 and Lot 1;

THENCE: N 45° 30' 24" W - 309.83 feet along the common line between said Lot 2 and Lot 1 to a 6" fence post at the most northerly common corner between said Lot 2 and Lot 1;

THENCE: S 44° 57' 15" W - 197.01 feet 50.27 feet along the common line between said Lot 2 and Lot 1 to the PLACE OF BEGINNING and containing 5.56 acres of land more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

We, Gary L. & Deborah S. Weiman, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 2633, and Page 238, and whose names are 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 purposes identified.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Gary L. and Deborah S. Weiman, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 25th day of October, 2004.
MARY PAT FAGAN
 Notary Public, State of Texas
 My Commission Expires FEBRUARY 1, 2007

CERTIFICATE OF THE SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2878 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 direct supervision and that the metes and bounds describing said subdivision were designed and plotted in metric form.

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 2780 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, **Kim Casey**, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 25th day of October, 2004 and same was duly approved on the 25th day of October, 2004 by said Commission.

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 25th day of October, 2004.

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 25th day of October, 2004.

CERTIFICATION BY THE COUNTY CLERK

I, **Karen McQueen**, County Clerk in and for said county, do hereby certify that this plat together with its certificates of publication was filed for record in my office the 25th day of October, 2004 in the Official Records of Brazos County in Volume 6442, Page 116.

Filed for Record in:
 BRAZOS COUNTY
 On: Dec 21, 2004 at 02:54P

As a
 Plats
 Document Number: 00677869
 Amount: \$8.00
 Receipt Number - 257189
 By: Lynn 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 named records of BRAZOS COUNTY as stamped hereon by me.
 Dec 21, 2004

HONORABLE WAREN MOORE, COUNTY CLERK
 BRAZOS COUNTY

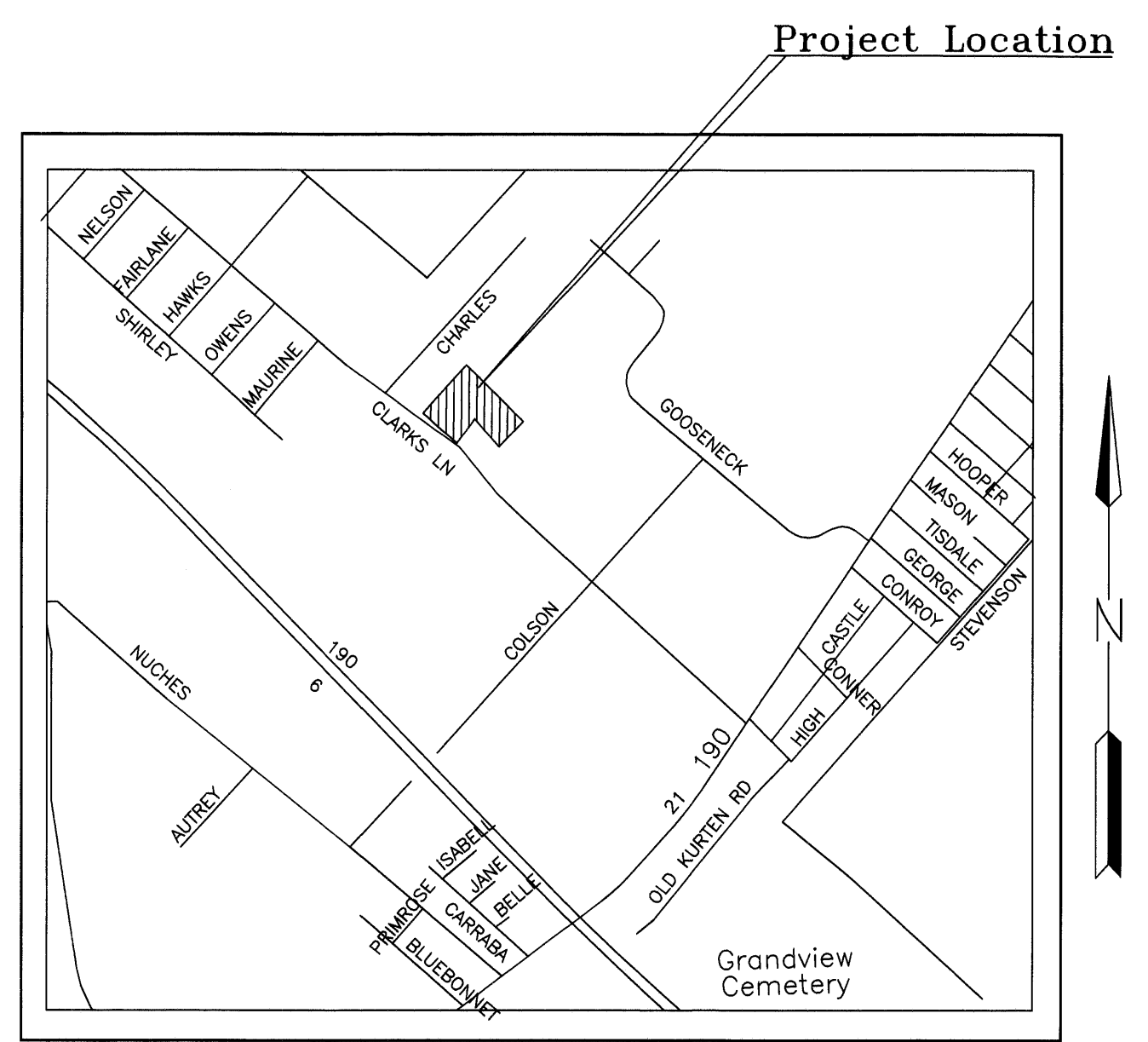
GENERAL NOTES
 Current Zoning of the subject property is AO (Agricultural Open)

All building lines to be complied with the City of Bryan Ordinance.
 This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0131 C, Effective Date July 2, 1992.

REPLAT
 of
LOT 2 - BLOCK 2
PARKWOOD ESTATES
2nd Installment
 Volume 351 Page 433
 5.56 ACRES

S. F. AUSTIN No.10 LEAGUE, A-63
 Bryan, Brazos County, Texas

Scale: 1" = 50' October, 2004



VICINITY MAP
 ---Not-to-Scale---

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