



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald L. Hudgins, Jr., President of D.L.H., Jr. Land Co. (a Texas Corporation), General Partner, Presidio Bryan Apts., LP, developer of the 14.697 acre tract shown on this plat, being part of the tract of lands conveyed in the Deed Records of Brazos County, Texas, in Volume 6395, Page 91, and designated herein as the Presidio 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, public easements and public places thereon shown for the purpose and consideration therein expressed.

Donald L. Hudgins, Jr.
President, D.L.H., Jr. Land Co.
General Partner, Presidio Bryan Apts., LP

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Donald L. Hudgins, Jr. 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 25th day of August, 2005

Janet Marie Brandenburg
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 07-28-2008

Janet Marie Brandenburg
Notary Public in and for the State of Texas
Printed Name: Janet Marie Brandenburg
My Commission Expires: 7-28-08

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 13th day of September, 2005, in the Official Records of Brazos County, Texas, in Volume 6395, Page 91.

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

Karen McQueen, Co. Clk.
County Clerk
Brazos County, Texas
By: Betty King, deputy clk.

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 13th day of September, 2005.

Kwinn Russell
Planning Administrator, Bryan, Texas

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 13th day of September, 2005.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim Casey, Chairman of the Planning and 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 13th day of September, 2005, and same was duly approved on the 13th day of September, 2005, by said Commission.

Chairman, Planning & Zoning Commission,
Bryan, Texas

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.
- PROPERTY BOUNDARY INFORMATION FROM KERR SURVEYING LAND TITLE SURVEY PLAT DATED AUGUST, 2004.
- THE CURRENT ZONING OF THE TRACT IS MF, MULTI-FAMILY - APARTMENTS.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, DATED JULY 2, 1992.
- CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
- OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 6395, PG. 91, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF CURRENT CITY OF BRYAN ORDINANCES.
- LOCATIONS OF UTILITY EASEMENTS FOR ELECTRICAL SERVICE HAVE NOT BEEN DETERMINED AT THIS TIME.

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	109.99	S89°29'28"W	L47	33.49	S40°18'05"E	L83	15.00	N40°21'17"W	L21	24.22	N44°35'55"E
L2	143.82	S87°48'40"W	L48	3.25	S49°43'55"W	L84	12.76	S49°30'25"W	L22	38.12	S22°21'32"W
L3	220.52	N74°43'17"W	L49	10.00	N40°18'05"E	L85	13.81	N40°28'35"W	L23	2.51	N80°18'00"W
L4	113.29	S70°10'15"W	L50	13.92	N49°43'55"E	L86	115.72	N49°30'25"E	L24	87.74	S49°43'55"W
L5	158.45	S49°30'25"W	L51	17.53	N40°18'05"E	L87	186.02	S40°20'55"E	L25	28.50	N40°18'05"W
L6	90.63	N74°43'17"W	L52	19.50	N49°43'55"E	L88	11.81	S49°30'25"W	L26	25.00	S49°43'55"W
L7	15.92	S52°52'55"W	L53	55.33	N40°18'05"E	L89	181.51	N40°18'05"E	L27	9.88	N40°18'05"W
L8	66.86	N74°43'17"W	L54	168.31	N49°43'55"E	L90	10.22	N27°52'16"E	L28	94.53	S49°43'55"E
L9	10.00	S12°30'00"W	L55	5.47	N04°30'25"E	L91	10.81	S40°20'55"E	L29	181.28	N40°18'05"W
L10	4.88	S74°47'00"E	L56	3.16	S85°29'35"E	L92	43.47	S49°38'49"W	L30	23.05	S49°43'55"W
L11	22.80	S12°30'00"W	L57	46.48	S40°28'35"E	L93	10.71	N40°20'25"E	L31	19.00	N40°18'05"W
L12	8.43	S52°42'25"W	L58	7.99	N49°30'25"E	L94	48.94	N40°18'05"E	L32	14.00	N40°18'05"W
L13	6.02	S39°14'35"E	L59	18.46	S40°18'05"E	L95	10.87	S40°18'05"E	L33	19.00	N40°18'05"W
L14	11.72	S10°30'00"W	L60	3.30	S49°43'55"W	L96	33.28	S49°38'49"W	L34	12.00	N40°18'05"W
L15	31.01	S49°43'17"W	L61	10.00	S40°18'05"E	L97	28.38	S12°11'17"E	L35	7.51	S49°43'55"W
L16	140.51	N74°43'17"W	L62	10.30	N49°43'55"E	L98	27.86	N40°28'35"W	L36	51.24	S03°33'08"E
L17	78.44	N74°43'17"W	L63	30.81	N40°18'05"E	L99	55.87	S40°30'25"E	L37	26.80	S49°43'55"W
L18	79.44	N74°43'17"W	L64	63.29	N12°11'17"E	L100	20.72	S40°20'25"E	L38	10.80	N17°00'25"W
L19	5.18	N12°30'00"W	L65	29.89	N49°38'49"E	L101	7.85	S04°30'25"W	L39	15.50	N49°43'55"W
L20	10.80	N74°43'17"W	L66	13.00	N40°18'05"E	L102	13.00	N40°18'05"E	L40	28.50	S72°39'30"E
L21	1.97	S12°30'00"W	L67	10.97	N49°43'55"E	L103	15.00	S04°30'25"W	L41	10.80	N40°18'05"W
L22	11.99	N74°43'17"W	L68	7.78	N40°18'05"E	L104	13.00	S82°29'35"E	L42	48.33	N40°18'05"W
L23	3.31	S12°30'00"W	L69	61.37	N40°18'05"E	L105	68.27	N40°18'05"E	L43	19.00	N70°00'25"W
L24	8.40	N74°43'17"W	L70	12.22	N40°18'05"E	L106	116.62	N40°18'05"E	L44	24.13	S40°18'05"E
L25	10.89	S49°38'49"E	L71	43.45	S49°38'49"E	L107	83.43	N44°28'35"E	L45	35.99	N49°43'55"E
L26	5.92	N49°38'49"E	L72	208.90	S40°20'55"E	L108	48.91	S82°33'59"E	L46	35.99	S49°43'55"E
L27	3.13	S74°47'00"E	L73	18.72	S27°52'16"W	L109	16.36	S04°30'25"W	L47	30.50	N49°43'55"E
L28	5.83	S12°30'00"W	L74	27.86	S49°40'50"W	L110	22.01	S49°43'55"W	L48	13.89	N40°18'05"W
L29	103.43	S74°47'00"E	L75	10.97	S40°18'05"E	L111	47.22	N40°18'05"E	L49	28.50	S70°00'25"W
L30	28.75	S12°30'00"W	L76	23.72	N40°20'25"E	L112	46.82	N40°18'05"E	L50	23.00	N49°43'55"E
L31	188.48	S40°18'05"E	L77	178.28	S40°18'05"E	L113	89.73	S42°28'35"E	L51	25.00	S80°33'08"E
L32	36.13	N40°18'05"E	L78	3.27	S49°43'55"W	L114	124.24	N40°18'05"E	L52	17.00	S40°18'05"W
L33	37.22	N49°43'55"E	L79	3.28	S49°43'55"W	L115	29.24	N49°30'25"E	L53	20.15	S143°14'27"E
L34	183.23	N40°18'05"E	L80	7.77	S49°43'55"W	L116	158.05	N40°18'05"E	L54	15.00	S40°18'05"W
L35	36.94	S49°43'55"W	L81	1.81	N40°18'05"E	L117	15.01	S40°24'53"E	L55	18.03	S06°34'41"E
L36	36.83	N49°43'55"E	L82	10.00	S49°43'55"W	L118	1.84	S74°43'50"E	L56	15.00	S40°20'55"E
L37	270.23	S40°18'05"E	L83	51.87	S40°18'05"E	L119	39.67	S40°18'05"E	L57	12.00	S40°18'05"W
L38	36.50	S49°43'55"E	L84	37.45	S49°43'55"W	L120	173.47	S49°43'55"W	L58	22.76	S28°37'00"W
L39	36.50	N49°43'55"E	L85	17.80	S44°28'35"E	L121	37.37	N72°02'22"E	L59	36.83	N23°24'20"E
L40	15.00	N40°18'05"E	L86	10.37	S49°43'55"W	L122	158.05	N40°18'05"E	L60	17.00	S40°18'05"W
L41	108.52	N49°43'55"E	L87	88.65	N40°18'05"E	L123	14.22	N49°43'55"W	L61	19.00	S107°22'28"E
L42	13.90	S40°18'05"E	L88	86.80	N40°18'05"E	L124	10.00	N40°18'05"E	L62	10.77	S40°20'55"E
L43	15.00	N49°43'55"E	L89	15.00	N40°18'05"E	L125	158.05	N40°18'05"E	L63	15.00	S28°47'01"E
L44	13.90	N40°18'05"E	L90	86.00	S49°30'25"W	L126	10.89	N40°18'05"E	L64	10.77	S40°20'55"E
L45	17.57	N49°43'55"E	L91	238.52	N40°20'25"E	L127	9.32	N49°43'55"E	L65	15.00	N40°18'05"W
L46	36.92	S70°00'25"E	L92	12.72	N49°30'25"E	L128	12.71	S40°18'05"E	L66	21.21	S28°47'01"E
						L129	1.86	N40°18'05"W	L67	10.16	S28°37'45"W

FINAL PLAT
THE PRESIDIO SUBDIVISION
14.697 ACRES
LOT 1, BLOCK 1 = 14.314 ACRES
R.O.W. DEDICATION = 0.383 ACRES

SCALE: 1"=50'

OCTOBER, 2004 (REV.)
REV. NOVEMBER, 2004
REV. AUGUST, 2005

OWNER/DEVELOPER:
Presidio Bryan Apts., LP
722 North Main Street
Fort Worth, Texas 76106
(817) 654-1991

ENGINEER:
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 764-7743

LEGEND

- PROPERTY BOUNDARY
- PROPERTY CORNER
- BUILDING SETBACK LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- P.U.E.

VICINITY MAP

GOLF COURSE PROJECT LOCATION

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Surveyor No. 4502, in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the metes and bounds 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.

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