

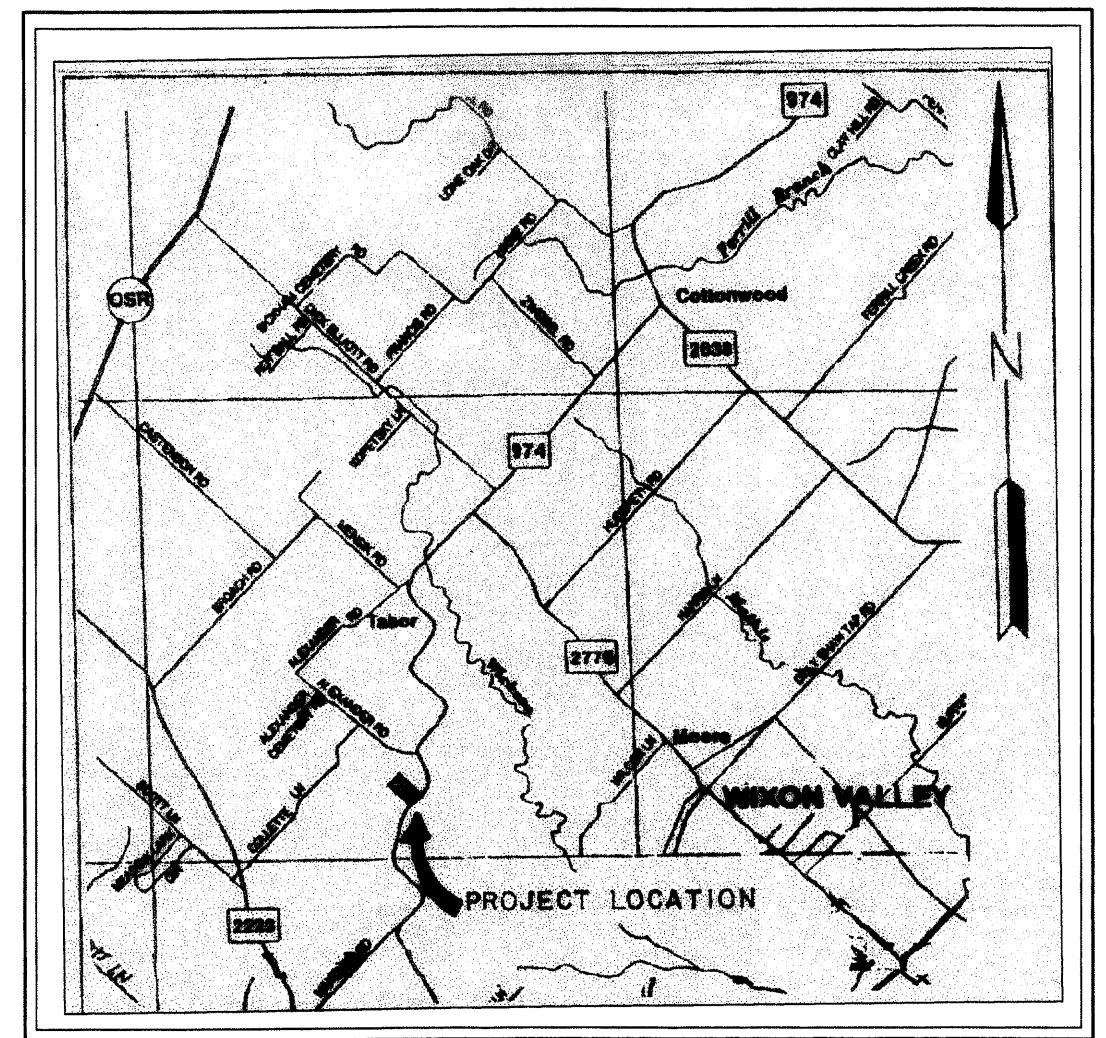
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	15.00	269°50'41"	70.65	15.04	N 00°19'42" E	21.24
C2	15.00	89°50'42"	23.52	14.96	S 89°40'17" E	21.18
C3	265.00	28°49'35"	133.33	68.11	N 56°52'37" W	131.92
C4	335.00	28°34'25"	167.07	85.31	N 57°00'12" W	165.34
C5	333.39	25°38'48"	149.23	75.89	N 58°28'01" W	147.99
C6	263.39	25°32'05"	117.38	59.68	N 58°31'22" W	116.41
C7	15.00	40°51'03"	10.69	5.59	N 63°10'41" W	10.47
C8	25.00	53°15'06"	23.24	12.53	N 18°07'18" W	22.41
C9	50.00	133°19'52"	116.35	115.91	N 18°04'12" W	91.82
C10	15.00	40°05'29"	10.50	5.47	N 28°32'59" E	10.28
C11	15.00	39°42'54"	10.40	5.42	N 28°21'42" E	10.19
C12	15.00	39°42'54"	10.40	5.42	N 11°21'12" W	10.19
C13	50.00	259°25'49"	226.40	60.19	S 81°29'45" E	76.92

Scale: 1" = 60'

* Plat bearing used as Basis of Bearing

Now or Formerly
Michael J. Triolo
136 Acres
(2349/257)
(2349/261)

Now or Formerly
James T. Opersterny
136 Acres
(350/813)



VICINITY MAP

- N.T.S. -

FIELD NOTES

SADDLE BROOK SUBDIVISION - LOTS 1-18
20.81 ACRES

Being all that certain tract or parcel of land lying and being situated in the George W. Singleton League, A-51, Brazos County, Texas and being all of the called 20.81 acre tract conveyed to Paul Emola by Joe L. Goodrum by the deed dated December 26, 1995, recorded in Volume 2505, page 78, Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a 4"x4" concrete monument found at a fence corner in the northwest right-of-way line of FM 974, said point being the most easterly common corner between subject tract and Michael J. Triolo 136.0 acre tract (2349/257 & 2349/261);

THENCE: N 44° 46' 00" W - 1241.31 feet along the common line between subject tract and said Triolo 13.0 acre tract to a 4"x4" concrete monument found at fence corner for the northwest corner of subject tract, said iron rod also being the most westerly common corner between subject tract and James T. Opersterny 3.18 acre tract (350/813);

THENCE: N 38° 40' 21" E - 367.31 feet along the common line between subject tract and said Opersterny 3.18 acre tract to a 5/8" iron rod found and continuing at N 38° 40' 29" E - 344.11 feet to a 5/8" iron rod found at the fence corner for the north corner of subject tract, said iron rod also being the most westerly common corner between subject tract and Richard Stone Jr. 17.04 acre tract (771/169);

THENCE: S 44° 43' 58" E - 1324.83 feet along the common line of subject tract and said Stone 17.04 acre tract to a 1/2" iron rod found at fence corner for the south corner of subject tract, said iron rod being on the right-of-way line of FM 974;

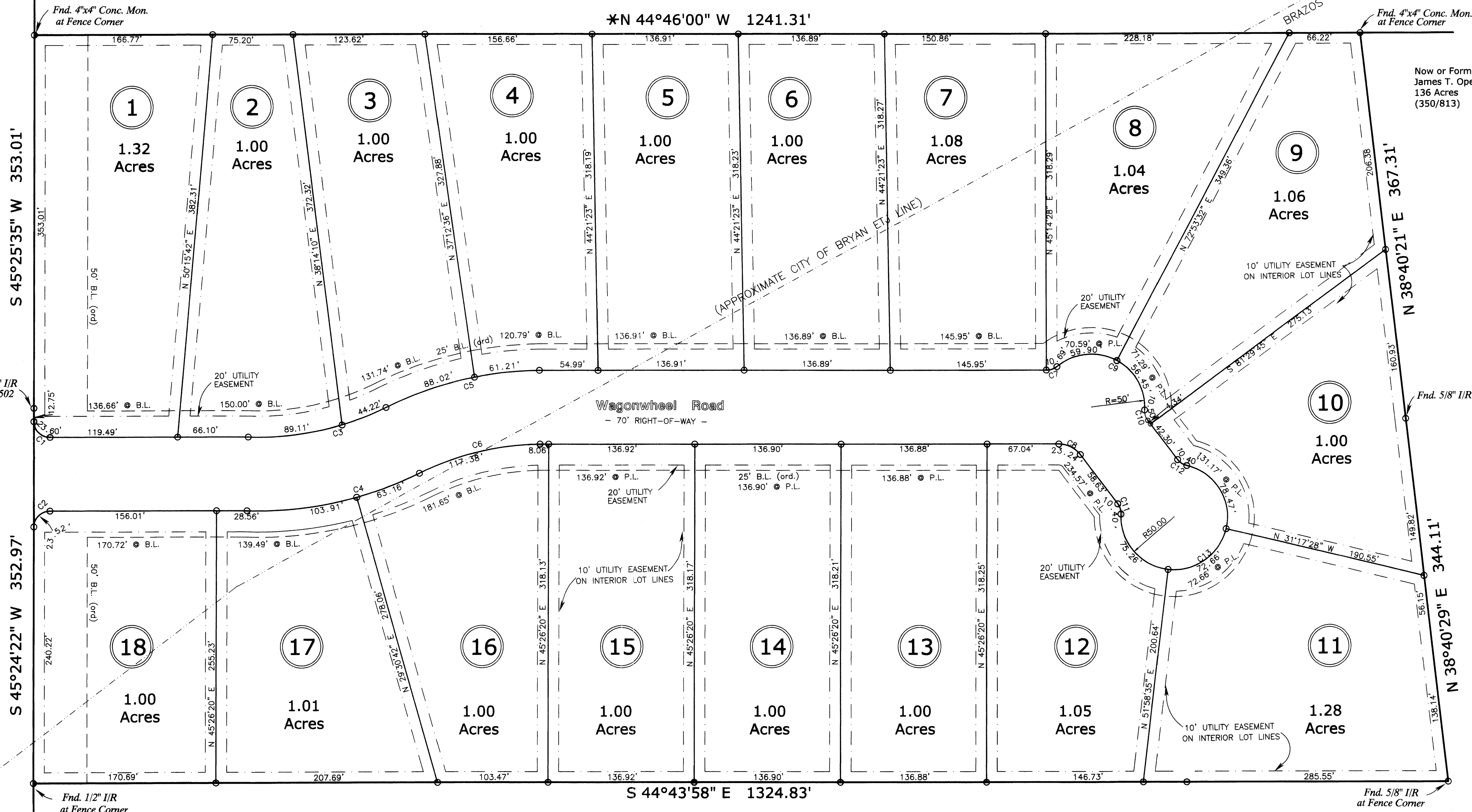
THENCE: S 45° 25' 35" W - 353.01 feet along the right-of-way line of FM 974 to a 5/8" iron rod found and continuing at S 45° 25' 35" W - 353.01 feet to the PLACE OF BEGINNING; and containing 20.81 acres of land, more or less.

GENERAL NOTES

- A portion of this property is in the City of Bryan ETJ. Approximate City ETJ/ Brazos County line is shown.
- This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0070 C; Effective Date July 2, 1992.
- Building set back lines are to be dictated in the subdivision restrictions. However, along the FM 974, 50 ft. building setback line shall be provided.
- All dimensions shown along curves are curve distances.
- 20' wide public utility easements to be provided in front side of lot along the right-of-way line. On all other sides, a 10' wide public easement to be provided.
- Sewage and wastewater collection and treatment shall be provided by private systems installed in each lot with the prior issuance of a license by the Brazos County Health District under the provisions of the Private Sewage Facility Regulations adopted by the Commissioner's Court of Brazos County, pursuant to the Texas Health and Safety Code.
- Water services shall be provided by Wicksan Creek Special Utility District. However, all water lines and appurtenances will be installed in accordance with the City of Bryan Standard Details and Specifications.
- A variance to the minimum lot width for lots in the City of Bryan ETJ was granted by the City of Bryan Planning and Zoning Commission on April 7, 2005.

5451 FM 974

23.0 ft. wide Asphalt Pavement - 80.0 ft. wide R.O.W.



Now or Formerly
Richard Stone, Jr.
17.04 Acres
(771/169)

Doc Bk Vol Pg
00919108 DR 7193 46

Filed for Record in:
BRAZOS COUNTY

On: Mar 10/2006 at 10:21A

As a
Plat

Document Number: 00919108

Amount: \$6.00

Receipt Number - 286068

By:
Susie Cohen

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 Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Mar 10/2006

HONORABLE KAREN MCJAVEN COUNTY CLERK
BRAZOS COUNTY

Site Address:
5451 FM 974
Bryan, Texas

Tel: (979) 776-5538
Cel: (979) 255-6261

FINAL PLAT
for
SADDLE BROOK SUBDIVISION
LOTS 1-18
20.81 ACRES
GEORGE W. SINGLETON LEAGUE, A-51
Volume 2505 Page 75
Brazos County, Texas

Scale: 1" = 60' April, 2005

Prepared For:

Derek A. Emola
5737 Steephollow Cir.
Bryan, TX 77808

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Pkwy. STE. 108, Bryan, TX 77802
©2005/05-0444etj-adj-FP.dwg

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

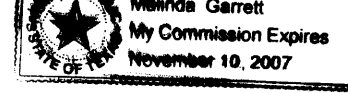
I, **Derek A. Emola**, on behalf of **WESTERN ENTERTAINMENT INC.**, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 2505, Page 75, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Derek A. Emola
Derek A. Emola
(WESTERN ENTERTAINMENT INC.)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **Derek A. Emola**, 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 stated.

Given under my hand and seal of office this 20th day of March, 2006.



Malinda Garrett
Notary Public, State of Texas

CERTIFICATE OF THE SURVEYOR

I, **Donald D. Garrett**, Registered Professional Land Surveyor No. 2972 in the State of Texas, hereby certify that this plat is true and correct as prepared from an actual survey of the property made under my personal supervision and that the metes and bounds describing said subdivision are in correct geometric form.



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 PLANNING AND ZONING COMMISSION

I, **Art Hughes**, 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 7th day of April, 2005 and same was approved on the 19th day of May, 2005 by said Commission.

Art Hughes
Chairman, Planning and Zoning Commission
City of Bryan, Texas

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 7th day of April, 2005.

Karin Randall
Karin Randall
Planning Administrator
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 9th day of March, 2006.

Art Hughes
City Engineer, City of Bryan, Texas

APPROVAL BY THE BRAZOS COUNTY COMMISSIONER'S COURT

I, **Randy Sims**, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commission's Court on the 10th day of May, 2005.

Randy Sims
County Judge, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

I, **Karen McJaven**, 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 on the 10th day of March, 2006, in the Official Records of Brazos County in Volume 2505 Page 75.

Karen McJaven
County Clerk, Brazos County, Texas
By: *Cathy Barcelona*