

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 25 day of March, 2004.

[Signature]
City Engineer, Bryan, Texas

APPROVAL OF THE 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 20th day of January, 2004 and same was duly approved on the 19th day of February, 2004 by said Commission.

[Signature]
Chairman, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, McHayden Dillard, Owner and Developer of the 3.62 Acres (Lots 1 & 2) shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County, Texas in Volume 5025, Page 153, 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 purpose identified.

[Signature]
McHayden Dillard (Owner)

Treasure Hills Subdivision
Phase Two
8.33 Acre Tract
Maria Kegans Survey, A-28
Brazos County, Texas

Field notes of an 8.33 acre tract or parcel of land, lying and being situated in the Maria Kegans Survey Abstract No. 28, Brazos County, Texas, and being all of the 3.62 acre tract described in the deed from Joseph V. Caronna to McHayden Dillard, recorded in Volume 5025, Page 153, of the Official Records of Brazos County, Texas, and all of the remainder of the 17.00 acre tract described in the deed to Joseph V. Caronna, recorded in Volume 3060, Page 138, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 5/8" iron rod found marking the common corner between the beforementioned 3.62 acre tract and Lot 1 - 5.239 acres, Treasure Hills Subdivision according to the plat recorded in Volume 4929, Page 127, of the Official Records of Brazos County, Texas, said 5/8" iron rod also being in the northeast right-of-way line of State Highway No. 30, same being a curve, concave to the northeast, having a radius of 2147.90 feet;

THENCE Northwestly along the beforementioned northeast right-of-way line of State Highway No. 30, same being a curve, for an arc distance of 548.08 feet to a 1/2" iron rod found marking the common corner between the beforementioned 17.00 acre tract and a 22.35 acre tract described in the deed to Barker Allen and wife, Gloria M. Allen, recorded in Volume 275, Page 227, of the Deed Records of Brazos County, Texas, the chord bears N 59° 16' 45" W - 546.59 feet;

THENCE N 51° 32' 50" E along the common line between the beforementioned 17.00 acre tract and the 22.35 acre tract, adjacent to a fence, for a distance of 726.53 feet to a cross-tie fence corner found marking the common corner between the said 22.35 acre tract and Lot 6, Block 1, Enchanted Oaks Subdivision, according to the plat recorded in Volume 290, Page 23, of the Deed Records of Brazos County, Texas;

THENCE along the common line between the beforementioned Enchanted Oaks Subdivision, the 17.00 acre tract and the 3.62 acre tract, as follows:

N 63° 54' 43" E for a distance of 231.28 feet to a 5/8" iron rod found marking the common corner between Lots 6 and 7, Block,

S 62° 45' 07" E for a distance of 227.11 feet to a 5/8" iron rod found marking the common corner between the 3.62 acre tract and Lot 1 - 5.239 acres, Treasure Hills Subdivision;

THENCE S 34° 54' 58" W along the common line between the beforementioned 3.62 acre tract and Lot 1 - 5.239 acres, Treasure Hills Subdivision, for a distance of 888.75 feet to the PLACE OF BEGINNING, containing 8.33 acres of land, more or less.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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 describe a closed geometric form.

[Signature]
S. M. Kling, R.P.L.S. No. 2003



CERTIFICATION BY THE COUNTY CLERK

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 30th day of March, 2004, in the Official Records of Brazos County, Texas, in Volume 5944, Page 99.

[Signature]
Karen McQueen, County Clerk, Brazos County, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

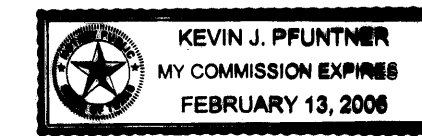
I, Randy Sims, County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County, Commissioners' Court on the 16 day of March, 2004.

[Signature]
County Judge, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared McHayden Dillard, 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 purposes and considerations therein stated.

Given under my hand and seal this 16th day of March, 2004.



[Signature]
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Joseph V. Caronna, Owner and Developer of the 4.71 Acres (Lot 3) shown on this plat, being the remainder of the tract of land conveyed to me in the Official Records of Brazos County, Texas in Volume 3060, Page 138, 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 purpose identified.

[Signature]
Joseph V. Caronna (Owner)

Doc 00849993 Blk DR Vol 5944 Pg 99

Filed for Record in:
BRAZOS COUNTY

On: Mar 30, 2004 at 03:00P

As a
Plats

Document Number: 00849993

Amount: 50.00

Receipt Number - 239337

By:
Teresa Ramirez

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- CURRENT TITLE APPEARS VESTED IN THE FOLLOWING: MCHAYDEN DILLARD (3.62 ACRE TRACT) BY VIRTUE OF DEED RECORDED IN VOL. 5025, PG. 153 AND JOSEPH V. CARONNA (REMAINDER OF 17.00 ACRE TRACT) BY VIRTUE OF DEED RECORDED IN VOL. 3060, PG. 138, BOTH OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0165C, MAP NO. 48041C0165C. EFFECTIVE DATE: JULY 2, 1992.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.

STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
BRAZOS COUNTY
as stamped hereon by me.
Mar 30, 2004

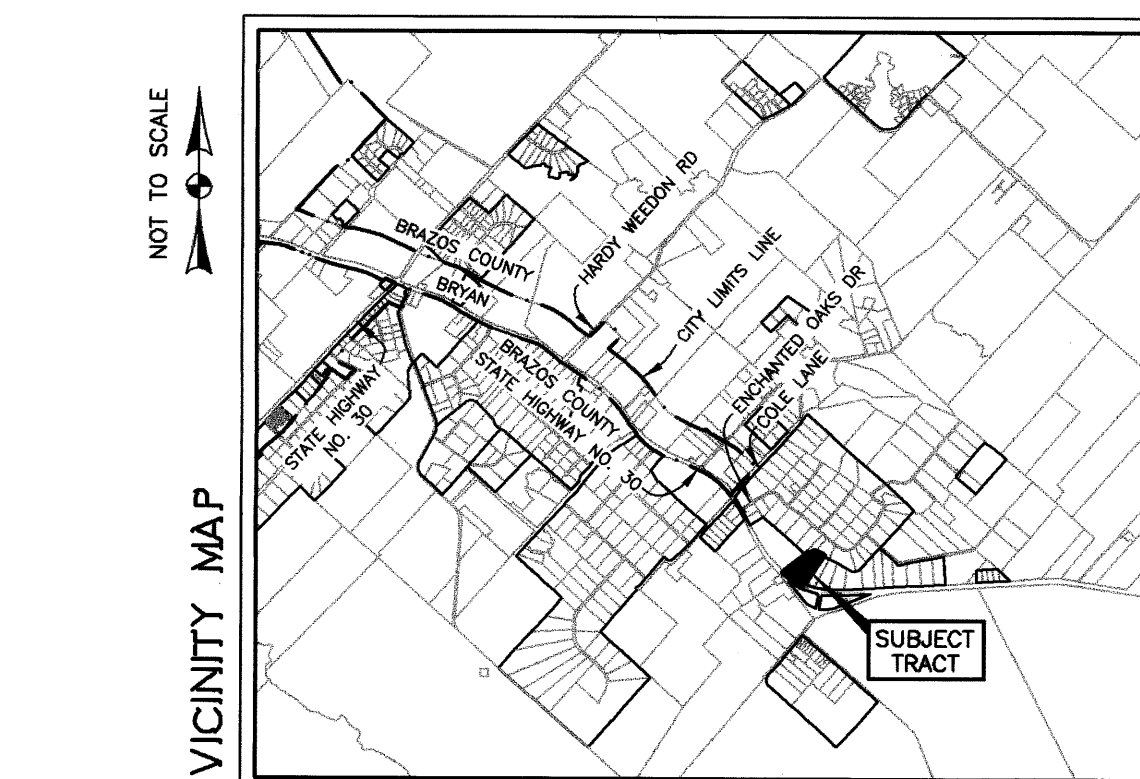
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	548.08'	2147.90'	143°37'12"	N 59°16'45"W-546.59'
C2	265.69'	2147.90'	7°05'14"	N 55°30'46"W-265.52'
C3	138.78'	2147.90'	3°42'07"	N 64°44'17"W-138.78'
C4	143.61'	2147.90'	3°49'51"	N 60°58'18"W-143.58'

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner 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 25th day of March, 2004.

[Signature]
City Planner, Bryan, Texas



FINAL PLAT
OF
TREASURE HILLS
SUBDIVISION
PHASE TWO

8.33 ACRE TRACT

MARIA KEGANS SURVEY, A-28
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

MCHAYDEN DILLARD
13383 STATE HIGHWAY 30
COLLEGE STATION, TEXAS 77845
(979) 774-0626

JOSEPH V. CARONNA
2103 COMMONWEALTH
HOUSTON, TEXAS 77006
(713) 523-7191

SCALE: 1"=60' FEBRUARY, 2004

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

H:\Land Projects R2\041\Kegans Maria A-28\Treasure Hills Phase 2\dwg\Final Plat.dwg 2/5/2004 9:30:47 AM CST