

METES AND BOUNDS DESCRIPTION OF A 2.388 ACRE TRACT
 MOSES BAINE LEAGUE, A-3
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND CALLED 2.385 ACRES AS DESCRIBED BY A DEED TO ADRIAN G. McDONALD, SR., RECORDED IN VOLUME 527, PAGE 148 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF RABBIT LANE MARKING THE NORTH CORNER OF SAID 2.385 ACRE TRACT AND THE EAST CORNER OF LOT 6, FOX MEADOW, ACCORDING TO THE PLAT RECORDED IN VOLUME 347,P AGE 575 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 41' 07" E ALONG THE SOUTHWEST LINE OF RABBIT LANE, SAME BEING THE NORTHEAST LINE OF SAID 2.385 ACRE TRACT, FOR A DISTANCE OF 204.50 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 20.48 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 34' 21" FOR AN ARC DISTANCE OF 31.66 FEET (CHORD BEARS: S 03° 23' 56" E - 28.60 FEET) TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF RABBIT LANE MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 40° 53' 14" W ALONG THE NORTHWEST LINE OF RABBIT LANE, SAME BEING THE SOUTHEAST LINE OF SAID 2.385 ACRE TRACT, FOR A DISTANCE OF 435.73 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 2.385 ACRE TRACT AND THE EAST CORNER OF LOT 2, KAYE L. MATEJKA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2310, PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

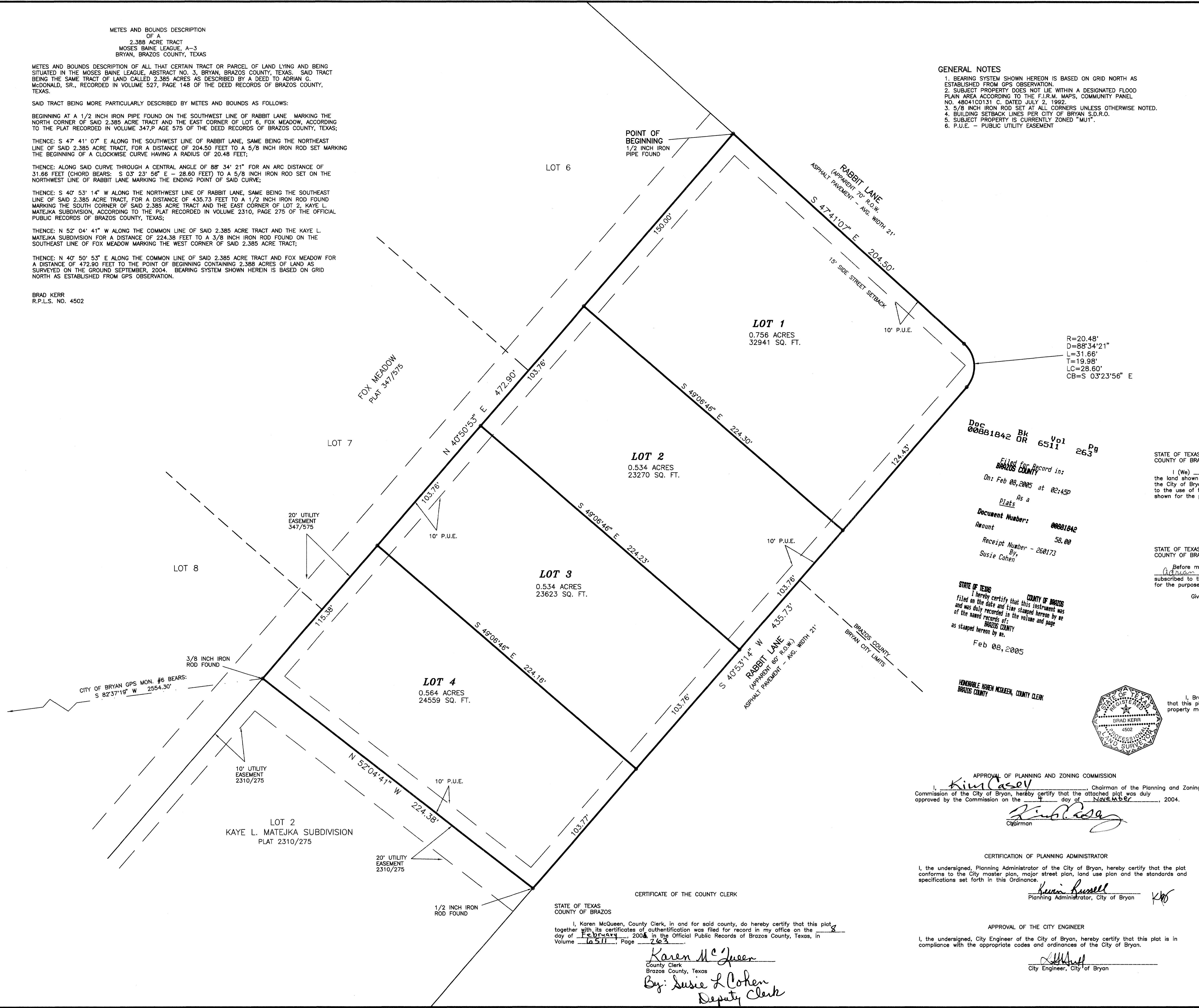
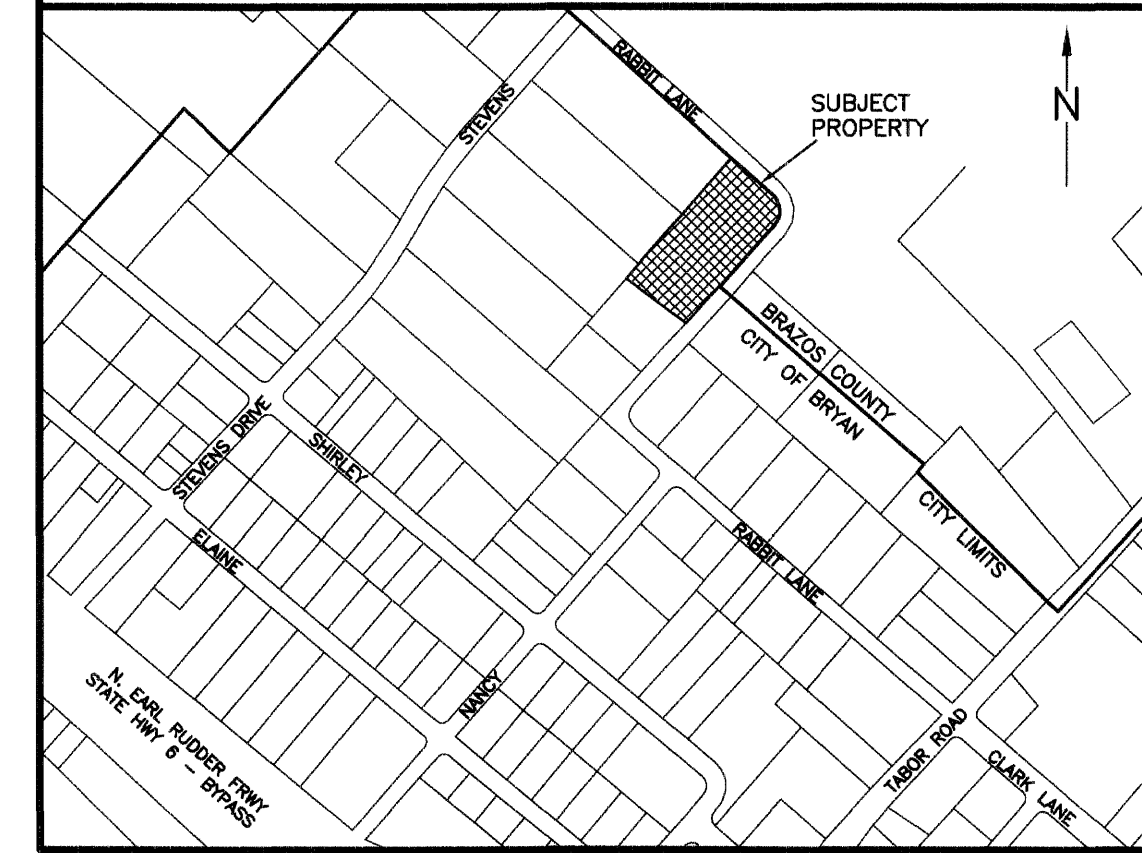
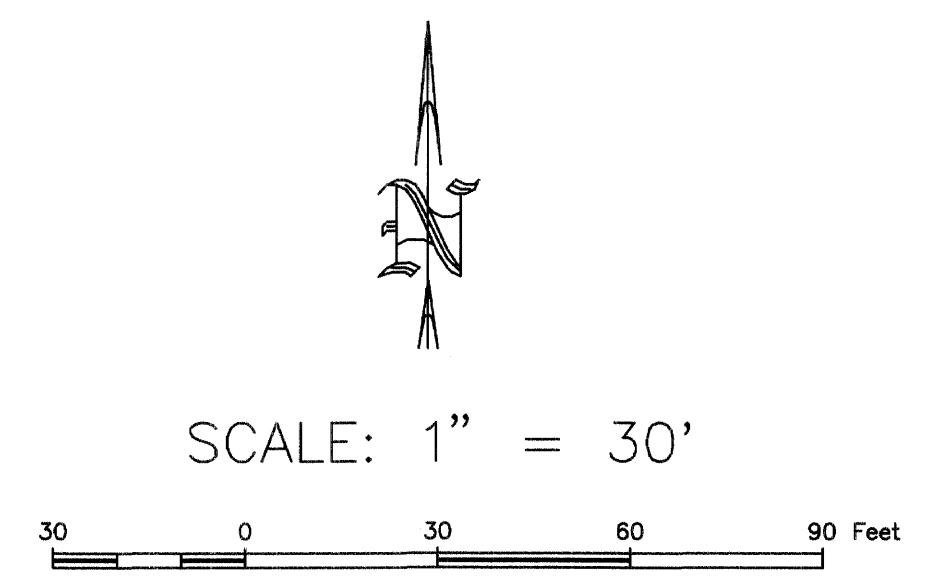
THENCE: N 52° 04' 41" W ALONG THE COMMON LINE OF SAID 2.385 ACRE TRACT AND THE KAYE L. MATEJKA SUBDIVISION FOR A DISTANCE OF 224.38 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF FOX MEADOW MARKING THE WEST CORNER OF SAID 2.385 ACRE TRACT;

THENCE: N 40° 50' 53" E ALONG THE COMMON LINE OF SAID 2.385 ACRE TRACT AND FOX MEADOW FOR A DISTANCE OF 472.90 FEET TO THE POINT OF BEGINNING CONTAINING 2.385 ACRES OF LAND AS SURVEYED ON THE GROUND SEPTEMBER, 2004. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
 R.P.L.S. NO. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100131 C. DATED JULY 2, 1992.
3. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. BUILDING SETBACK LINES PER CITY OF BRYAN S.D.R.O.
5. SUBJECT PROPERTY IS CURRENTLY ZONED "MU1".
6. P.U.E. - PUBLIC UTILITY EASEMENT



Doc 00881842 Bk OR Vol 6511 Pg 263
 Filed for Record in:
 BRAZOS COUNTY
 On: Feb 08, 2005 at 02:45P
 As a
 Plat
 Document Number: 00881842
 Amount \$0.00
 Receipt Number - 260173
 By: Susie Cohen

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I (We) _____ owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 1-4, Susie McDonald Addition to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s) Adrian McDonald

STATE OF TEXAS
 COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the stated records of: BRAZOS COUNTY as stated herein by me.

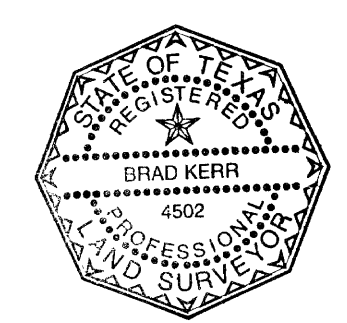
Feb 08, 2005

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Susie Cohen, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 25 day of Oct, 2004.

Debra L. Padgett
 Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 11 day of November, 2004.

Kim Casey
 Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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.

Kevin Russell
 Planning Administrator, City of Bryan

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.

Kevin Russell
 City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Karen McQueen, 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 day of February, 2005, in the Official Public Records of Brazos County, Texas, in Volume 6511, Page 263.

Karen McQueen
 County Clerk
 Brazos County, Texas
 By: Susie L. Cohen
 Deputy Clerk

FINAL PLAT
 OF
SUSIE McDONALD ADDITION
 2.388 ACRES
 MOSES BAINE LEAGUE, A-3
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: SEPT, 2004
 PLAT DATE: 10-06-04

JOB NUMBER: 04-0496
 CAD NAME: 04-0496F
 CRS FILE: WOOD-3 (cont); 04-0496 (job)

PREPARED BY: KERR SURVEYING, LLC
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (979) 268-3195

PREPARED FOR: ADRIAN McDONALD
 2515 FM 2223
 BRYAN, TEXAS 77808
 PHONE (979) 255-9990