

STATE OF TEXAS
 COUNTY OF BRAZOS
 (We, The)
 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, it) in the Deed Records of Brazos County in Volume Page and designated herein as the 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.

Larry Landry
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 20 day of January 1994

Donna S. Smith
 Notary Public, State of Texas

FILED

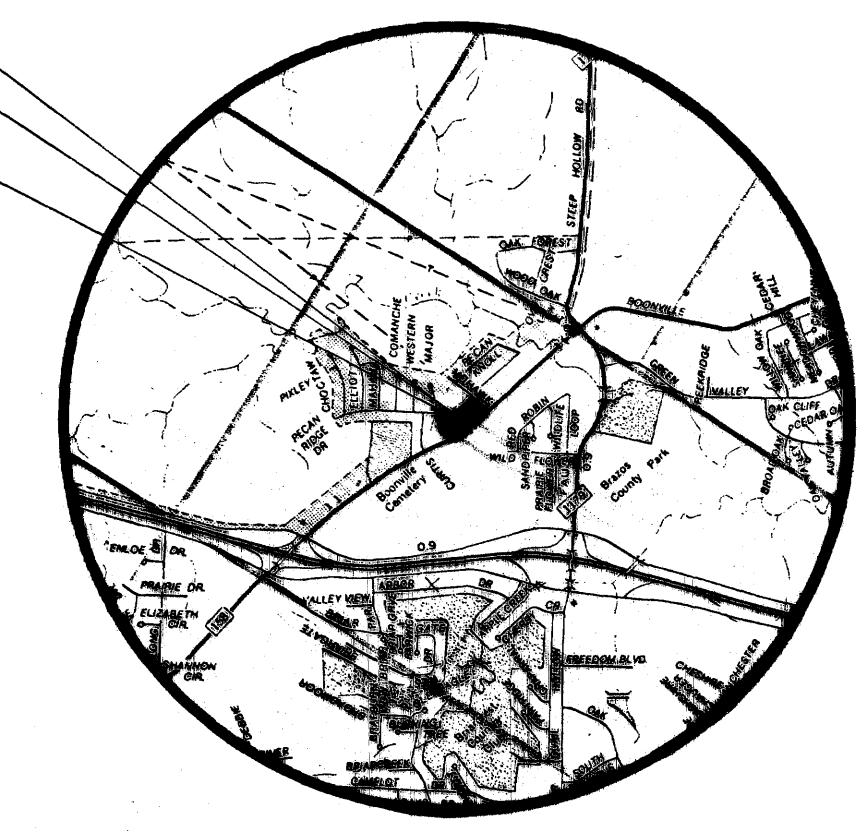
94 FEB 28 PM 2:11

CLERK
 DEPUTY

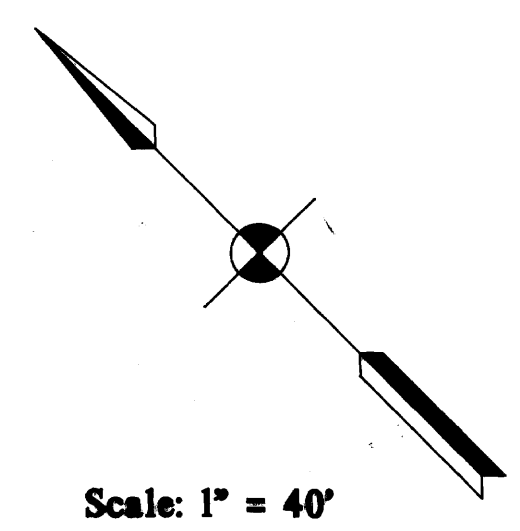
546474

$I=79^{\circ}36'04''$ (Call $79^{\circ}18'41''$)
 $R=25.00$
 $L=34.73$ (Call 34.606)
 $T=20.83$ (Call 20.723)
 $LC=32.01$ (Call 31.909)
 $CB=S 50^{\circ}29'01'' E$

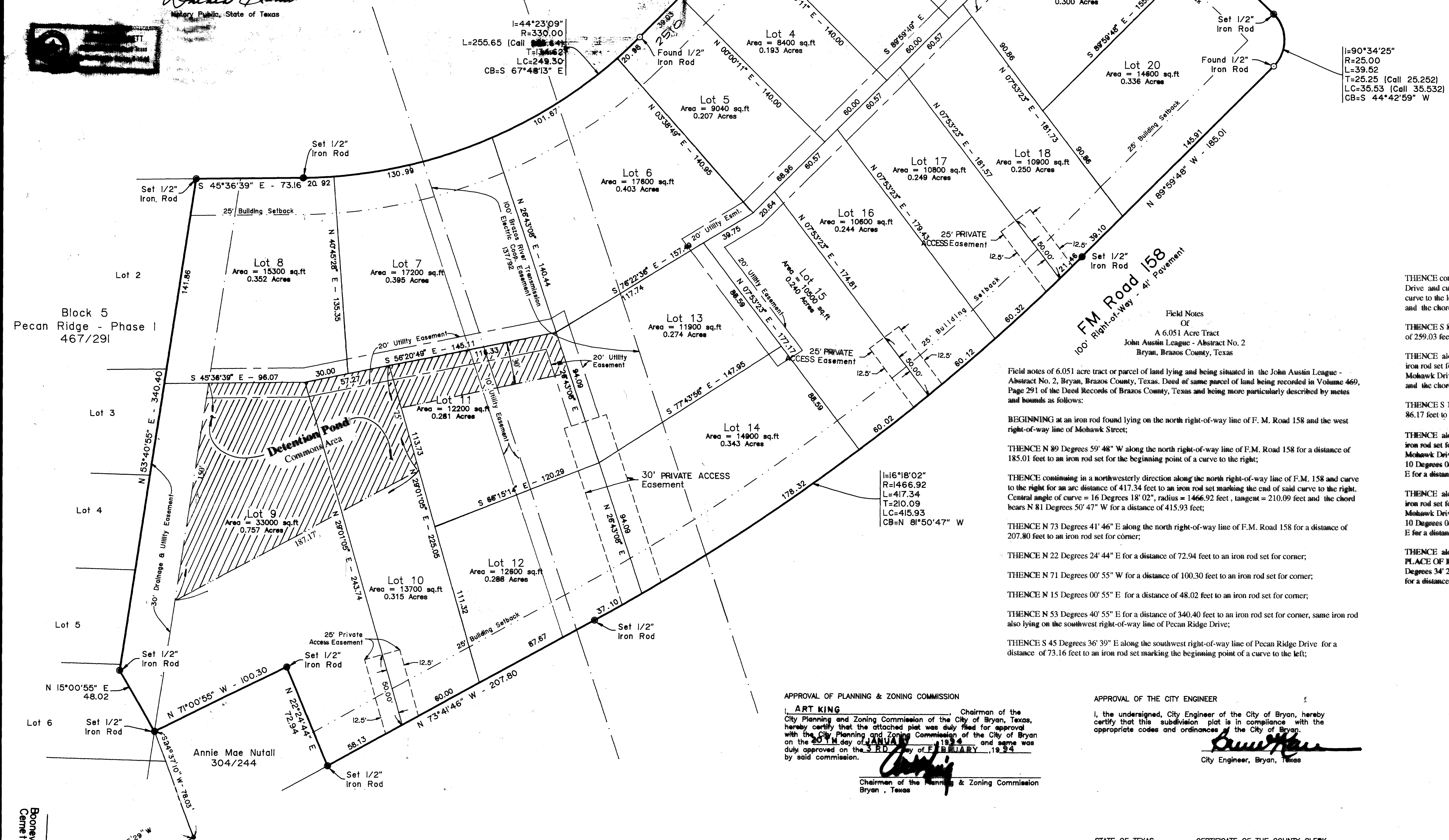
PROJECT LOCATION



VICINITY MAP



Scale: 1" = 40'



GENERAL NOTES

- North Orientation is based on the Northwest line being rotated to deed calls as recorded on the resubdivision plat of Pecan Ridge Phase I, of record in Volume 467, Page 291, Deed Records of Brazos County, Texas.
- All property corners are set one-half inch iron rods, unless otherwise noted.
- The distances shown on curves are arc distances.
- Minimum building setback along side yards shall be 5 feet, unless otherwise noted.

THENCE continuing in a southeasterly direction along the southwest right-of-way line of Pecan Ridge Drive and curve to the left for an arc distance of 255.65 feet to an iron rod found marking the end of said curve to the left. Central angle of curve = 44 Degrees 23' 09", radius = 330.00 feet, tangent = 134.62 feet and the chord bears S 67 Degrees 48' 13" E for a distance of 249.30 feet;

THENCE S 89 Degrees 59' 49" E along the southwest right-of-way line Pecan Ridge Drive for a distance of 259.03 feet to an iron rod set for beginning point of a curve to the right;

THENCE along said curve to the right in a southeasterly direction for an arc distance of 34.73 feet to an iron rod set for the end of said curve to the right, same iron rod also lying on the west right-of-way line of Mohawk Drive. Central angle of curve = 79 Degrees 18' 41", radius = 25.00 feet, tangent = 20.83 feet and the chord bears S 50 Degrees 29' 01" E for a distance of 32.01 feet;

THENCE S 10 Degrees 41' 07" E along the west right-of-way line of Mohawk Drive for a distance of 86.17 feet to an iron rod set for beginning point of a curve to the right;

THENCE along said curve to the right in a southeasterly direction for an arc distance of 190.89 feet to an iron rod set for the end of said curve to the right, same iron rod also lying on the west right-of-way line of Mohawk Drive and marking the beginning point of another curve to the right; Central angle of curve = 10 Degrees 06' 54", radius = 1081.29 feet, tangent = 95.69 feet and the chord bears S 05 Degrees 37' 40" E for a distance of 190.64 feet;

THENCE along said curve to the right in a southeasterly direction for an arc distance of 190.89 feet to an iron rod set for the end of said curve to the right, same iron rod also lying on the west right-of-way line of Mohawk Drive and marking the beginning point of another curve to the right; Central angle of curve = 10 Degrees 06' 54", radius = 1081.29 feet, tangent = 95.69 feet and the chord bears S 05 Degrees 37' 40" E for a distance of 190.64 feet;

THENCE along said curve to the right in a southwesterly direction for an arc distance of 39.52 feet to the PLACE OF BEGINNING and containing 6.051 acres of land, more or less. Central angle of curve = 90 Degrees 34' 25", radius = 25.00 feet, tangent = 25.25 feet and the chord bears S 44 Degrees 42' 59" W for a distance of 35.53 feet;

Field Notes of 6.051 acre tract or parcel of land lying and being situated in the John Austin League - Abstract No. 2, Bryan, Brazos County, Texas. Deed of same parcel of land being recorded in Volume 469, Page 291 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 lying on the north right-of-way line of F.M. Road 158 and the west right-of-way line of Mohawk Street;

THENCE N 89 Degrees 59' 48" W along the north right-of-way line of F.M. Road 158 for a distance of 185.01 feet to an iron rod set for the beginning point of a curve to the right;

THENCE continuing in a northwesterly direction along the north right-of-way line of F.M. 158 and curve to the right for an arc distance of 417.34 feet to an iron rod set marking the end of said curve to the right. Central angle of curve = 16 Degrees 18' 02", radius = 1466.92 feet, tangent = 210.09 feet and the chord bears N 81 Degrees 50' 47" W for a distance of 415.93 feet;

THENCE N 73 Degrees 41' 46" E along the north right-of-way line of F.M. Road 158 for a distance of 207.80 feet to an iron rod set for corner;

THENCE N 22 Degrees 24' 44" E for a distance of 72.94 feet to an iron rod set for corner;

THENCE N 71 Degrees 00' 55" W for a distance of 100.30 feet to an iron rod set for corner;

THENCE N 15 Degrees 00' 55" E for a distance of 48.02 feet to an iron rod set for corner;

THENCE N 53 Degrees 40' 55" E for a distance of 340.40 feet to an iron rod set for corner, same iron rod also lying on the southwest right-of-way line of Pecan Ridge Drive;

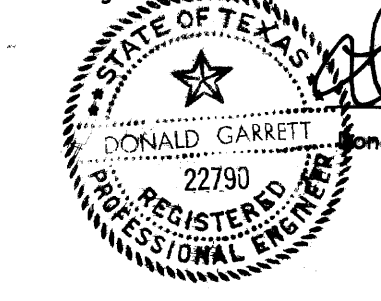
THENCE S 45 Degrees 36' 39" E along the southwest right-of-way line of Pecan Ridge Drive for a distance of 73.16 feet to an iron rod set marking the beginning point of a curve to the left;

Block 5
 Pecan Ridge - Phase I
 467/291

CERTIFICATION OF THE CITY PLANNER
 I, the undersigned, City Planner 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.
Rafael Sanchez
 City Planner, Bryan, Texas

CERTIFICATE OF SURVEYOR
 I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 metes and bounds describing said subdivision, as shown on this plat, are a true and correct description of the same.
Donald D. Garrett
 Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
 I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.
Donald D. Garrett
 Donald D. Garrett, P.E. No. 22790



APPROVAL OF THE CITY ENGINEER
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
Donna S. Smith
 City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
 I, Mary Ann Ward, 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 20th day of January, 1994, in the Deed/Official Records of Brazos County, Texas, in Volume 467, Page 291.

Mary Ann Ward
 County Clerk
 Brazos County, Texas

Final Plat
of
Lots 1 - 20, Block 1
Pecan Ridge - Phase Five
 6.051 Acres
 VOLUME 467, PAGE 291
 John Austin League No. 8 - Abstract No. 2
 Bryan, Brazos County, Texas

Scale: 1" = 40' October 12, 1993
 Revised: JANUARY 24, 1994

OWNER: Larry Landry
 Landry Properties
 3609 East 29th Street
 Bryan, Texas
 (409) 846-8846

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77902
 Phone: 409 / 846 - 2888