

- NOTES:
- BASIS OF BEARINGS IS THE RE-ESTABLISHED SOUTHWEST LINE OF ENCHANTED OAKS SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOL. 290, PG. 23 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING = S 44°56'54"E.
 - CURRENT TITLE APPEARS VESTED IN MHD FAMILY PARTNERS L.P. BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 6973, PG. 236 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0161C, MAP NO. 48041C0161C. EFFECTIVE DATE: JULY 2, 1992.
 - THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, OF #00052727, EFFECTIVE DATE: JUNE 19, 2005, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
 - GENERAL TELEPHONE COMPANY OF THE SOUTHWEST, VOL. 1052, PG. 529;
 - FERGUSON BURLESON GAS GATHERING, VOL. 3173, PG. 74; BOTH EASEMENTS ARE SHOWN HEREON.
 - THE PROPOSED LAND USE FOR THIS DEVELOPMENT WILL BE COMMERCIAL.
 - WICKSON CREEK SPECIAL UTILITY DISTRICT (589-3030) WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
 - DISTANCES ALONG CURVE ARE ARC DISTANCES.
 - NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
 - a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.
 - b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRONCH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
 - UNLESS OTHERWISE SPECIFIED, 1/2" IRON RODS ARE SET AT EVERY CORNER.

MHD FAMILY PARTNERS, L.P.
13.08 Acre Tract
Maria Kegans Survey, A-28
Brazos County, Texas

Field notes of a 13.08 acre tract or parcel of land, lying and being situated in the Maria Kegans Survey, Abstract No. 28, Brazos County, Texas, and being part of the 21.41 acre tract described in the deed from Hal L. Hickey III - Independent Executor of the Estate of Gloria M. Allen to MHD Family Partners L.P. recorded in Volume 6973, Page 236, of the Official Records of Brazos County, Texas, and said 13.08 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the common corner between the beforementioned 21.41 acre tract and Lot 6, Block 1, Enchanted Oaks Subdivision according to the plat recorded in Volume 290, Page 23, of the Deed Records of Brazos County, Texas, same being an angle point in the northwest line of Lot 3 (4.71 acres) Treasure Hills Subdivision Phase 2 according to the plat recorded in Volume 5944, Page 99, of the Official Records of Brazos County, Texas, a cross-tie fence corner bears S 76° 10' W - 1.1 feet, and a 3/4" iron rod bears S 38° 53' E - 0.8 feet;

THENCE S 54° 16' 45" W along the common line between the beforementioned 21.41 acre tract and Lot 3 - Treasure Hills, adjacent to a fence, for a distance of 725.03 feet to a 1/2" iron rod set at the east corner of a 0.99 acre tract described in the deed to State Highway & Public Transportation Commission, recorded in Volume 953, Page 132, of the Official Records of Brazos County, Texas, said iron rod being in the northeast right-of-way line of State Highway No. 30, same being in a curve concave to the northeast, having a radius of 2147.90 feet, a 6" cressote post fence corner bears S 72° 10' W - 1.9 feet, the west corner of Lot 3, Treasure Hills Subdivision bears S 54° 16' 45" W - 1.5 feet;

THENCE along the beforementioned northeast right-of-way line of State Highway No. 30, as follows:

Northwesterly along said curve for an arc distance of 949.23 feet to a 1/2" iron rod set at the end of this curve, a concrete right-of-way marker bears S 23° 58' E - 4.7 feet, the chord bears N 36° 34' 05" W - 941.53 feet,

N 23° 54' 27" W for a distance of 80.72 feet to a 1/2" iron rod set;

THENCE through the beforementioned 21.41 acre tract as follows:

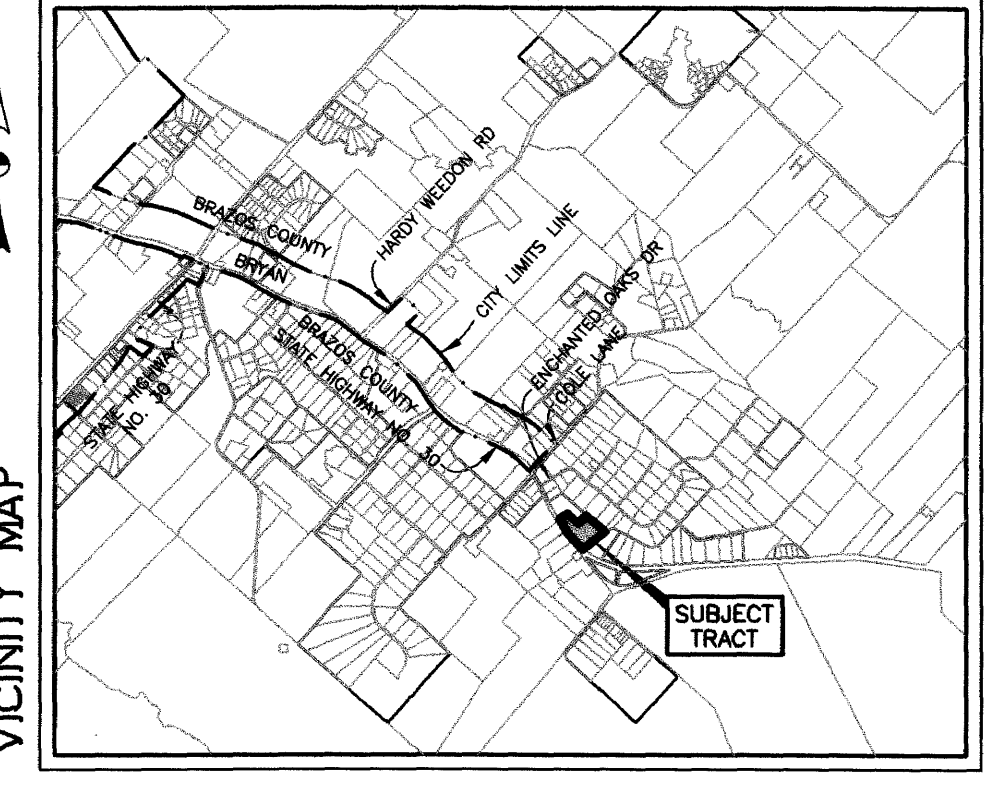
N 62° 46' 39" E 246.13 feet to a 1/2" iron rod set;

S 44° 56' 54" E 373.27 feet to a 1/2" iron rod set;

N 45° 03' 06" E 315.00 feet to a 1/2" iron rod set in the common line between the beforementioned 21.41 acre tract and Block 1 of Enchanted Oaks Subdivision;

THENCE S 44° 56' 54" E along the common line between the beforementioned 21.41 acre tract and the Block 1 of Enchanted Oaks Subdivision, adjacent to a fence, for a distance of 674.86 feet to the PLACE OF BEGINNING, containing 13.08 acres of land, more or less.

MHD FAMILY PARTNERSHIP, L.P., BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT THEY SHALL BE FOREVER BARRED FROM PETITIONING BRAZOS COUNTY TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL MHD FAMILY PARTNERSHIP, L.P. AND/OR THE PROSPERITY ACRES PROPERTYOWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE STANDARDS REQUIRED BY BRAZOS COUNTY. MHD FAMILY PARTNERSHIP, L.P. AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE PROSPERITY ACRES PROPERTYOWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.



Doc Bk Vol Pg
00911179 DR 7051 101

Filed for Record in: BRAZOS COUNTY
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public records of:
BRAZOS COUNTY
as stamped herein by me.
Dec 05, 2005
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 5th day of December, 2005.

Kevin Russell
City Planner, Bryan, Texas

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 & Zoning Commission of the City of Bryan on the 26 day of October, 2005 and same was duly approved on the 17 day of November, 2005 by said Commission.

Kim Casey
Chairman, Planning & Zoning Commission
City of Bryan, Texas

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 8 day of December, 2005.

[Signature]
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 5 day of November, 2005, in the Official Records of Brazos County, Texas, in Volume 7051 Page 101.

Karen McQueen
Karen McQueen, County Clerk, Brazos County, Texas
[Signature]

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, Randy Sims, County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County, Commissioners' Court on the 22nd day of November, 2005.

Randy Sims
County Judge, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, MHD Family Partners, L.P., Owners and Developers of the 13.08 Acres Tract - Prosperity Acres Phase One shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County, Texas in Volume 6973, Page 236, 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 identified.

MHD FAMILY PARTNERS, L.P.,
a Texas limited partnership
BY: Highway 30 Investments, L.L.C.
a Texas limited liability company
its general partner

McHayden Dillard
McHAYDEN DILLARD, Member

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared McHayden Dillard, 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 purposes and considerations therein stated.

Given under my hand and seal this 8th day of November, 2005.

Kevin J. Pfuntner
KEVIN J. PFUNTFNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2005

Kevin J. Pfuntner
Notary Public, Brazos County, Texas

FINAL PLAT
OF
PROSPERITY ACRES
PHASE ONE

13.08 ACRE TRACT

MARIA KEGANS SURVEY, A-28
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
MHD FAMILY PARTNERS, L.P.
MCHAYDEN DILLARD
4101 TEXAS AVENUE
BRYAN, TEXAS 77803
(979) 846-4500

SCALE: 1"=100' NOVEMBER, 2005

PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

