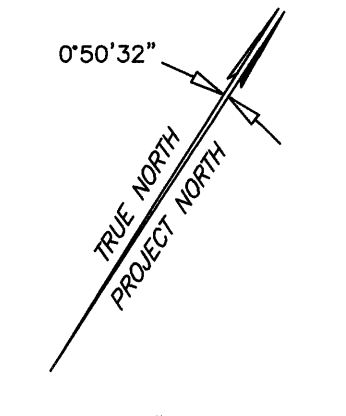


Vicinity Map



Scale: 1" = 40'

Doc 00799834 Bk OR Vol 5044 Pgs 159
 Filed for Record in:
 BRAZOS COUNTY
 On: Jan 07, 2003 at 01:03P
 By: JA
 As a
 Plat
 Document Number: 00799834
 Amount: 55.00
 Receipt Number: 209232
 Jaime Kelley

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26°44'06" E	62.38'
L2	S 31°30'31" E	51.12'
L3	S 26°44'06" W	62.38'
L4	S 58°34'35" W	33.72'
L5	S 31°25'25" E	21.02'
L6	S 58°34'35" W	50.00'
L7	S 31°25'25" E	34.70'
L8	N 81°11'26" W	69.88'
L9	N 58°34'35" E	33.72'
L10	N 31°25'25" W	19.64'
L11	N 31°25'25" W	30.01'
L12	N 31°25'25" W	30.01'
L13	N 47°29'39" W	30.99'
L14	N 47°29'39" W	30.99'

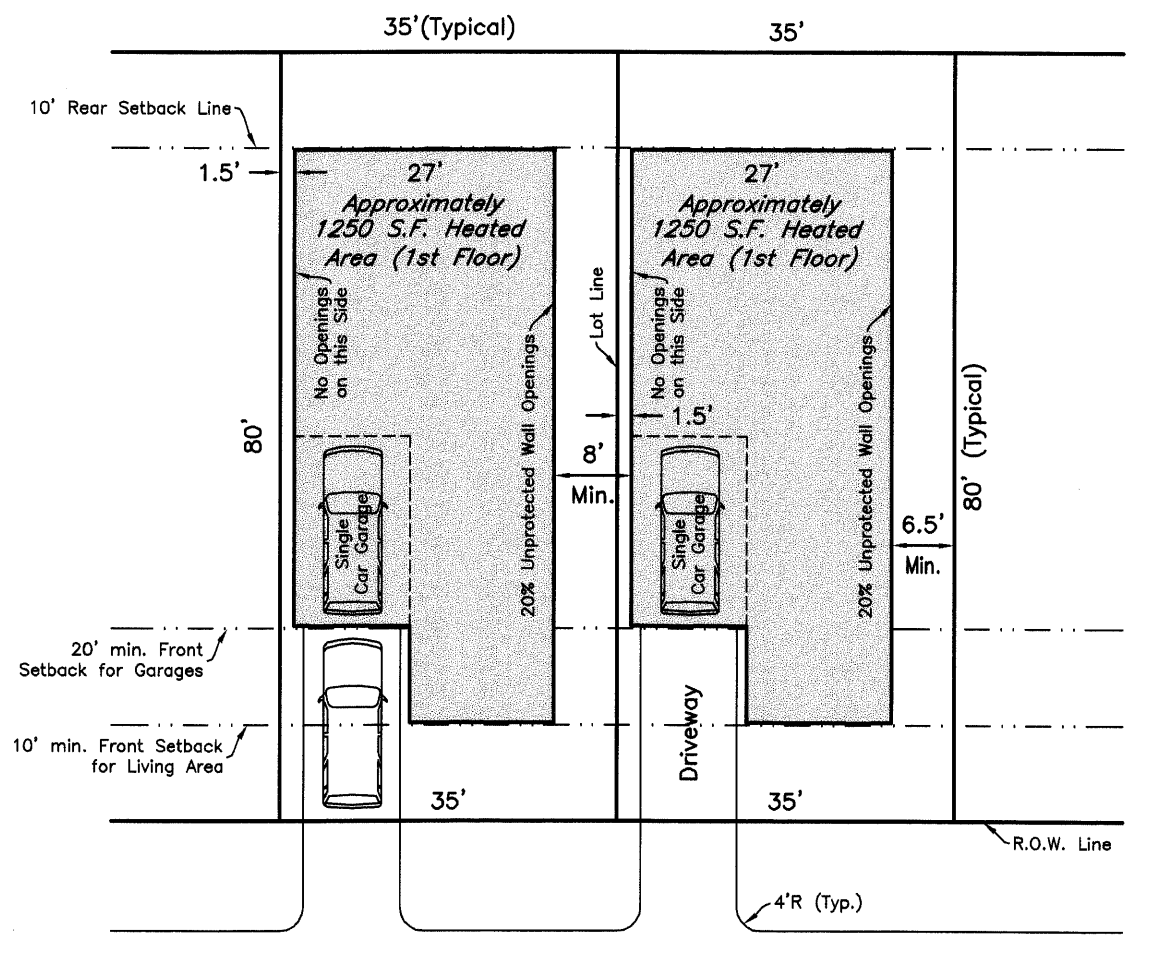
FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2, Bryan, Brazos County, Texas and being a portion of the called 12.757 acre tract described as Tract One conveyed to Richard H. Harrison, III, Trustee et al by Partition Deed recorded in Volume 1584, Page 324 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the northwest corner of said 12.757 acre tract, the south corner of the 14.00 acre tract described as Tract Two in the aforementioned Partition Deed (1584/324), and being in the northeast line of the 24.52 acre tract described in the deed to Frank Thurmond and Jerry Windham, recorded in Volume 429, Page 7 of the Deed Records of Brazos County, Texas (B.C.D.R.);
 THENCE: N 57° 00' 30" E along the common line of this tract and said 14.00 acre tract for a distance of 747.57 feet to a set 1/2-inch iron rod for the most northerly corner of this tract and being in the southwest right-of-way line of State Highway No. 6 (Earl Rudder Freeway);
 THENCE: S 32° 59' 18" E for a distance of 229.19 feet and S 31° 30' 31" E for a distance of 51.12 feet along the said southwest line of State Highway No. 6 to a set 1/2-inch iron rod for corner;
 THENCE: into and through the interior of said 12.757 acre tract for the following ten (10) calls:
 1) 55.35 feet in a counter-clockwise direction along the arc of a curve having a central angle of 18° 07' 14", a radius of 175.00 feet, a tangent of 27.91 feet and a long chord bearing S 35° 47' 43" W at a distance of 55.12 feet to a 1/2-inch iron rod set for the Point of Tangency;
 2) S 28° 44' 05" W for a distance of 62.38 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right;
 3) 125.04 feet along the arc of said curve having a central angle of 31° 50' 30", a radius of 225.00 feet, a tangent of 64.18 feet and a long chord bearing S 42° 39' 20" W at a distance of 123.44 feet to a 3/4-inch iron pipe set for the Point of Tangency;
 4) S 58° 34' 35" W for a distance of 33.72 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
 5) 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 13° 34' 35" W at a distance of 35.36 feet to a 3/4-inch iron pipe set for the Point of Tangency;
 6) S 31° 25' 25" E for a distance of 21.02 feet to a 1/2-inch iron rod set for corner;
 7) S 58° 34' 35" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner;
 8) S 31° 25' 25" E for a distance of 34.70 feet to a 1/2-inch iron rod set for corner;
 9) S 57° 00' 30" W for a distance of 256.65 feet to a 1/2-inch iron rod set for corner and
 10) N 81° 11' 26" W for a distance of 69.88 feet to an axle found at a fence corner for corner, said axle also marking the east corner of the said 24.52 acre tract;
 THENCE: N 47° 29' 39" W along the common line of this tract and the said 24.52 acre tract for a distance of 406.37 feet to the POINT OF BEGINNING and containing 6.235 acres of land, more or less.

CURVE TABLE

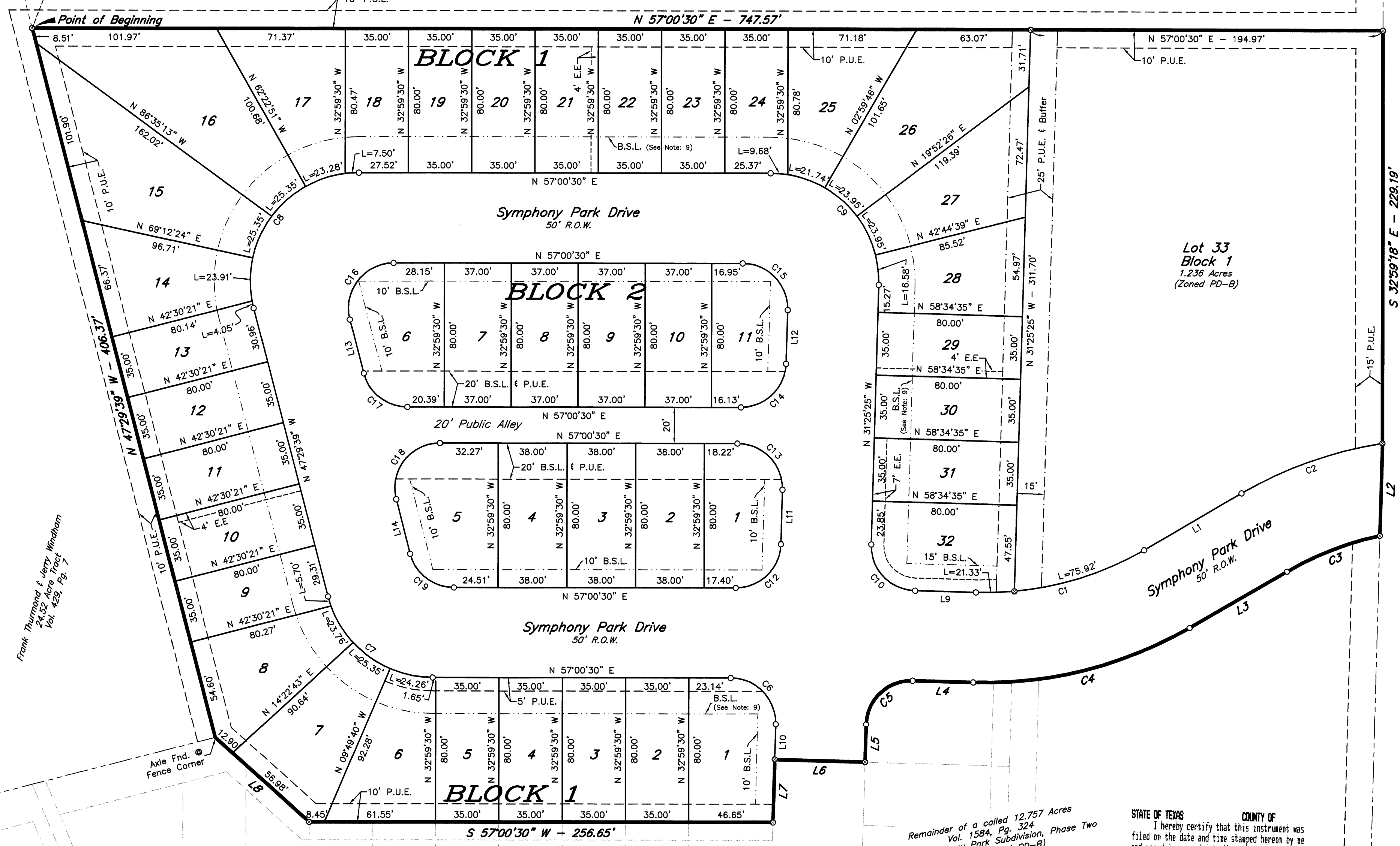
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	31°50'30"	175.00'	97.25'	49.92'	N 42°39'20" E	96.01'	96.01'
C2	21°11'27"	225.00'	83.22'	42.09'	S 37°19'49" W	82.74'	82.74'
C3	18°07'14"	175.00'	55.35'	27.91'	S 35°47'43" W	55.12'	55.12'
C4	31°50'30"	225.00'	125.04'	64.18'	S 42°39'20" W	123.44'	123.44'
C5	90°00'00"	25.00'	39.27'	25.00'	S 13°34'35" W	35.36'	35.36'
C6	91°34'06"	25.00'	39.95'	25.69'	N 77°12'27" W	35.84'	35.84'
C7	75°29'51"	60.00'	79.06'	46.45'	S 85°14'35" E	73.46'	73.46'
C8	104°30'09"	60.00'	109.44'	77.49'	S 04°45'25" W	94.88'	94.88'
C9	91°34'06"	60.00'	95.89'	61.67'	N 77°12'27" W	86.01'	86.01'
C10	90°00'00"	25.00'	39.27'	25.00'	S 76°25'25" E	35.36'	35.36'
C12	88°25'54"	25.00'	38.59'	24.32'	N 12°47'33" E	34.87'	34.87'
C13	91°34'06"	25.00'	39.95'	25.69'	N 77°12'27" W	35.84'	35.84'
C14	88°25'54"	25.00'	38.59'	24.32'	N 12°47'33" E	34.87'	34.87'
C15	91°34'06"	25.00'	39.95'	25.69'	N 77°12'27" W	35.84'	35.84'
C16	104°30'09"	25.00'	45.80'	32.29'	S 04°45'25" W	39.54'	39.54'
C17	75°29'51"	25.00'	32.94'	19.36'	S 85°14'35" E	30.61'	30.61'
C18	104°30'09"	25.00'	45.80'	32.29'	S 04°45'25" W	39.54'	39.54'
C19	75°29'51"	25.00'	32.94'	19.36'	S 85°14'35" E	30.61'	30.61'



TYPICAL LOT PLAN ~ BLOCK 1
 Scale: 1" = 20'

NOTE: GARAGES ARE SHOWN AT FRONT LEFT CORNER OF RESIDENCE, BUT MAY BE SHIFTED TO MEET REQUIREMENTS OF OTHER FLOOR-PLANS. IN ALL CASES, THE FRONT SETBACK FOR THE GARAGE PORTION OF THE STRUCTURE IS 20'.

- GENERAL NOTES:**
- ZONING: Current Zoning: PD-H
 - This property is not located within the 100-year flood plain as shown on the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 480410034 G, effective July 2, 1992.
 - BASIS OF BEARINGS: Recovered iron rod monuments marking the east and west corners of the 12.757 acre Richard H. Harrison, III, Trustee, et al tract (Volume 1584, Page 324) and an assumed bearing of N 81°52'23" W were used as the Basis of Bearings for this survey.
 - Parkland Dedication Requirements will be satisfied through a Fee-Simple Dedication of Land and monetary payment of development fee.
 - On-site stormwater retention has been provided by the developer in the proposed park located in Phase Two.
 - Driveway access to Lot 32, Block 1 shall be taken from the front of the lot.
 - Driveway access for all Lots in Block 2 shall be taken from the Public Alley.
 - 4' Wide Concrete sidewalks are proposed for both sides of all proposed streets in accordance with the City Ordinance.
 - Minimum Building Setback Requirements:
 Front Setback: 10' to Living Area and 20' to Garage
 Rear Setback: 10'
 Side Setback: 1.5' on one side of lot and 6.5' on opposite side
 Side Street Setback: as shown on plat
 - Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.
- Legend:
 - - - - - Indicates 3/4" iron pipe set
 - - - - - Indicates 1/2" iron rod set on subdivision boundary
 - - - - - Indicates 1/2" iron rod found
 - - - - - PK Nail Control Monuments set in asphalt pavement. Monuments set at & Intersections and Radius Points of Curves.
11. Abbreviations:
 P.U.E. - Public Utility Easement
 B.S.L. - Building Setback Line
 E.E. - Electrical Easement



STATE OF TEXAS COUNTY OF BRAZOS
 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 and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.
 MICHAEL R. MCCLURE, R.P.L.S. No. 2859
 Jan 07, 2003

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS COUNTY OF BRAZOS
 I, R.H. Harrison III, Trustee owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 1584, Page 324, 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 shown hereon for the purposes identified.

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 the 7 day of January, 2003, in the Official Records of Brazos County, Texas in Volume 5044, Page 159.

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 and was approved on the 7 day of January, 2003.

APPROVAL OF THE PLANNING & ZONING COMMISSION
 I, Kim Casey, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 27 day of February, 2002 and same was duly approved on the 21 day of March, 2002 by said Commission.

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS COUNTY OF BRAZOS
 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 and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

APPROVAL OF THE PLANNING ADMINISTRATOR
 I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 27 day of January, 2003.

FINAL PLAT

SYMPHONY PARK SUBDIVISION, PHASE ONE

6.235 ACRES

LOTS 1-33, BLOCK 1 & LOTS 1-11, BLOCK 2

JOHN AUSTIN LEAGUE, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2002
 SCALE: 1" = 40'

Owner:
 R.H. Harrison III, Trustee
 1008 Woodcreek Dr., Suite 103
 Bryan, Texas 77802
 (979) 776-6228

Surveyor:
 McClure Engineering, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

on land area and 2 1/2 hrs