

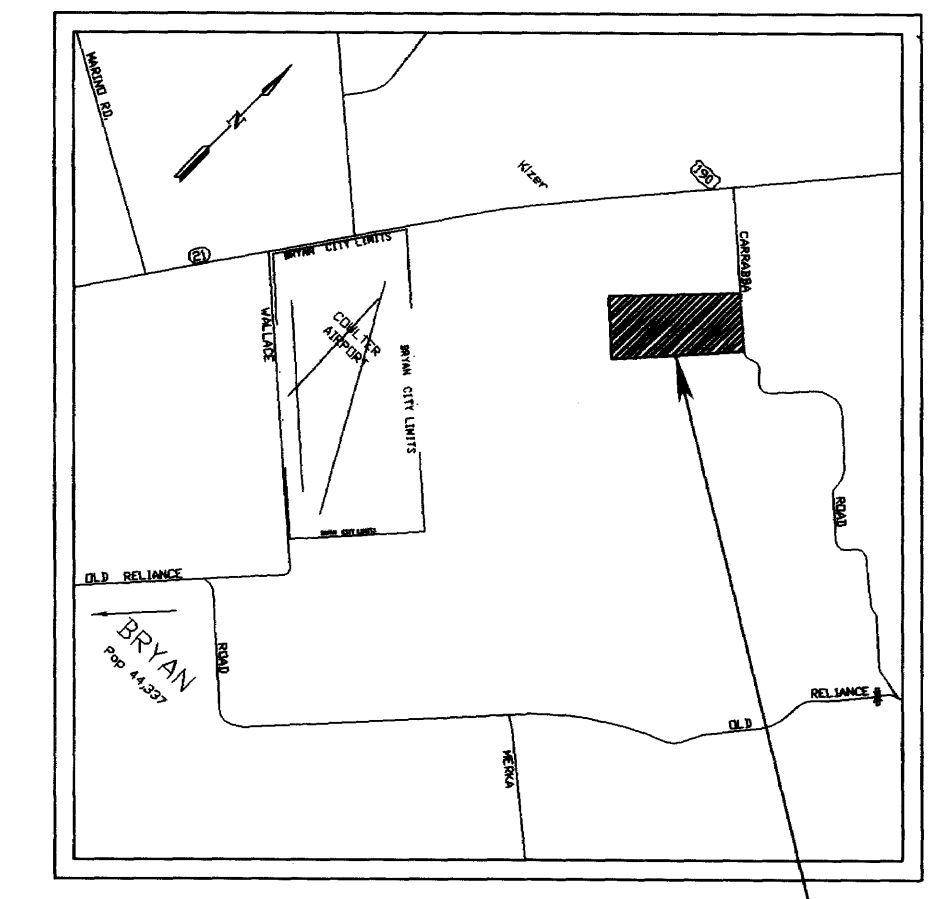
ROBERT WAYNE WHITE
CALLED 6 ACRES
1183/68
N 42°30'24" E 2278.2'-Total (called N 45°00'00" E-2278.2')

WILLIAM TRUITT EASTERLING
CALLED 21.5 ACRES
3966/181
N 42°30'24" E 331.95'(call. N45°00'00"E)

JOSHUA JOSEPH PUTZ
CALLED 6.44 ACRES
4141/6
Fnd. 8" Creo. Post.
Icall. N 44°14'45" E-483.12'
483.12'-Total
N 41°45'09" E 328.58'

THOMAS W. WALLACE
REM. CALLED 85.59 ACRES
4843/170

JENNIFER GROCE
CALLED 1.81 ACRES
2561/285



Vicinity Map
NTS

Project Location

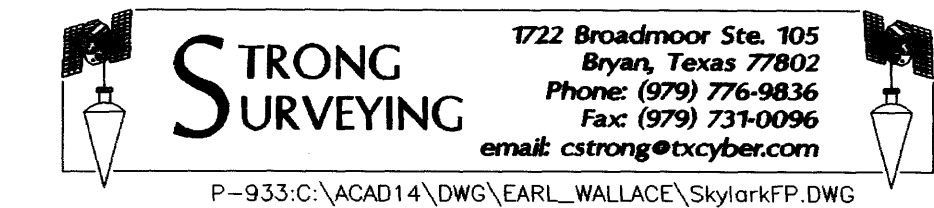
Scale: 1" = 100'

Doc 00891699 Bk DR Vol 6684 Pb 34

CORRECTION NOTES
Bearing and/or Distances corrected on the following:
C18, C47, NWLine Lot 3, Block 1, NWLine Lot 5, Block 1,
SWLine Lot 5, Block 2, NWLine Lot 7, Block 2.

(CORRECTED)
FINAL PLAT
OF
SKYLARK SPRINGS
PHASE 1
18 LOTS, 2 BLOCKS
27.93 ACRES
PART OF CALLED 85.89 ACRES
VOLUME 4843, PAGE 170
MOSES A. FOSTER SURVEY, A - 16
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 100'
NOVEMBER, 2002

OWNER/DEVELOPER:
MR. THOMAS W. WALLACE
12777 JONES ROAD, SUITE 195
HOUSTON, HARRIS COUNTY, TEXAS 77070
PHONE: (281) 955-6263



GENERAL NOTES:
NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHWEST RIGHT-OF-WAY LINE OF CARRABBA ROAD TO GRID NORTH BASED ON GPS OBSERVATIONS.
A 1/2" IRON ROD W/CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA BASED ON FLOOD INSURANCE RATE MAP NO. 48041C0150 C, EFFECTIVE DATE OF JULY 2, 1992.
EXCEPT WHERE INDICATED, ALL BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF BRYAN SUBDIVISION REGULATIONS AND BRAZOS COUNTY ORDINANCES AND POLICIES.
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE POLICY PREPARED BY THIS SURVEY TITLE COMPANY. ALL EASEMENT INFORMATION APPLICABLE TO THIS SURVEY IS SHOWN ACCORDING TO THIS POLICY IN OF NO. 00023279.
THIS TRACT IS SUBJECT TO THE 20' WIDE BLANKET ELECTRICAL EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 144, PAGE 156 WHICH APPEARS TO LIE ALONG AND COVER THE ELECTRICAL LINES) ALONG THE WEST AND SOUTH PROPERTY LINES OF THIS TRACT.

THERE IS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING PUBLIC UTILITY EASEMENTS:
1.) A 16' WIDE UTILITY EASEMENT ALONG THE PROPOSED STREET USE OF ALL LOTS;
2.) A 20' WIDE UTILITY EASEMENT CENTERED ON ALL COMMON LOT LINES;
3.) A 20' WIDE UTILITY EASEMENT ALONG THE ENTIRE PERIMETER OF THIS SUBDIVISION;
4.) A 5' WIDE UTILITY EASEMENT FOR ANCHORS AND GUY WIRES TO EXTEND 20' BEYOND ANY UTILITY EASEMENT AS NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES.
ALL STREETS TO BE BUILT TO BRAZOS COUNTY RURAL STANDARDS.
WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT (WCSUD).
SUBDIVISION TO BE SERVED BY INDIVIDUAL LOT SEPTIC SYSTEMS APPROVED AND BUILT BY BRAZOS COUNTY STATE HEALTH DEPARTMENT PERMITS AND TO TCEO STANDARDS.
NO LOTS WITHIN THIS SUBDIVISION SHALL HAVE DIRECT ACCESS TO CARRABBA ROAD.
ELECTRIC SERVICE SHALL BE OVERHEAD.
10'x20' JOINT USE EASEMENTS ARE 20' WIDE CENTERED ON COMMON SIDE LOT LINES AND EXTEND BACK A MINIMUM 10' IN LENGTH FROM FRONT PROPERTY LINE (TYPICAL).

- Easement Notes:**
The herein shown tract is subject to but not limited to the following:
- 1) The blanket easement to Low Star Gas Company dated October 10, 1939, and recorded in Volume 102, Page 14, Official/Deed Records, Brazos County, Texas (D/DR.B.C.T.).
 - 2) The blanket easement to Santa Fe Pipeline Company dated February 17, 1970, and recorded in Volume 287, Page 419 (D/DR.B.C.T.).
 - 3) The 30' wide blanket easement to Gulf Oil Corporation dated October 1, 1984, and recorded in Volume 795, Page 801 (D/DR.B.C.T.).
 - 4) The 30' wide blanket easement to Gulf Oil Corporation dated October 1, 1984, and recorded in Volume 796, Page 29 (D/DR.B.C.T.).
 - 5) The 30' wide easement, location by as-built, to Liquid Energy Corporation dated August, 1990, and recorded in Volume 1225, Page 263 (D/DR.B.C.T.).
 - 6) The 30' wide easement, location by as-built, to Liquid Energy Corporation dated August, 1990, and recorded in Volume 1225, Page 275 (D/DR.B.C.T.).
 - 7) The 30' wide easement, location by as-built, to Liquid Energy Corporation dated August, 30, 1990, and recorded in Volume 1225, Page 275 (D/DR.B.C.T.).
 - 8) The 40' wide easement, location by as-built, to Southwestern Gas Pipeline Inc. dated November 18, 1994, and recorded in Volume 2357, Page 334 (D/DR.B.C.T.).
 - 9) The 40' wide easement, location by as-built, to Southwestern Gas Pipeline Inc. dated November 18, 1994, and recorded in Volume 2357, Page 334 (D/DR.B.C.T.).
 - 10) The 15' wide easement, centered on line as-built, to Vivian Water Supply Corporation dated August 10, 1983, and recorded in Volume 597, Page 735 (D/DR.B.C.T.).
 - 11) The 70' wide easement to Texas Municipal Power Agency dated October 20, 1980, and recorded in Volume 465, Page 617 (D/DR.B.C.T.)-shown.
 - 12) The 70' wide easement to Texas Municipal Power Agency dated October 20, 1980, and recorded in Volume 465, Page 618 (D/DR.B.C.T.)-shown.
 - 13) The 70' wide easement to Texas Municipal Power Agency dated October 20, 1980, and recorded in Volume 465, Page 619 (D/DR.B.C.T.)-shown.
 - 14) The 70' wide easement to Texas Municipal Power Agency dated October 20, 1980, and recorded in Volume 465, Page 620 (D/DR.B.C.T.)-shown.
 - 15) The 70' wide easement to Texas Municipal Power Agency dated October 20, 1980, and recorded in Volume 465, Page 621 (D/DR.B.C.T.)-shown.
 - 16) The 30' wide easement to Ferguson Crossing Pipe Line Company dated April 14, 1982, and recorded in Volume 510, Page 106 (D/DR.B.C.T.)-shown.
 - 17) The 30' wide easement to Ferguson Crossing Pipe Line Company dated April 8, 1982, and recorded in Volume 510, Page 106 (D/DR.B.C.T.)-shown.
 - 18) The 20' wide easement to Ferguson Crossing Pipe Line Company dated April 7, 1982, and recorded in Volume 510, Page 106 (D/DR.B.C.T.)-shown.
 - 19) The 20' wide easement to Ferguson Crossing Pipe Line Company dated August 24, 1982, and recorded in Volume 538, Page 85 (D/DR.B.C.T.)-shown.
 - 20) The 20' wide easement to Ferguson Crossing Pipe Line Company dated August 19, 1982, and recorded in Volume 538, Page 85 (D/DR.B.C.T.)-shown.
 - 21) The 20' wide easement to Ferguson Crossing Pipe Line Company dated August 27, 1982, and recorded in Volume 538, Page 85 (D/DR.B.C.T.)-shown.
 - 22) The 20' wide easement to Ferguson Crossing Pipe Line Company dated August 27, 1982, and recorded in Volume 541, Page 63 (D/DR.B.C.T.)-shown.
 - 23) The 15' wide easement to Belstar Pipe Line Company dated September 8, 1982, and recorded in Volume 299, Page 163 (D/DR.B.C.T.)-shown.

NOTE A: TEMPORARY TURNAROUND AREA(S) SHALL BE ABANDONED AND RELINQUISHED AT SUCH TIME THAT CORRESPONDING STREETS ARE BUILT AND EXTENDED AND THAT PHASE 2 IS FILED.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	90°00'00"	39.27	25.00	S 03°18'41" E	35.36
C2	235.00	09°31'52"	39.09	19.59	S 43°32'45" E	39.05
C3	235.00	26°11'08"	107.40	54.66	S 25°41'14" E	106.47
C4	235.00	29°51'26"	122.46	62.65	S 02°20'03" W	121.08
C5	235.00	03°54'47"	16.05	8.03	S 19°13'10" W	16.05
C6	25.00	42°08'58"	18.39	9.63	S 00°06'04" W	17.98
C7	70.00	50°00'46"	61.00	32.65	S 04°01'58" W	59.18
C8	70.00	61°54'59"	75.65	41.99	S 59°59'51" W	72.02
C9	70.00	61°54'47"	75.64	41.99	N 58°05'16" E	72.01
C10	70.00	60°00'00"	73.30	40.41	N 02°52'07" E	70.00
C11	70.00	46°08'58"	56.38	29.82	N 55°56'37" E	54.87
C12	25.00	64°40'58"	28.22	15.83	N 46°40'37" E	26.75
C13	165.00	62°38'49"	180.41	100.41	N 16°59'16" W	171.56
C14	235.00	69°29'14"	285.00	162.99	S 13°34'04" E	267.86

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C15	70.00	279°59'30"	342.07	58.75	N 60°58'40" W	90.00
C16	165.00	89°10'55"	256.83	162.66	S 87°05'52" W	231.67
C17	3987.08	00°29'16"	33.95	16.97	S 42°15'46" W	33.94
C18	3987.08	02°32'18"	176.64	88.34	S 40°44'59" W	176.63
C19	3987.08	04°37'45"	322.14	161.16	S 37°16'15" W	322.05
C20	3987.08	07°33'02"	525.43	263.09	S 38°43'53" W	525.05
C21	25.00	91°27'43"	39.91	25.65	S 10°46'29" E	35.80
C22	235.00	17°07'50"	70.26	35.39	S 47°56'25" E	70.00
C23	235.00	17°07'50"	70.26	35.39	S 30°48'35" E	70.00
C24	235.00	17°48'29"	73.04	36.82	S 13°20'26" E	72.75
C25	235.00	36°23'31"	149.26	77.25	S 13°45'34" W	146.77
C26	235.00	88°27'40"	362.82	228.77	S 12°16'31" E	327.85
C27	424.94	18°44'13"	138.97	70.11	S 41°19'26" W	138.35
C28	235.00	13°26'27"	55.13	27.69	S 57°24'46" W	55.00
C29	235.00	17°06'34"	70.17	35.35	S 72°41'17" W	69.91
C30	235.00	17°06'05"	70.14	35.33	S 89°47'36" W	69.88
C31	235.00	17°05'33"	70.11	35.32	N 73°06'35" W	69.85
C32	235.00	09°50'35"	40.37	20.24	N 59°38'31" W	40.32
C33	235.00	74°35'14"	305.92	178.98	S 87°59'10" W	284.77
C34	235.00	36°20'04"	149.03	77.11	N 36°33'12" W	146.54
C35	235.00	17°07'50"	70.26	35.39	N 09°49'15" W	70.00
C36	235.00	17°07'50"	70.26	35.39	N 07°18'35" E	70.00
C37	235.00	17°07'50"	70.26	35.39	N 24°26'25" E	70.00
C38	235.00	17°41'12"	72.54	36.56	N 41°50'56" E	72.25
C39	235.00	105°24'46"	432.35	308.85	N 02°00'50" W	373.90
C40	1582.48	05°56'05"	163.91	82.03	N 47°43'30" E	163.84

CURVE TABLE-TEMPORARY TURN-AROUNDS

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C66	4057.08	00°29'43"	35.07	17.54	S 42°15'33" W	35.07
C67	70.00	120°51'42"	147.66	123.38	S 41°09'06" W	121.77
C68	70.00	60°00'07"	73.31	40.42	S 49°16'49" E	70.00
C69	70.00	119°08'04"	145.55	119.16	N 41°09'06" E	120.71
C70	4057.08	01°43'11"	121.77	60.89	S 41°09'06" W	121.77
C71	4057.08	00°32'49"	38.74	19.37	S 40°01'06" W	38.74
C72	3987.08	00°48'13"	55.93	27.96	N 39°52'57" E	55.93
C73	3987.08	01°44'05"	120.72	60.36	N 41°09'06" E	120.71
C74	70.00	120°00'00"	146.61	121.24	S 50°41'33" W	121.24
C75	70.00	60°00'00"	73.30	40.41	N 39°18'27" W	70.00
C76	70.00	120°00'00"	146.61	121.24	N 50°41'33" E	121.24
C77	1652.48	01°53'44"	54.67	27.34	S 43°51'23" W	54.67
C78	1652.48	04°14'58"	122.56	61.31	S 46°55'44" W	122.53
C79	1652.48	01°38'20"	47.27	23.64	S 49°52'23" W	47.27
C80	70.00	122°08'10"	149.22	126.64	S 46°55'44" W	122.53
C81	70.00	60°00'42"	73.32	40.42	N 41°59'44" W	70.01
C82	70.00	117°50'27"	143.97	116.13	N 46°55'44" E	119.90
C83	1582.48	04°20'32"	119.93	59.99	S 46°55'44" W	119.90
C84	1582.48	01°35'33"	43.98	21.99	S 49°53'46" W	43.98

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), Thomas W. Wallace
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, it) in the Deed Records of Brazos County, Texas in Volume 4843 Page 170, and designated herein as SKYLARK SPRINGS.

A 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.

Thomas W. Wallace
Owner

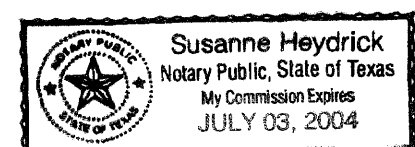
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ann Harris,
Before me, the undersigned authority, on this day personally appeared Thomas W. Wallace, 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 4th day of December, 2003.

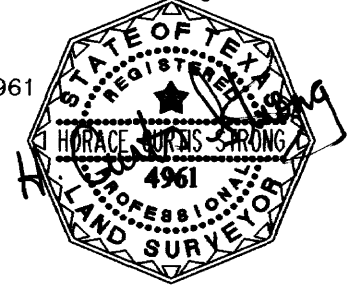
Susanne Heydrick
Notary Public, State of Texas



CERTIFICATE OF SURVEYOR

I, H. CURTIS STRONG, Registered Professional Land Surveyor No. 4961, 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.

H. CURTIS STRONG, R.P.L.S. NO. 4961



CERTIFICATE OF 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.

[Signature]
City Engineer, Bryan, Texas

CERTIFICATION OF PLANNING ADMINISTRATOR

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.

[Signature] LKG
Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I, Kim Casey, 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 1st day of October, 2003, and same was duly approved on the 1st day of October, 2003, by said commission.

[Signature]
Chairman of the Planning & Zoning Commission
Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas as the Final Plat of such subdivision on the 1st day of July, 2003.

Signed this 4th day of October, 2004.

[Signature]
County Judge
Brazos County, Texas

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 certificate of authentication was filed for record in my office the 23 day of May, 2004, in the 4843 Official Records of Brazos County, Texas, in Volume 4843, Page 34-35.

[Signature]
County Clerk
Brazos County, Texas

By: [Signature]

(CORRECTED)
FINAL PLAT
OF
SKYLARK SPRINGS
PHASE 1
8 LOTS, 2 BLOCKS
27.93 ACRES
PART OF CALLED 85.89 ACRES
VOLUME 4843, PAGE 170
MOSES A. FOSTER SURVEY, A - 16
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 100' **NOVEMBER, 2002**

OWNER/DEVELOPER:
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HOUSTON, HARRIS COUNTY, TEXAS 77070
PHONE: (281) 955-6263

