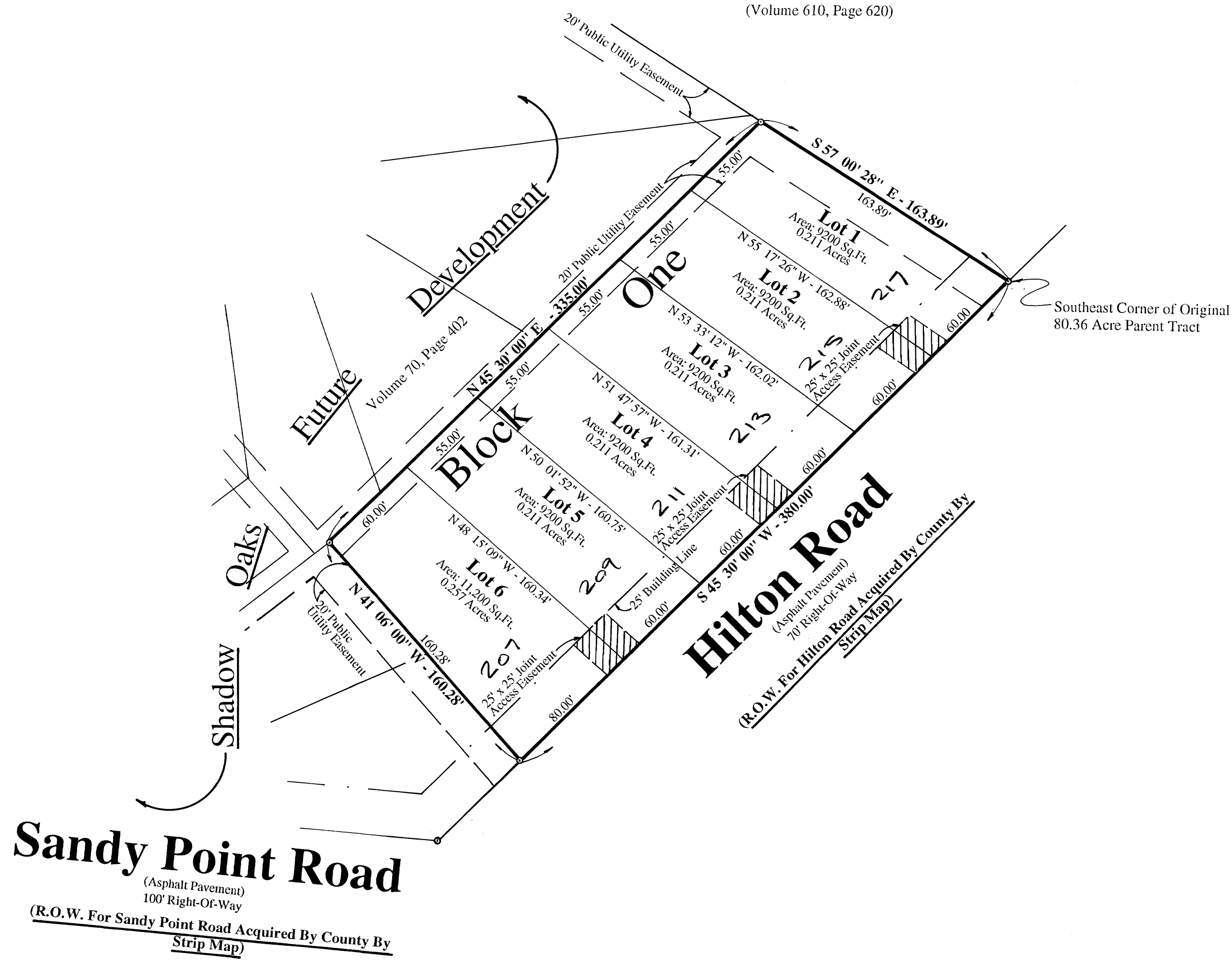


Now Or Formerly
Devan Enterprises
Called 68.81 Acre Tract
(Volume 610, Page 620)



Field Notes
Of A
1.31 Acre Tract
Out Of A 9.75 Acre Tract
Volume 2007, Page 345 & Volume 2008, Page 8
James M. Webb Survey - Abstract No. 242
Bryan, Brazos County, Texas

Being a portion of that certain 9.75 acre tract or parcel of land lying and being situated in the James M. Webb Survey - Abstract No. 242, Brazos County, Texas, and being a portion of the remainder of that 80.86 acre tract of land conveyed to William S. Hilton, et ux, by H.T. Wheelless, et ux, by deed recorded in Volume 70, Page 402 of the Deed Records of Brazos County, Texas. Same 1.31 acre tract being more particularly described by metes and bounds as follows:

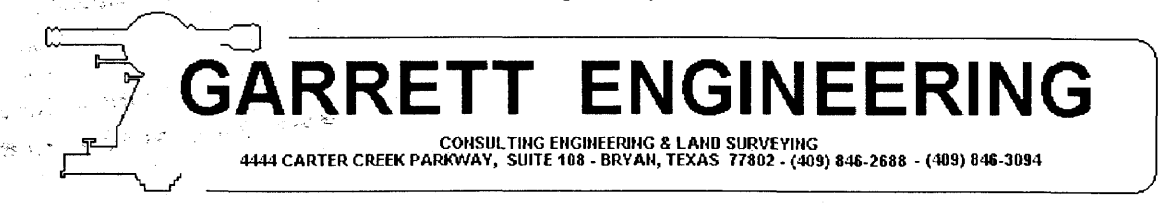
- COMMENCING at a 1/2" diameter iron rod set at the intersection of the northeast right-of-way line of F.M. 1687 (Sandy Point Road) and the northwest right-of-way line of Hilton Road;
- THENCE N 45 Degrees 30' 00" E along the northwest right-of-way line of Hilton Road for a distance of 63.59 feet to a 1/2" diameter iron rod for corner and PLACE OF BEGINNING of said 1.31 acre tract;
- THENCE N 41 Degrees 06' 00" W for a distance of 160.28 feet to a 1/2" iron rod set for corner;
- THENCE N 45 Degrees 30' 00" E for a distance of 335.00 feet to a 1/2" iron rod set for corner; same iron rod also lying on the common line between said 9.75 acre tract and the Devan Enterprises called 68.81 acre tract recorded in Volume 610, Page 620 of the Deed Records of Brazos County, Texas;
- THENCE S 57 Degrees 00' 28" E along same aforementioned common line for a distance of 163.89 feet to a 5/8" diameter iron rod found marking the southeast corner of said 9.75 acre tract and the southern corner of same Devan Enterprises called 68.81 acre tract, same iron rod also lying on the northwest right-of-way line of Hilton Road;
- THENCE S 45 Degrees 30' 00" W along said northwest right-of-way line of Hilton Road for a distance of 380.00 feet to the PLACE OF BEGINNING and containing 1.31 acres of land more or less.

SUBJECT AREA IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA AS DEPICTED FROM THE FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 48041C0129C, EFFECTIVE DATE JULY 2, 1992

FINAL PLAT
Of
Shadow Oaks Addition - Phase One
Being
A 1.31 Acre Tract
Out Of A
9.75 Acre Tract
Volume 2007, Page 345 & Volume 2008, Page 8
James M. Webb Survey - Abstract No. 242
Bryan, Brazos County, Texas

Scale: 1" = 50'
June, 1994

Prepared By:



STATE OF TEXAS
COUNTY OF BRAZOS
I, Alton Okeserzak
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) in the Deed Records of Brazos County in Volume 2007 Page 345 and designated herein as the Shadow Oaks Addition - Phase One 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.

Alton Okeserzak
Owner

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.

Rabeek Shanna
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
I, John Georger, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 14th day of July, 1994 and same was duly approved on the 14th day of July, 1994 by said commission.

John Georger
Chairman of the Planning & Zoning Commission
Bryan, Texas

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.

Shirley Ann Ward
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Alton Okeserzak, 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 End day of September, 1994.

Donald D. Garrett

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
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

STATE OF TEXAS
COUNTY OF BRAZOS
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 19 day of August, 1994, in the Deed / Official Records of Brazos County, Texas, in Volume 2007, Page 345.

Mary Ann Ward
County Clerk
Brazos County, Texas

FILED
94 AUG 19 AM 10:58

BRAZOS COUNTY CLERK
BY Shirley Ann Ward
DEPUTY

561952