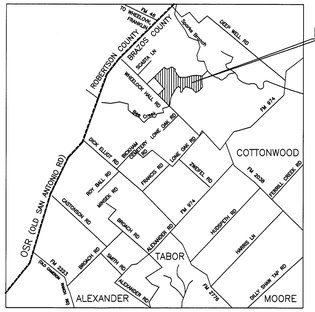



Project Location

# VICINITY MAP

~N.T.S.~

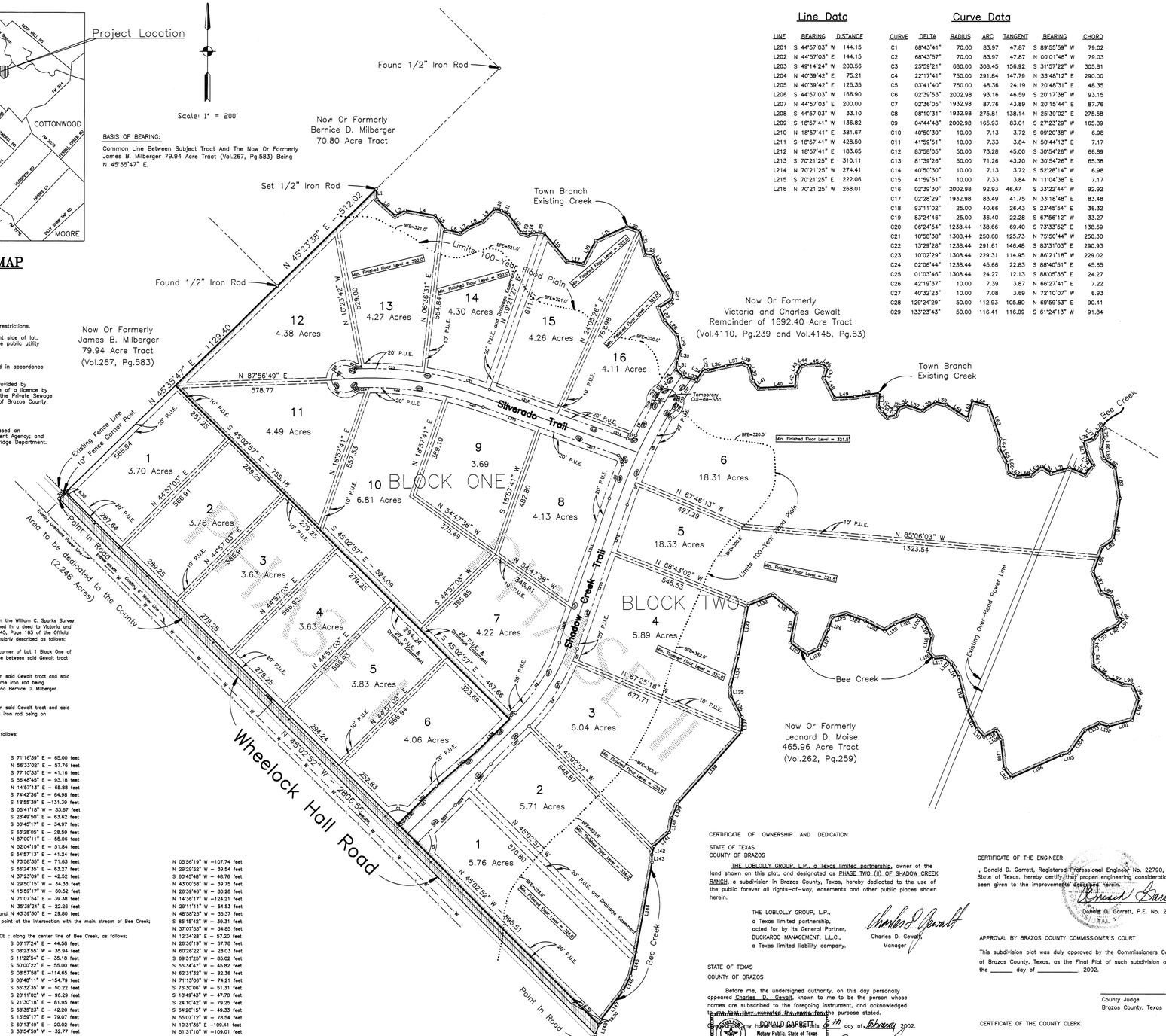
Scale: 1" = 200'

BASIS OF BEARING:

Common Line Between Subject Tract And The Now Or Formerly James B. Milberger 79.94 Acre Tract (Vol.267, Pg.583) Being N 45°35'47" E.

GENERAL NOTES

1. Building set-back lines will be dictated in the subdivision restrictions.
2. 20' wide public utility easement to be provided in the front side of lot, along the right-of-way line. On all other sides, a 10' wide public utility easement to be provided.
3. Water service shall be supplied by Wickson Water Supply. However, all water lines and appertenances will be installed in accordance with City of Bryan Standard Details and Specifications.
4. Sewer and wastewater collection and treatment shall be provided by private system installed in each lot with the prior issuance of a licence 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.
5. All dimensions shown along curves are chord distances.
6. The 100-year flood plain limits as depicted hereon are based on FIRM Panel No.48041C0075C, Federal Emergency Management Agency; and and Base Flood Elevations from Brazos County Road & Bridge Department.




## Line Data

| LINE | BEARING | DISTANCE |
|---|---|---|
| L201 | S 44°57'03" W | 144.15 |
| L202 | N 44°57'03" E | 144.15 |
| L203 | S 49°14'24" W | 200.56 |
| L204 | N 40°39'42" E | 75.21 |
| L205 | N 40°39'42" E | 125.35 |
| L206 | S 44°57'03" W | 166.90 |
| L207 | N 44°57'03" E | 200.00 |
| L208 | S 44°57'03" W | 33.10 |
| L209 | S 18°57'41" W | 136.82 |
| L210 | N 18°57'41" E | 381.67 |
| L211 | S 18°57'41" W | 428.50 |
| L212 | N 18°57'41" E | 183.65 |
| L213 | S 70°21'25" E | 310.11 |
| L214 | N 70°21'25" W | 274.41 |
| L215 | S 70°21'25" E | 222.06 |
| L216 | N 70°21'25" W | 268.01 |

## Curve Data

| CURVE | DELTA | RADIUS | ARC | TANGENT | BEARING | CHORD |
|---|---|---|---|---|---|---|
| C1 | 68°43'41" | 70.00 | 83.97 | 47.87 | S 89°55'59" W | 79.02 |
| C2 | 68°43'57" | 70.00 | 83.97 | 47.87 | N 00°01'46" W | 79.03 |
| C3 | 25°59'21" | 680.00 | 308.45 | 156.92 | S 31°57'22" W | 305.81 |
| C4 | 22°17'41" | 750.00 | 291.84 | 147.79 | N 33°48'12" E | 290.00 |
| C5 | 03°41'40" | 750.00 | 48.36 | 24.19 | N 20°48'31" E | 48.35 |
| C6 | 02°39'53" | 2002.98 | 93.16 | 46.59 | S 20°17'38" W | 93.15 |
| C7 | 02°36'05" | 1932.98 | 87.76 | 43.89 | N 20°15'44" E | 87.76 |
| C8 | 08°10'31" | 1932.98 | 275.81 | 138.14 | N 25°39'02" E | 275.58 |
| C9 | 04°44'48" | 2002.98 | 165.93 | 83.01 | S 27°23'29" W | 165.89 |
| C10 | 40°50'30" | 10.00 | 7.13 | 3.72 | S 09°20'38" W | 6.98 |
| C11 | 41°59'51" | 10.00 | 7.33 | 3.84 | N 50°44'13" E | 7.17 |
| C12 | 83°58'05" | 50.00 | 73.28 | 45.00 | S 30°54'26" W | 66.89 |
| C13 | 81°39'26" | 50.00 | 71.26 | 43.20 | N 30°54'26" E | 65.38 |
| C14 | 40°50'30" | 10.00 | 7.13 | 3.72 | S 52°28'14" W | 6.98 |
| C15 | 41°59'51" | 10.00 | 7.33 | 3.84 | N 11°04'38" E | 7.17 |
| C16 | 02°39'30" | 2002.98 | 92.93 | 46.47 | S 33°22'44" W | 92.92 |
| C17 | 02°28'29" | 1932.98 | 83.49 | 41.75 | N 33°18'48" E | 83.48 |
| C18 | 93°11'02" | 25.00 | 40.66 | 26.43 | S 23°45'54" E | 36.32 |
| C19 | 83°24'46" | 25.00 | 36.40 | 22.28 | S 67°56'12" W | 33.27 |
| C20 | 06°24'54" | 1238.44 | 138.66 | 69.40 | S 73°33'52" E | 138.59 |
| C21 | 10°58'38" | 1308.44 | 250.68 | 125.73 | N 75°50'44" W | 250.30 |
| C22 | 13°29'28" | 1238.44 | 291.61 | 146.48 | S 83°31'03" E | 290.93 |
| C23 | 10°02'29" | 1308.44 | 229.31 | 114.95 | N 86°21'18" W | 229.02 |
| C24 | 02°06'44" | 1238.44 | 45.66 | 22.83 | S 88°40'51" E | 45.65 |
| C25 | 01°03'46" | 1308.44 | 24.27 | 12.13 | S 88°05'35" E | 24.27 |
| C26 | 42°19'37" | 10.00 | 7.39 | 3.87 | N 66°27'41" E | 7.22 |
| C27 | 40°32'23" | 10.00 | 7.08 | 3.69 | N 72°10'07" W | 6.93 |
| C28 | 129°24'29" | 50.00 | 112.93 | 105.80 | N 69°59'53" E | 90.41 |
| C29 | 133°23'43" | 50.00 | 116.41 | 116.09 | S 61°24'13" W | 91.84 |

## Centerline Of Creek Meanders

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| L1 | S 04°03'39" E | 37.50 | L38 | S 64°27'46" E | 28.58 | L75 | N 15°59'17" W | 60.52 | L112 | N 26°39'46" W | 80.28 |
| L2 | S 48°08'07" E | 90.64 | L39 | S 12°24'58" E | 57.36 | L76 | N 71°07'54" E | 39.38 | L113 | N 14°36'17" W | 124.21 |
| L3 | N 62°30'09" E | 43.15 | L40 | S 38°54'15" E | 32.51 | L77 | N 35°38'24" E | 22.26 | L114 | N 29°11'11" W | 54.53 |
| L4 | S 79°51'16" E | 111.64 | L41 | N 87°37'05" E | 134.60 | L78 | N 43°39'30" E | 29.80 | L115 | N 48°58'25" W | 35.37 |
| L5 | S 36°05'16" E | 64.55 | L42 | N 04°28'34" E | 45.57 | L79 | S 06°17'24" E | 44.58 | L116 | S 85°15'42" W | 39.31 |
| L6 | S 77°40'56" E | 56.00 | L43 | N 26°09'12" E | 37.52 | L80 | S 08°23'55" W | 35.94 | L117 | N 37°07'53" W | 34.85 |
| L7 | N 53°28'57" E | 36.14 | L44 | N 85°37'40" E | 19.19 | L81 | S 11°22'54" E | 35.18 | L118 | N 12°34'28" E | 57.20 |
| L8 | N 66°07'45" E | 58.16 | L45 | N 85°50'46" E | 58.37 | L82 | S 50°00'22" E | 55.00 | L119 | N 28°36'19" W | 67.78 |
| L9 | N 44°57'26" E | 62.38 | L46 | S 55°32'27" E | 29.48 | L83 | S 08°57'58" E | 114.65 | L120 | N 60°26'22" W | 28.03 |
| L10 | S 76°44'19" E | 27.35 | L47 | S 19°15'54" W | 39.85 | L84 | S 08°48'11" W | 154.79 | L121 | S 69°31'25" W | 85.02 |
| L11 | S 61°45'36" E | 29.65 | L48 | S 28°07'49" E | 81.68 | L85 | S 55°32'35" W | 50.22 | L122 | S 55°34'47" W | 45.82 |
| L12 | S 35°07'39" E | 82.41 | L49 | N 87°27'24" E | 73.89 | L86 | S 20°11'02" W | 96.29 | L123 | N 62°31'32" W | 82.36 |
| L13 | S 73°01'34" E | 25.00 | L50 | N 80°50'20" E | 93.74 | L87 | S 21°30'18" E | 81.95 | L124 | N 71°13'06" W | 74.21 |
| L14 | N 70°10'16" E | 24.26 | L51 | S 03°04'15" W | 52.66 | L88 | S 68°35'23" E | 42.20 | L125 | S 76°30'06" W | 51.31 |
| L15 | S 83°37'24" E | 38.62 | L52 | S 34°02'48" E | 20.50 | L89 | S 15°59'17" E | 79.07 | L126 | S 18°49'43" W | 47.70 |
| L16 | S 39°55'22" E | 130.96 | L53 | S 44°33'41" E | 28.97 | L90 | S 60°13'49" E | 20.02 | L127 | S 24°10'42" W | 79.25 |
| L17 | S 80°43'56" E | 59.90 | L54 | N 76°02'32" E | 29.84 | L91 | S 38°54'59" W | 32.77 | L128 | S 64°20'15" W | 49.33 |
| L18 | N 28°48'59" E | 96.31 | L55 | N 21°47'18" E | 31.16 | L92 | S 65°59'30" W | 45.76 | L129 | N 55°07'12" W | 78.54 |
| L19 | N 64°53'54" E | 127.09 | L56 | N 70°58'13" E | 28.86 | L93 | S 53°42'24" W | 54.75 | L130 | N 10°31'35" E | 109.41 |
| L20 | S 70°31'46" E | 51.25 | L57 | S 71°16'39" E | 65.00 | L94 | S 01°59'40" W | 50.92 | L131 | N 51°31'10" W | 109.01 |
| L21 | S 13°39'11" E | 89.04 | L58 | N 56°33'02" E | 57.76 | L95 | S 02°44'08" E | 44.04 | L132 | S 67°48'19" W | 96.83 |
| L22 | S 85°18'54" E | 26.74 | L59 | S 77°10'33" E | 41.16 | L96 | S 49°43'35" E | 66.20 | L133 | S 10°46'16" W | 190.99 |
| L23 | S 22°55'37" E | 48.42 | L60 | S 56°48'45" E | 93.18 | L97 | S 66°54'48" E | 60.63 | L134 | S 13°49'10" W | 118.91 |
| L24 | S 30°01'40" E | 112.15 | L61 | N 14°57'13" E | 65.88 | L98 | S 85°16'55" E | 37.94 | L135 | S 03°09'06" E | 33.98 |
| L25 | S 02°20'34" W | 25.71 | L62 | S 74°42'36" E | 64.98 | L99 | S 23°13'53" E | 59.56 | L136 | S 27°52'55" E | 85.22 |
| L26 | S 56°53'57" W | 57.60 | L63 | S 18°55'39" E | 131.39 | L100 | S 18°24'53" W | 80.42 | L137 | S 01°24'17" W | 56.02 |
| L27 | S 23°32'35" E | 49.19 | L64 | S 05°41'18" W | 33.67 | L101 | S 74°46'50" W | 92.68 | L138 | S 41°27'14" W | 358.84 |
| L28 | S 42°24'30" E | 70.90 | L65 | S 28°49'50" E | 63.62 | L102 | N 71°58'30" W | 33.65 | L139 | S 21°35'08" W | 55.06 |
| L29 | S 12°48'57" E | 57.64 | L66 | S 06°45'17" E | 34.97 | L103 | S 64°51'06" W | 58.84 | L140 | S 09°57'56" W | 54.97 |
| L30 | S 18°32'13" W | 41.21 | L67 | S 63°28'05" E | 28.59 | L104 | S 34°47'05" W | 102.87 | L141 | S 48°00'19" W | 76.76 |
| L31 | S 08°33'42" W | 35.69 | L68 | N 87°00'11" E | 55.06 | L105 | S 75°10'39" W | 29.53 | L142 | S 14°32'22" W | 32.34 |
| L32 | S 46°46'18" E | 38.97 | L69 | N 52°04'19" E | 51.84 | L106 | S 65°34'25" W | 203.55 | L143 | S 01°22'42" E | 28.07 |
| L33 | S 76°54'06" E | 47.96 | L70 | S 54°37'13" E | 41.24 | L107 | N 38°50'53" W | 44.61 | L144 | S 09°58'57" W | 337.54 |
| L34 | N 32°33'07" E | 47.67 | L71 | N 73°58'35" E | 71.63 | L108 | N 05°56'19" W | 107.74 | L145 | S 12°53'29" W | 89.89 |
| L35 | S 84°18'01" E | 18.44 | L72 | S 66°24'35" E | 63.27 | L109 | N 29°29'52" W | 39.54 | L146 | S 25°58'02" W | 62.88 |
| L36 | N 76°29'11" E | 67.11 | L73 | N 37°23'09" E | 42.52 | L110 | S 60°45'48" W | 48.76 | L147 | S 37°24'40" W | 135.80 |
| L37 | N 79°05'00" E | 64.21 | L74 | N 29°50'15" W | 34.33 | L111 | N 43°00'58" W | 39.75 | L148 | S 19°44'46" W | 58.58 |

## Right-of-Way Line and Curve Data

| LINE | BEARING | DISTANCE | CURVE | DELTA | RADIUS | ARC | TANGENT | BEARING | CHORD |
|---|---|---|---|---|---|---|---|---|---|
| LL1 | N 44°57'03" E | 200.04 | CC1 | 25°59'21" | 680.00 | 308.45 | 156.92 | N 31°57'22" E | 305.81 |
| LL2 | N 44°57'03" E | 200.05 | CC2 | 22°17'41" | 750.00 | 340.20 | 173.08 | N 31°57'22" E | 337.29 |
| LL3 | N 49°14'24" E | 200.56 | CC3 | 03°51'56" | 2002.98 | 135.13 | 67.59 | N 20°53'59" E | 135.11 |
| LL4 | N 40°39'42" E | 200.56 | CC4 | 10°46'36" | 1932.98 | 363.57 | 182.33 | N 24°21'00" E | 363.04 |
| LL5 | N 44°57'03" E | 200.00 | CC5 | 03°32'04" | 2002.98 | 123.56 | 61.80 | N 27°59'51" E | 123.54 |
| LL6 | N 44°57'03" E | 200.00 | CC6 | 40°50'30" | 10.00 | 7.13 | 3.72 | N 09°20'38" E | 6.98 |
| LL7 | N 18°57'41" E | 565.32 | CC7 | 41°59'51" | 10.00 | 7.33 | 3.84 | N 50°44'13" E | 7.17 |
| LL8 | N 18°57'41" E | 565.32 | CC8 | 83°58'05" | 50.00 | 73.28 | 45.00 | N 30°54'26" E | 66.89 |
| LL9 | N 70°21'25" W | 532.17 | CC9 | 81°39'26" | 50.00 | 71.26 | 43.20 | N 30°54'26" E | 65.38 |
| LL10 | N 70°21'25" W | 542.43 | CC10 | 40°50'30" | 10.00 | 7.13 | 3.72 | N 52°28'14" E | 6.98 |
| | | | CC11 | 41°59'51" | 10.00 | 7.33 | 3.84 | N 11°04'38" E | 7.17 |
| | | | CC12 | 02°39'30" | 2002.98 | 92.93 | 46.47 | N 33°22'44" E | 92.92 |
| | | | CC13 | 02°28'29" | 1932.98 | 83.49 | 41.75 | N 33°18'48" E | 83.48 |
| | | | CC14 | 93°11'02" | 25.00 | 40.66 | 26.43 | N 23°45'54" E | 36.32 |
| | | | CC15 | 83°24'46" | 25.00 | 36.40 | 22.28 | S 67°56'12" W | 33.27 |
| | | | CC16 | 22°01'06" | 1238.44 | 475.92 | 240.93 | N 81°21'58" W | 473.00 |
| | | | CC17 | 22°04'53" | 1308.44 | 504.26 | 255.30 | N 81°23'52" W | 501.15 |
| | | | CC18 | 42°19'37" | 10.00 | 7.39 | 3.87 | S 66°27'41" W | 7.22 |
| | | | CC19 | 40°32'23" | 10.00 | 7.08 | 3.69 | N 72°10'07" W | 6.93 |
| | | | CC20 | 262°48'12" | 50.00 | 229.34 | 56.71 | N 03°18'01" W | 75.01 |

## FIELD NOTES

**SHADOW CREEK RANCH - PHASE TWO**
**110.15 ACRES**

Being all that certain tract or parcel of land lying and being situated in the William C. Sparks Survey, Abstract 52, and also being out of a called 1692.40 acre tract described in a deed to Victoria and Charles Gewalt, as recorded in Volume 4110, Page 239 and Volume 4145, Page 183 of the Official Records of Brazos County, Texas, said tract or parcel being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod with cap set for the most nothern corner of Lot 1 Block One of Shadow Creek Ranch, Phase One, same point being on the common line between said Gewalt tract and James B. Milberger 79.94 acre tract (267/583);

THENCE : N 45°35'47" E - 562.46 feet along the common line between said Gewalt tract and said James B. Milberger tract to a found 1/2 inch iron rod for corner; same iron rod being the most common southeast corner of said James B. Milberger tract and Bernice D. Milberger 70.80 acre tract;

THENCE : N 45°23'38" E - 512.02 feet along the common line between said Gewalt tract and said Bernice D. Milberger tract to a 1/2 inch iron rod set for corner; same iron rod being on the center line of the Town Branch of Bee Creek;

THENCE : along the center line of said Town Branch of Bee Creek, as follows;

S 04°03'39" E - 37.50 feet
S 48°08'07" E - 90.64 feet
N 62°30'09" E - 43.15 feet
S 79°51'16" E -111.64 feet
S 36°05'16" E - 64.55 feet
S 77°40'56" E - 56.00 feet
N 53°28'57" E - 36.14 feet
N 66°07'45" E - 58.16 feet
N 44°57'26" E - 62.38 feet
S 76°44'19" E - 27.35 feet
S 61°45'36" E - 29.65 feet
S 35°07'39" E - 82.41 feet
S 73°01'34" E - 25.00 feet
N 70°10'16" E - 24.26 feet
S 83°37'24" E - 38.62 feet
S 39°55'22" E -130.96 feet
S 80°43'56" E - 59.90 feet
N 28°48'59" E - 96.31 feet
N 64°53'54" E -127.09 feet
S 70°31'46" E - 51.25 feet
S 13°39'11" E - 89.04 feet
S 85°18'54" E - 26.74 feet
S 22°55'37" E - 48.42 feet
S 30°01'40" E -112.15 feet
S 02°20'34" W - 25.71 feet
S 56°53'57" W - 57.60 feet
S 23°32'35" E - 49.19 feet
S 42°24'30" E - 70.90 feet
S 12°48'57" E - 57.64 feet
S 18°32'13" W - 41.21 feet
S 08°33'42" W - 35.69 feet
S 46°46'18" E - 38.97 feet
S 76°54'06" E - 47.96 feet
N 32°33'07" E - 47.67 feet
S 84°18'01" E - 18.44 feet
N 76°29'11" E - 67.11 feet
N 79°05'00" E - 64.21 feet
S 64°27'46" E - 28.58 feet
S 12°24'58" E - 57.36 feet
S 38°54'15" E - 32.51 feet
N 87°37'05" E -134.60 feet
N 04°28'34" E - 45.57 feet
N 26°09'12" E - 37.52 feet
N 85°37'40" E - 19.19 feet
N 85°50'46" E - 58.37 feet
S 55°32'27" E - 29.48 feet
S 19°15'54" W - 39.85 feet
S 28°07'49" E - 81.68 feet
N 87°27'24" E - 73.89 feet
N 80°50'20" E - 93.74 feet
S 03°04'15" W - 52.66 feet
S 34°02'48" E - 20.50 feet
S 44°33'41" E - 28.97 feet
N 76°02'32" E - 29.84 feet
N 21°47'18" E - 31.16 feet
N 70°58'13" E - 28.86 feet
S 71°16'39" E - 65.00 feet
N 56°33'02" E - 57.76 feet
S 77°10'33" E - 41.16 feet
S 56°48'45" E - 93.18 feet
N 14°57'13" E - 65.88 feet
S 74°42'36" E - 64.98 feet
S 18°55'39" E -131.39 feet
S 05°41'18" W - 33.67 feet
S 28°49'50" E - 63.62 feet
S 06°45'17" E - 34.97 feet
S 63°28'05" E - 28.59 feet
N 87°00'11" E - 55.06 feet
N 52°04'19" E - 51.84 feet
S 54°37'13" E - 41.24 feet
N 73°58'35" E - 71.63 feet
S 66°24'35" E - 63.27 feet
N 37°23'09" E - 42.52 feet
N 29°50'15" W - 34.33 feet
N 15°59'17" W - 60.52 feet
N 71°07'54" E - 39.38 feet
N 35°38'24" E - 22.26 feet
and N 43°39'30" E - 29.80 feet
to a point at the intersection with the main stream of Bee Creek;

THENCE : along the center line of Bee Creek, as follows;

S 06°17'24" E - 44.58 feet
S 08°23'55" W - 35.94 feet
S 11°22'54" E - 35.18 feet
S 50°00'22" E - 55.00 feet
S 08°57'58" E -114.65 feet
S 08°48'11" W -154.79 feet
S 55°32'35" W - 50.22 feet
S 20°11'02" W - 96.29 feet
S 21°30'18" E - 81.95 feet
S 68°35'23" E - 42.20 feet
S 15°59'17" E - 79.07 feet
S 60°13'49" E - 20.02 feet
S 38°54'59" W - 32.77 feet
S 65°59'30" W - 45.76 feet
S 53°42'24" W - 54.75 feet
S 01°59'40" W - 50.92 feet
S 02°44'08" E - 44.04 feet
S 49°43'35" E - 66.20 feet
S 66°54'48" E - 60.63 feet
S 85°16'55" E - 37.94 feet
S 23°13'53" E - 59.56 feet
S 18°24'53" W - 80.42 feet
S 74°46'50" W - 92.68 feet
N 71°58'30" W - 33.65 feet
S 64°51'06" W - 58.84 feet
S 34°47'05" W -102.87 feet
S 75°10'39" W - 29.53 feet
S 65°34'25" W -203.55 feet
N 38°50'53" W - 44.61 feet
N 05°56'19" W -107.74 feet
N 29°29'52" W - 39.54 feet
S 60°45'48" W - 48.76 feet
N 43°00'58" W - 39.75 feet
N 29°29'52" W - 39.54 feet
S 60°45'48" W - 48.76 feet
N 43°00'58" W - 39.75 feet
N 26°39'46" W - 80.28 feet
N 14°36'17" W -124.21 feet
N 29°11'11" W - 54.53 feet
N 48°58'25" W - 35.37 feet
S 85°15'42" W - 39.31 feet
N 37°07'53" W - 34.85 feet
N 71°13'06" W - 74.21 feet
S 76°30'06" W - 51.31 feet
S 18°49'43" W - 47.70 feet
S 24°10'42" W - 79.25 feet
S 64°20'15" W - 49.33 feet
N 55°07'12" W - 78.54 feet
N 12°34'28" E - 57.20 feet
S 60°26'22" W - 28.03 feet
S 69°31'25" W - 85.02 feet
S 55°34'47" W - 45.82 feet
N 62°31'32" W - 82.36 feet
N 71°13'06" W - 74.21 feet
S 76°30'06" W - 51.31 feet
S 18°49'43" W - 47.70 feet
S 24°10'42" W - 79.25 feet
S 64°20'15" W - 49.33 feet
S 15°59'17" E - 79.07 feet
S 60°13'49" E - 20.02 feet
S 38°54'59" W - 32.77 feet
S 65°59'30" W - 45.76 feet
S 53°42'24" W - 54.75 feet
S 01°59'40" W - 50.92 feet
S 02°44'08" E - 44.04 feet
S 49°43'35" E - 66.20 feet
S 66°54'48" E - 60.63 feet
S 85°16'55" E - 37.94 feet
S 23°13'53" E - 59.56 feet
S 18°24'53" W - 80.42 feet
S 74°46'50" W - 92.68 feet
N 71°58'30" W - 33.65 feet
S 64°51'06" W - 58.84 feet
S 34°47'05" W -102.87 feet
S 75°10'39" W - 29.53 feet
S 65°34'25" W -203.55 feet
and S 37°24'40" W -135.80 feet;

THENCE: N 45°02'52" W - 1107.23 feet along the Wheelock Hall Road to the 5/8" iron rod with cap set for most southerly corner of Lot 6 Block one of Shadow Creek Ranch Phase One;

THENCE: 83.97 feet along the curve to the right, having a radius of 70.00 feet, a central angle of 68°43'41", and a chord bearing S 89°55'59" E - 79.02 feet to a 5/8" iron rod with cap set for corner;

THENCE: N 44°57'03" E - 144.15 feet along the southeast line of said Lot 6 Block One to a for corner;

THENCE: N 49°14'24" E - 200.56 feet along the southeast line of said Lot 6 Block One to a 5/8" iron rod with cap set for corner;

THENCE: N 44°57'03" E - 166.90 feet along the southeast line of said Lot 6 Block One to a 5/8" iron rod with cap set for corner;

THENCE: N 45°02'57" W - 1746.93 feet along the northeast line of said Phase One to the POINT OF BEGINNING; and containing 110.15 acres of land more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

THE LOBLOLLY GROUP, L.P., a Texas limited partnership, owner of the land shown on this plat, and designated as PHASE TWO (I) OF SHADOW CREEK RANCH, a subdivision in Brazos County, Texas, hereby dedicated to the use of the public forever all rights-of-way, easements and other public places shown herein.

THE LOBLOLLY GROUP, L.P.,
a Texas limited partnership,
acted for by its General Partner,
BUCKAROO MANAGEMENT, L.L.C.,
a Texas limited liability company.

Charles D. Gewalt
Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Charles D. Gewalt, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal of office this 12th day of February, 2002.

DONALD GARRETT
Notary Public, State of Texas
My Commission Expires 9-19-05

Notary Public, State of 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 will describe a closed geometric form.

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 the improvements described herein.

Donald D. Garrett, P.E. No. 22790

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the _____ day of _____, 2002.

_____
County Judge
Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen County Clerk of Brazos County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 12 day of Feb., 2002 and duly recorded in Volume 4488 Page 187 Official Records of Brazos County, Texas.

Karen McQueen
County Clerk,
Brazos County, Texas
By: Jo Gilbert

Doc 00767026 Bk OR 4488 Vol Pg 187

Filed for Record in:
BRAZOS COUNTY
On: Feb 12,2002 at 11:58A
As a
Plats
Document Number: 00767026
Amount 55.00
Receipt Number - 188441
By,
Sylvia Polansky

STATE OF TEXAS COUNTY OF
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.

Feb 12,2002

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

# FINAL PLAT

## PHASE TWO

## SHADOW CREEK RANCH

BLOCK ONE - LOTS 7 TO 16
BLOCK TWO - LOTS 1 TO 6

**110.15 Acres**

Being A
110.15 Acre Tract
Out Of A 1692.40 Acre Tract
(Vol.4110, Pg.239 and Vol.4145, Pg.63)
Brazos County, Texas
William C. Sparks Survey - Abstract No. 52
Scale: 1" = 200' November, 2001

**Prepared For:**
**Loblolly Group**
**P.O.Box 236**
**Wheelock**
**TX 77882**
**Telephone: (979) 806-4390**

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: (979) 846-2688
Fax: (979) 846-3094

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ET's Plot