



METES AND BOUNDS DESCRIPTION OF A 18.15 ACRE TRACT
 LOTS 2, 3 & 4, BLOCK 1
 TIMBERCREEK AT STEEP HOLLOW
 JAMES W. SCOTT LEAGUE, A-49
 BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain tract or parcel of land, lying and being situated in the James W. Scott League, Abstract No. 49, Brazos County, Texas. Said tract being the same tract as Lots 2, 3 and 4, Block 1, Timbercreek at Steep Hollow as described by the Plat recorded in Volume 2388, Page 173 of the Official Public Records of Brazos County, Texas and the same tract as described by J. J. Ruffino and Cherry Ruffino, recorded in Volume 2464, Page 343 of the Official Public Records of Brazos County, Texas.

Said tract being more particularly described by the metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod found marking the North corner of said Lot 3, said iron rod also lying on the Southeast Right-of-Way line of Farm to Market Road 1179 (80' R.O.W.);

THENCE: S 47° 17' 19" E along the Northeast line of said Lot 3, at 873.30 feet pass a 5/8 inch iron rod marking the most Northerly corner of said Lot 4, continue on for a total distance of 1164.58 feet to a 3/4 inch iron rod found marking the most Southeast corner of said Lot 4 and the West corner of Lot 7, Block 3, Timbercreek at Steep Hollow, said iron rod also lying in the Northeast Right-of-Way line of Ethan Lane (70' R.O.W.) marking a point in a Counter Clockwise curve having a radius of 50 feet;

THENCE: along said curve for an Arc Length of 156.35 feet (Curve Data: Central Angle = 179° 09' 44", Tangent = 6837.77 feet, Chord = S 43° 07' 50" W for a distance of 100.00 feet) to a 5/8 inch iron rod found marking the most Northwest corner of Lot 10, Block 2, Timbercreek at Steep Hollow;

THENCE: S 43° 07' 50" W along the common line of said Lot 4 and Lot 10, Block 2 for a distance of 313.15 to a 3/4 inch iron rod found marking the West corner of said Lot 10, Block 2;

THENCE: S 43° 08' 08" W continuing along the Southeast line of said Lot 4 for a distance of 270.97 feet to a 5/8 inch iron rod found marking the South corner of Lot 4 and the Southeast corner of Lot 1, Block 1, Timbercreek at Steep Hollow;

THENCE: N 47° 17' 19" W along the common line of Lot 4 and Lot 1, at 291.07 feet pass a 5/8 inch iron rod marking the North corner of Lot 2 and the West corner of the aforementioned Lot 3, Block 1, continue on for a total distance of 1158.48 feet to a 5/8 inch iron rod found marking the Northwest corner of Lot 2, said iron rod also lying on the Southeast Right-of-Way line of the aforementioned FM 1179;

THENCE: N 42° 38' 30" E along said Right-of-Way line, at 342.50 feet pass a 5/8 inch iron rod found marking the North corner of Lot 2 and the West corner of the aforementioned Lot 3, Block 1, continue on for a total distance of 684.10 feet to the POINT OF BEGINNING, containing 18.152 acres of land as surveyed on the ground March, 1996. Bearing orientation is honoring the Plat called bearings from the aforementioned Plat of Timbercreek at Steep Hollow.

Note: A portion of this tract does lie within a designated 100 year flood plain according to the F.I.R.M. Maps, Number 48041 C 0155, effective date: 07-02-1992.

STATE OF TEXAS
 COUNTY OF BRAZOS

We, J. J. Ruffino and Cherry Ruffino, owners and developers of the land shown on this plat being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 2464, Page 343, and designated herein as Lots 2, 3 & 4, Block 1, Timbercreek at Steep Hollow 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 expresses.

J. J. Ruffino
Cherry Ruffino
 J. J. Ruffino
 Cherry Ruffino

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared J. J. Ruffino, 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 of office this 27th day of March, 1996.

Sharon Ray
 Sharon Ray
 Notary Public in and for Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Cherry Ruffino, 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 of office this 27th day of March, 1996.

Sharon Ray
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 COUNTY OF BRAZOS

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 Sharon Ray
 Notary Public in and for Brazos County, Texas

CERTIFICATE OF CITY PLANNER

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.

Mark Smith
 Mark Smith
 City Planner, Bryan, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, RICHARD PERKINS, Chairman of the City 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 City Planning and Zoning Commission of the City of Bryan on the 11th day of MARCH, 1996, and same was duly approved on the 18th day of APRIL, 1996 by said Commission.

Richard Perkins
 Richard Perkins
 Chairman, City Planning and Zoning Commission, Bryan, Texas

CERTIFICATE OF APPROVAL

I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the 19th day of MARCH, 1996.

Alvin W. Jones
 Alvin W. Jones
 County Judge, Brazos County, Texas

CERTIFICATE BY THE COUNTY CLERK

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 certificates of authentication was filed for record in by office the 15th day of March, 1996, in the Official Public Records of Brazos County in Volume 2464, Page 301.

Mary Ann Ward
 Mary Ann Ward
 County Clerk, Brazos County, Texas

604624
 FILED
 96 MAY -7 AM 9:33
 CLERK
 BRAZOS COUNTY CLERK'S OFFICE
 DEPUTY
Christy Strubley

REPLAT OF
 LOTS 2, 3 & 4, BLOCK 1
 TIMBERCREEK AT STEEP HOLLOW
 VOLUME 2368, PAGE 173
 JAMES W. SCOTT LEAGUE, A-49
 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
 SURVEY DATE: 02-96
 PLAT DATE: 03-04-96
 JOB NUMBER: 96-118
 CAD NAME: 96-118R
 CRS FILE: 94-833

PREPARED BY:
 KERR SURVEYING CO.
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (409) 268-3195

VICINITY MAP
 Not to Scale

Revised: 03-26-96; Street Pavement & B. F. E.