

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

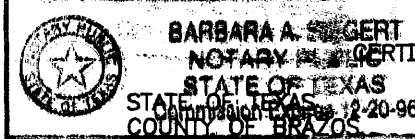
We, Texas Private School Foundation, owner and developer of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County in Volume 1058, Page 785, and designated herein as Silver Oak Section One, Subdivision in the City of Bryan, Texas, and whose name 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.

STATE OF TEXAS  
COUNTY OF BRAZOS

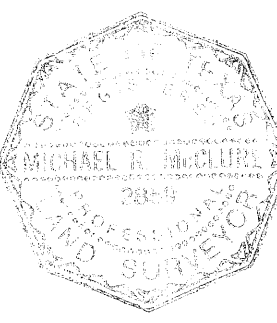
Before me, the undersigned authority, on this day personally appeared Barbara A. Sievert, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this 21 day of March, 1995.

*Barbara A. Sievert*  
Notary Public, Brazos County, Texas



**BARBARA A. SIEVERT**  
NOTARY PUBLIC  
STATE OF TEXAS  
STATIONED IN BRAZOS COUNTY, TEXAS  
COMMISSION EXPIRES 12-20-98



I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, in 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.

*Michael R. McClure 3/22/95*  
Michael R. McClure, R.P.L.S. No. 2859

**APPROVAL OF THE CITY ENGINEER**

I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

*Michael R. McClure 3/22/95*  
City Engineer  
City of Bryan, Texas

**CERTIFICATION BY THE ENGINEER**

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

*Michael R. McClure 3/22/95*  
Michael R. McClure, P.E. No. 32740

**CERTIFICATION OF 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 Chanaa 3/22/95*  
City Planner, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, JOHN GODFREY, Chairman of the Planning and Zoning Commission of the City of Bryan, 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 18th day of AUGUST, 1995, and same was duly approved on the 1st day of SEPTEMBER, 1995.

*John Godfrey 9/1/95*  
Chairman, Bryan Planning and Zoning Commission

**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 21 day of March, 1995, in the Official Records of Brazos County, Texas in Volume 3324, Page 1125.

*Mary Ann Ward 3/22/95*  
County Clerk  
Brazos County, Texas

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD	
L1	N 82°02'34" E	229.32	L17	N 45°57'48" E	256.84	L33	S 49°55'45" W	113.97	C1	07°35'13"	1494.68	197.92	99.10	N 43°50'50" W	197.78
L2	S 45°57'48" W	201.93	L18	S 40°03'13" E	15.04	L34	N 45°57'48" E	211.31	C2	07°38'46"	1468.22	195.93	98.11	S 43°50'50" E	195.79
L3	S 47°38'26" E	223.25	L19	S 45°57'48" W	255.79	L35	N 47°38'26" W	31.34	C3	00°54'39"	1041.39	16.56	8.28	N 42°31'35" W	16.56
L4	S 07°57'26" E	122.05	L20	N 52°49'11" E	40.82	L36	N 07°57'26" W	122.05	C4	03°49'56"	1041.39	69.85	34.84	N 45°43'28" W	69.64
L5	N 82°02'34" E	229.32	L21	N 07°49'11" E	30.27	L37	N 47°38'26" W	225.21	C5	93°38'14"	315.15	514.86	335.62	N 00°50'19" W	459.48
L6	S 33°48'08" E	21.17	L22	S 82°10'49" E	15.00	C6	81°42'48"	300.15	C6	81°42'48"	300.15	428.06	259.60	S 05°06'29" W	392.70
L7	N 47°38'26" W	56.42	L23	S 07°49'11" W	36.48	C7	09°01'42"	300.15	C7	09°01'42"	300.15	47.30	23.70	S 43°07'35" E	47.25
L8	S 42°21'34" W	42.00	L24	S 52°49'11" W	47.04	C8	05°37'12"	1047.19	C8	05°37'12"	1047.19	102.72	51.40	S 39°15'39" E	102.67
L9	N 47°38'26" W	15.00	L25	S 47°38'26" E	100.00	C9	05°37'12"	1032.19	C9	05°37'12"	1032.19	101.24	50.86	N 39°15'39" W	101.20
L10	N 42°21'34" E	42.00	L26	S 42°04'15" E	100.00	C10	07°34'59"	352.15	C10	07°34'59"	352.15	46.61	23.34	N 42°10'25" E	46.57
L11	N 47°38'26" W	258.58	L27	S 36°27'03" E	13.75	C11	04°20'44"	342.15	C11	04°20'44"	342.15	25.95	12.98	S 43°47'26" W	25.94
L12	N 40°03'13" W	265.44	L28	N 38°24'10" E	53.28										
L13	S 40°03'13" E	224.57	L29	S 50°35'50" E	15.00										
L14	N 37°02'34" E	418.30	L30	S 39°24'10" W	72.53										
L15	N 49°55'45" E	114.36	L31	N 38°27'03" W	32.99										
L16	N 47°38'26" W	100.00	L32	N 42°04'15" W	100.00										

**Lot 1, Block 1**  
39.315 Acres

20' Wide R.O.W. Dedication  
0.665 Acres

$\Delta=12^{\circ}22'15"$   
 $R=2895.78$   
 $L=625.23$   
 $T=313.84$   
 $LC=624.02$   
 $CB=N 54^{\circ}52'20" E$

Farm Road No. 1179  
Existing 80' R.O.W.

N 61°03'27" E  
133.79

$\Delta=60^{\circ}33'00"$   
 $R=400.77$   
 $L=423.53$   
 $T=233.96$   
 $LC=404.10$   
 $CB=N 30^{\circ}46'57" E$

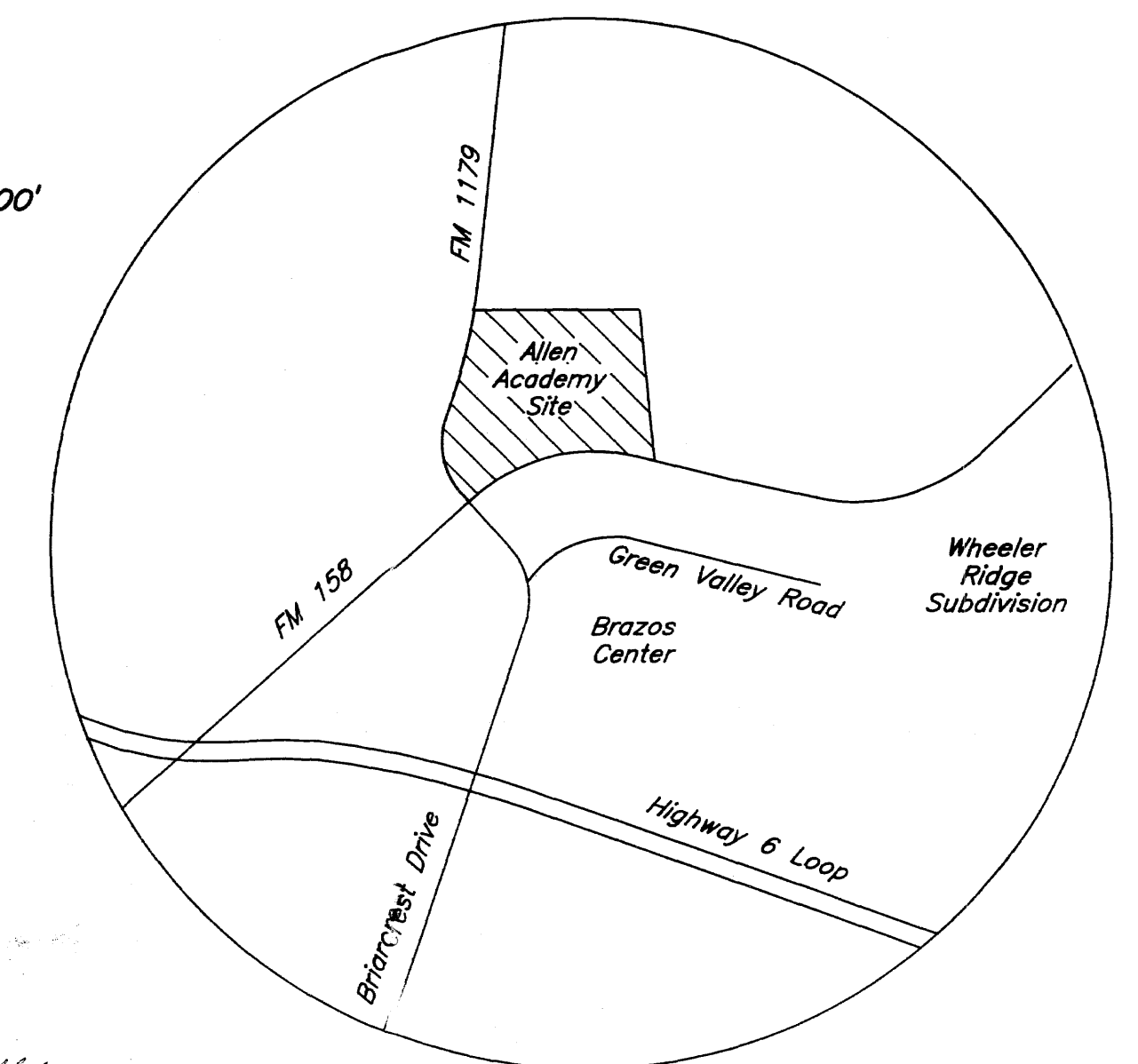
N 00°30'27" E  
23.64

Approximate Location  
100 - Year Flood Hazard Area  
(Zone AE)

$\Delta=54^{\circ}29'32"$   
 $R=1004.82$   
 $L=955.65$   
 $T=517.43$   
 $LC=920.04$   
 $CB=N 61^{\circ}02'54" W$

S 47°38'26" E - 1200.00  
1179.88

Scale: 1" = 100'



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CLERK  
Brazos County, Texas  
BY *Barbara A. Sievert*  
DEPUTY

576879

New or Formerly  
Brazos County, Inc.  
310 Acre Tract  
Vol. 280, Pg. 537

FIELD NOTES  
40,000 Acre Tract  
Bryan, Brazos County, Texas

Being all that certain tract or parcel of land lying and being situated partly in the JOHN AUSTIN LEAGUE, Abstract No. 2 and partly in the JAMES W. SCOTT LEAGUE, Abstract No. 49 in Bryan, Brazos County, Texas and being all of the 40.00 acre tract of land conveyed to Texas Private School Foundation by Bardan Group, Inc. by deed recorded in Volume 1058, Page 785 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

- BEGINNING: at a 3/4" iron rod found marking the most southerly corner of the aforesaid 40.00 acre tract, said iron rod also being in the northeast right-of-way line of Farm Road No. 158 (based on a 100' width);
- THENCE: N 33°48'08" W along said right-of-way line of Farm Road No. 158 for a distance of 500.11 feet to a 3/4" iron rod set for the point of curvature of a curve to the left;
- THENCE: 955.65 feet in a northerly direction along the arc of a curve having a central angle of 54°29'32", a radius of 1004.82 feet, a tangent of 517.43 feet and a long chord bearing N 61°02'54" W at a distance of 920.04 feet to a 3/4" iron rod set for the intersecting corner of the said Farm Road No. 158 line and the southeasterly right-of-way line of Farm Road No. 1179 (Steep Hollow Road);
- THENCE: Along said Farm Road No. 1179 line for the following six calls:
- 1) N 42°23'20" E for a distance of 56.69 feet to a 3/4" iron rod set for an angle point;
  - 2) thence N 00°30'27" E for a distance of 23.64 feet to a 3/4" iron rod set for the point of curvature of a curve to the right;
  - 3) thence 423.53 feet in a northeasterly direction and clockwise along the arc of said curve having a central angle of 60°33'00" a radius of 400.77 feet, a tangent of 233.96 feet and a long chord bearing N 30°46'57" E at a distance of 404.10 feet to a 3/4" iron rod set for the point of tangency;
  - 4) thence N 61°03'27" E for a distance of 133.79 feet to a 1/2" iron rod found marking the point of curvature of a curve to the left;
  - 5) thence 625.23 feet in a northeasterly direction and counter-clockwise along the arc of said curve having a central angle of 12°22'15", a radius of 2895.78 feet, a tangent of 313.84 feet and a long chord bearing N 54°52'20" E at a distance of 624.02 feet to a 1/2" iron rod found marking the point of tangency;
  - 6) thence N 48°41'12" E for a distance of 283.12 feet to a 3/4" iron rod set for corner;
- THENCE: S 47°38'26" E through the interior of the said Danby tract for a distance of 1200.00 feet to a 1/2" iron rod set for corner;
- THENCE: S 37°02'34" W for a distance of 1346.09 feet to the POINT OF BEGINNING and containing 40.000 acres of land more or less.

**GENERAL NOTES:**

1. ZONING AND LAND USE: This property is currently zoned PD#1 and is being used for a Private School Facility.
  2. ORIGIN OF BEARING SYSTEM: Deed calls and 3/4"-inch iron rod monuments found were used as the basis for all bearings indicated on this survey.
  3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0134 C, effective July 2, 1992, this property is located in a Zone AE special flood hazard area. See Plat For Approximate Location.
  4. This property is subject to a 25' Building Setback requirement along the FM 158 and FM 1179 frontages. The Northeast and Southeast property lines shall have a Minimum 5' building setback requirement.
  5. All distances shown along curves are arc distances.
  6. All internal streets are private and will be maintained by the owner.
  7. Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
- - Indicates 3/4" iron rod set

**FINAL PLAT**

**Silver Oak Section One**  
40.000 ACRE TRACT  
JOHN AUSTIN LEAGUE, A-2  
JAMES W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
AUGUST 1994  
SCALE: 1" = 100'

OWNER:  
TEXAS PRIVATE SCHOOL FOUNDATION  
P.O. BOX 853  
BRYAN, TEXAS

SURVEYOR:  
McClure Engineering, Inc.  
1722 Broadmoor, Suite 210  
Bryan, Texas 77802  
(409) 776-8700