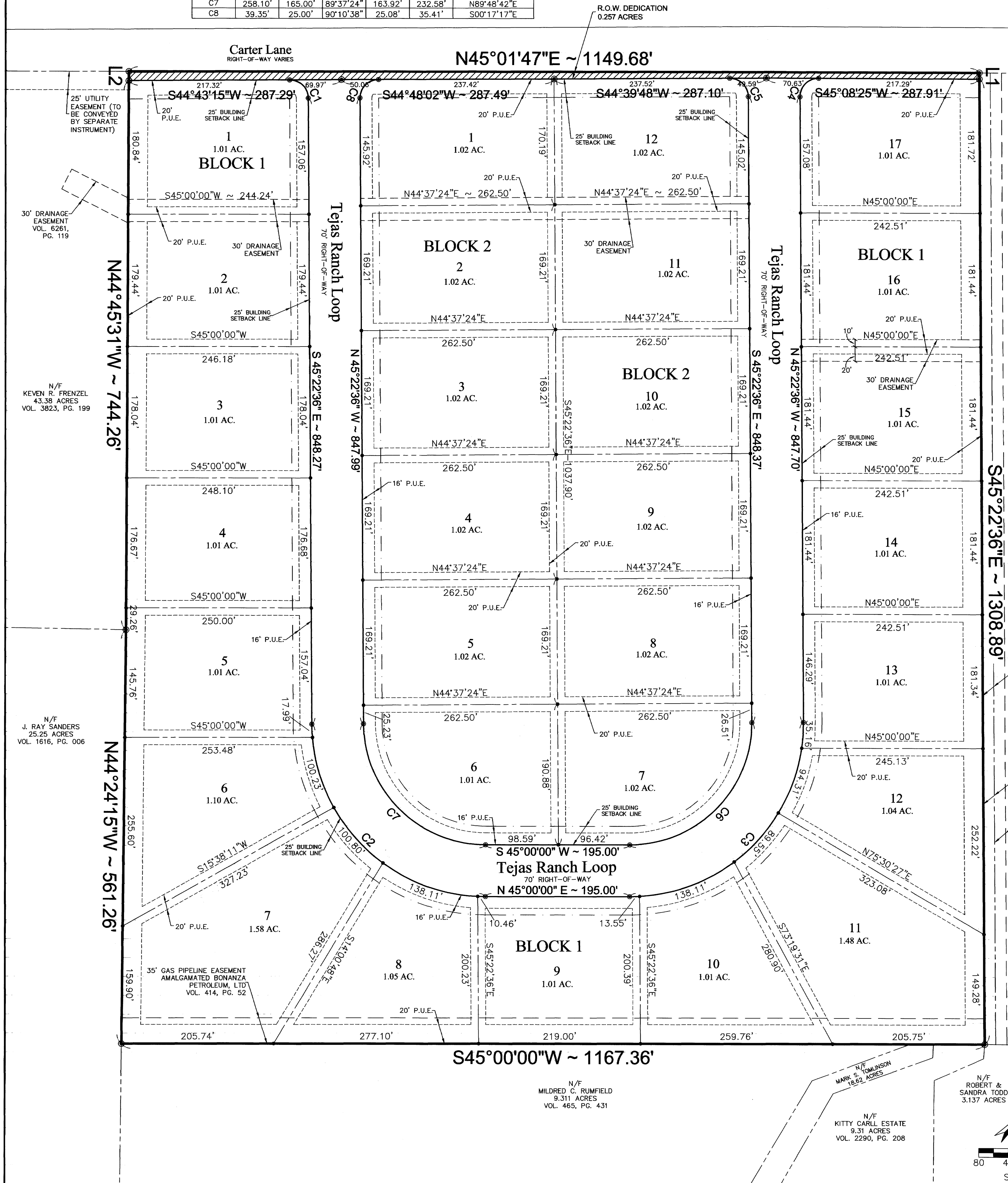


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.23'	25.00'	89°54'09"	24.96'	35.33'	S89°40'20"W
C2	367.59'	235.00'	89°37'24"	233.46'	331.25'	N89°48'42"E
C3	370.68'	235.00'	90°22'36"	236.55'	333.43'	N00°11'18"W
C4	39.50'	25.00'	90°31'01"	25.23'	35.51'	S00°07'06"E
C5	39.25'	25.00'	89°57'36"	24.98'	35.34'	S89°38'36"W
C6	260.27'	165.00'	90°22'36"	166.09'	234.11'	N00°11'18"W
C7	258.10'	165.00'	89°37'24"	163.92'	232.58'	N89°48'42"E
C8	39.35'	25.00'	90°10'38"	25.08'	35.41'	S00°17'17"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.45'	S45°22'36"E
L2	12.43'	N44°45'31"W



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Rostell Chapman, owner of the 35.013 acre tract shown on this plat, being the tract of land conveyed to me in the Deed Records of Brazos County in Volume 6037, Page 49, and designated herein as Tejas Ranch Subdivision, a subdivision in Brazos County, Texas, and whose name is 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.

Rostell Chapman
Rostell Chapman, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

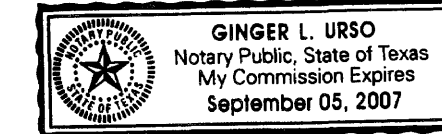
Before me, the undersigned authority, on this day personally appeared Rostell Chapman known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 21st day of September, 2004

Ginger L. Urso
Ginger L. Urso

Notary Public in and for the State of Texas

Printed Name: Ginger L. Urso
My Commission Expires: 9-5-07



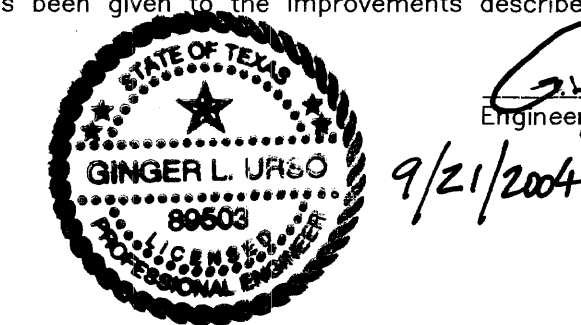
CERTIFICATE OF COUNTY JUDGE

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 21st day of July, 2004.
Signed this the 21st day of September, 2004.

Randall Smith
Randall Smith
County Judge
Brazos County, Texas

CERTIFICATE OF ENGINEER

I, Ginger L. Urso, Registered Engineer No. 89503 in the State of Texas, certify that proper engineering consideration has been given to the improvements described herein.



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 21st day of September, 2004 in the Official Records of Brazos County, Texas, in Volume 6037, Page 49.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

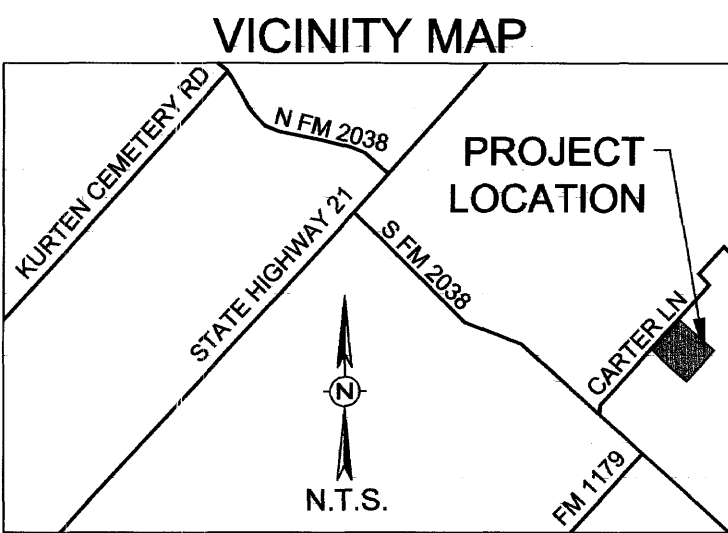
Karen McQueen by Nancy Garcia
Karen McQueen by Nancy Garcia
County Clerk
Brazos County, Texas

NOTE: I HEREBY certify that this instrument was filed on the date and the stamped herein by the County Clerk of Brazos County, Texas, and that the same is a true and correct copy of the original as stamped herein by me.
Sep 27, 2004

FILED FOR RECORD IN:
BRAZOS COUNTY
ON Sep 27, 2004 at 01:49P
As a
PLAT
Amount \$5.00
Receipt Number - 528018
By: Nancy Garcia

LEGEND

- PLAT BOUNDARY
- ROW LINE
- PROPERTY LINE
- PROPERTY CORNER
- EXISTING EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- LOT NUMBERS



NOTES:

- LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- WATER SERVICE WILL BE PROVIDED BY CONNECTING TO THE EXISTING WICKSON CREEK SPECIAL UTILITY DISTRICT WATER LINE ALONG F.M. 2038.
- THIS TRACT DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY PANEL NO. 4804C0090 C, EFFECTIVE DATE JULY 2, 1992.
- THE DEED TO THIS PROPERTY IS FOUND IN VOLUME 6037, PAGE 49 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY.
- LOTS 1 & 17, BLOCK 1 AND LOTS 1 & 12, BLOCK 2 SHALL NOT HAVE ACCESS OFF CARTER LANE.
- THE BASIS OF BEARINGS IS BASED ON THE DEED CALL BEARING OF THE SOUTHEAST LINE OF THIS TRACT.
- THIS TRACT IS SUBJECT TO A BLANKET ELECTRICAL EASEMENT TO THE CITY OF BRYAN IN VOL. 331, PG. 238. THERE ARE NO ELECTRICAL LINES ON THIS TRACT.
- A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES WILL BE GRANTED AT EACH LOCATION NECESSARY. THESE EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
- CURVE LENGTHS SHOWN ARE ARC LENGTHS.
- 5/8" IRON RODS SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
- ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHT-OF-WAY DEDICATION AREAS, AND PUBLIC UTILITY EASEMENTS AT THE DEVELOPER'S EXPENSE.
- EXISTING UTILITIES LOCATED IN RIGHT-OF-WAY DEDICATION AREAS WILL BE RELOCATED INTO THE ADJACENT PUBLIC UTILITY EASEMENT AT THE DEVELOPER'S EXPENSE.

METES AND BOUNDS DESCRIPTION

OF A
35.013 ACRE TRACT
J.W. STEWART LEAGUE, A-212
BRAZOS COUNTY, TEXAS

FIELD NOTES OF A 35.013 ACRES TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J.W. STEWART LEAGUE, ABSTRACT NO. 212, BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED 35.013 ACRES AND DESCRIBED IN THE DEED TO ROSTELL CHAPMAN RECORDED IN VOLUME 6037, PAGE 202 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

- SAID 35.013 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING AT A ROCK FOUND MARKING THE SOUTH CORNER OF THE 35.013 ACRES TRACT, SAID ROCK MARKING THE WEST CORNER OF THE MILDRED C. RUMFIELD 9.311 ACRES TRACT (465/431), SAID ROCK BEING LOCATED IN THE FORMERLY J. RAY SANDERS 25.250 ACRES TRACT (1616/8) NORTHEAST LINE;
 - THENCE N 44°24' 15" W ALONG THE COMMON LINE OF THE 35.013 ACRES TRACT AND THE SANDERS 25.250 ACRES TRACT FOR A DISTANCE OF 561.26 FEET TO A 1/2" IRON ROD FOUND FOR ANGLE POINT, SAID IRON ROD MARKING THE NORTH CORNER OF THE SANDERS 25.250 ACRES TRACT AND THE SOUTHEAST CORNER OF THE KEVIN R. FRENZEL 43.38 ACRES TRACT (3823/199);
 - THENCE N 44°45' 31" W ALONG THE COMMON LINE OF THE CALLED 35.013 ACRES TRACT AND THE FRENZEL 43.38 ACRES TRACT FOR A DISTANCE OF 756.69 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE FENCE FOUND MARKING THE SOUTHEAST RIGHT-OF-WAY LINE OF CARTER LANE, SAID IRON ROD MARKING THE NORTHWEST CORNER OF THE 35.013 ACRES TRACT;
 - THENCE N 45°01'47" E ALONG THE FENCE FOUND MARKING THE SOUTHEAST RIGHT-OF-WAY LINE OF CARTER LANE, SAME BEING THE NORTHWEST LINE OF THE 35.013 ACRES TRACT, FOR A DISTANCE OF 1,149.68 FEET TO A 1/2" IRON ROD FOUND FOR CORNER MARKING THE NORTHEAST CORNER OF THE 35.013 ACRES TRACT;
 - THENCE S 45°22' 36" E ALONG THE NORTHEAST LINE OF THE 35.013 ACRES TRACT FOR A DISTANCE OF 1,317.34 FEET TO A 1/2" IRON ROD FOUND FOR CORNER MARKING THE SOUTHEAST CORNER OF THE 35.013 ACRES TRACT, SAID IRON ROD BEING LOCATED IN THE NORTHWEST LINE OF THE RUMFIELD 9.311 ACRES TRACT;
 - THENCE S 45°00' 00" W ALONG THE SOUTHWEST LINE OF THE 35.013 ACRES TRACT, SAME BEING THE NORTHWEST LINE OF THE RUMFIELD 9.311 ACRES TRACT, FOR A DISTANCE OF 1,167.36 FEET TO THE PLACE OF BEGINNING CONTAINING 35.013 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL, 2004.

CERTIFICATION OF THE SURVEYOR

I, Martin L. Riley, Jr., Registered Professional Land Surveyor No. 4089, in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the land shown on the ground under my supervision.

Martin L. Riley, Jr.
Martin L. Riley, Jr.
Registered Professional Land Surveyor No. 4089

00570601 BR 6314 91 Pg

FINAL PLAT
TEJAS RANCH SUBDIVISION

35.013 ACRES
BLOCK 1, LOTS 1-17
BLOCK 2, LOTS 1-12

R.O.W. DEDICATION - 0.257 ACRES
J.W. STEWART LEAGUE SURVEY, A-212
BRAZOS COUNTY, TEXAS

SCALE: 1"=80'
JUNE, 2004
REVISED JULY, 2004
REV. SEPTEMBER, 2004

OWNER/DEVELOPER:
Rostell Chapman
420 Tarrow
College Station, TX 77840
SURVEYOR:
Martin L. Riley, Jr., RPLS No. 4089
Riley Engr. Co.
7182 Riley Road
Bryan, TX 77808
(979) 589-2457
ENGINEER:
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 690-7711