

CERTIFICATE OF THE DEVELOPMENT ENGINEER

I, Linda G. Huff, Development Engineer of the City of Bryan, do hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Linda G. Huff
Linda G. Huff, Development Engineer
City of Bryan, Texas

CERTIFICATE OF THE PLANNING ADMINISTRATOR

I, Joey Dunn, Planning Administrator of the City of Bryan, do hereby certify that this subdivision plat conforms to the City Master Plan, Major Street Plan, Land Use Plan and the Standards and Specifications set forth in the Subdivision Ordinance of the City of Bryan, Texas.

Joey Dunn
Joey Dunn, Planning Administrator
City of Bryan, Texas

CERTIFICATE OF THE PLANNING & ZONING COMMISSION

I, Richard Perkins, Chairman of the Bryan Planning and Zoning Commission, do hereby certify that the attached subdivision plat was duly approved by said Commission on the 21st day of January, 1997.

Richard Perkins
Richard Perkins, Chairman
Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATE OF THE COUNTY JUDGE

I, Alvin W. Jones, County Judge of Brazos County, Texas, do hereby certify that this subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas on the 16th day of December, 1997.

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

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, County Clerk of Brazos County, Texas do hereby certify that this subdivision plat together with its Certificates of Authorization was filed for record in my office on the 22nd day of January, 1997 and duly recorded in Volume 3018, Page 147 of the Official Records of Brazos County, Texas.

Mary Ann Ward by Barbara Johnson
Mary Ann Ward, County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

State of Texas :
County of Brazos :

We, Yellow Rose Mobile Home Sales, Inc., Owners and Developers of the parcel of land shown on this plat hereby testify that said property was conveyed to us from SWD, Inc. by Deed dated June 5, 1997 recorded in Volume 2858, Page 6 of the Official Records of Brazos County, Texas and now being designated hereon as "Willow Bend" subdivision in Brazos County, Texas and whose name is subscribed hereto, do hereby dedicate to the use of the public, forever, all streets, easements and public places thereon shown for the purpose and consideration therein expressed.

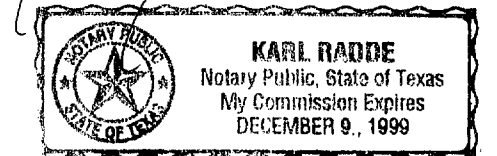
Milan W. Powers
Milan W. Powers, President

State of Texas:
County of Brazos:

Before me, the undersigned authority, on this day personally appeared Milan W. Powers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity for the purposes and considerations therein stated.

Given under my hand and seal this _____ day of _____, 1997.

Karl Radde
Notary Public in and for the State of Texas



PLANNED & DEVELOPED BY:
YELLOW ROSE M/H SALES, INC.
2104 HWY. 21 EAST
BRYAN, TEXAS 77803

PREPARED BY:
HORATIO CHRISMAN COMPANY
Land Surveyors
8020 FM 1179
BRYAN, TEXAS 77808

Bearings are based on an average of the record calls of the parent tract.

GENERAL NOTES

This symbol \circ indicates a 1/2" iron rod, as set at all lot corners, unless alternately labeled.

This symbol \odot indicates a 3/4" iron pipe, as set at all road R.O.W. points, unless alternately labeled.

There shall be an additional 10 feet wide utility easement running along the perimeter of each lot where there is no other easement indicated on the face of the plat.

This development lies within the current Extraterritorial Jurisdiction of the City of Bryan, Texas.

No portion of this property lies within any designated 100-year flood plain as shown on the F.E.M.A./F.I.R.M. Map No. 4804100115C, effective date July 2, 1992.

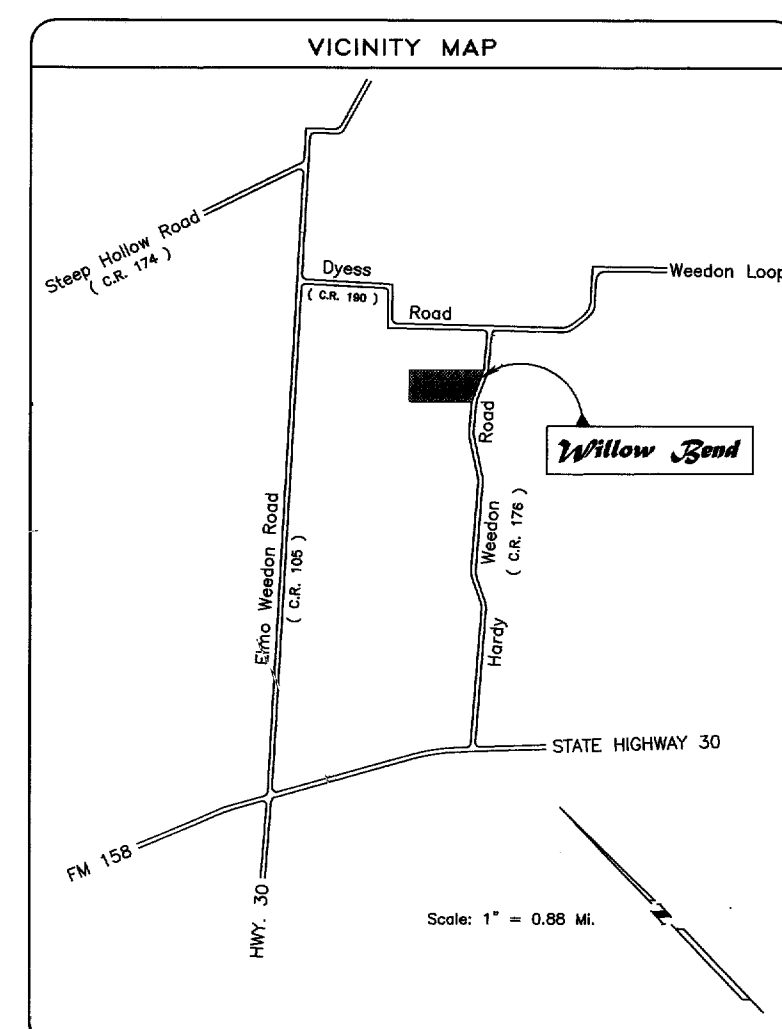
The procurement of a Flood Plain Permit from the County Engineer's office shall be required prior to the construction of a dwelling unit on any lot in this subdivision.

No private sewage facility may be installed on any lot in this subdivision with out the preceding issuance of a license by the Brazos County Health Department under the authority of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, Texas, pursuant to the provisions of Section 21.084 of the Texas Water Code.

A variance to the City of Bryan Subdivision Regulations was granted by the Planning and Zoning Commission on July 24, 1997 for the following requirements or items: curb, gutter and pavement width, sidewalk (along Hardy Weedon Road), fire hydrant and park land dedication.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L21	S 17°51'01" E	56.25	L29	S 52°31'46" E	49.93
L22	S 32°11'20" W	48.15	L30	S 33°48'48" E	67.01
L23	S 71°29'52" E	29.56	L31	S 75°04'01" E	35.61
L24	S 36°32'04" W	35.85	L32	N 64°14'37" E	52.13
L25	S 88°56'54" E	45.09	L33	S 75°17'25" E	25.20
L26	S 48°13'54" E	30.71	L34	S 75°17'25" E	33.43
L27	N 72°10'18" E	24.21	L35	S 83°31'21" E	52.02
L28	S 67°21'50" E	13.69	L36	N 27°21'52" E	51.62

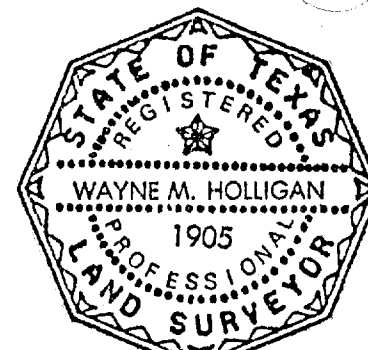
CURVE	DELTA	RADIUS	ARC	CHORD
C1	25°34'40"	666.78	297.66	N 27°28'24" W 295.19
C2	06°14'11"	666.78	72.58	N 43°22'48" W 72.54
C3	45°00'00"	189.46	148.80	N 66°00'06" E 145.01
C4	57°25'15"	15.00	15.03	N 59°47'27" E 14.41
C5	50°29'21"	50.00	44.06	N 56°19'30" E 42.65
C6	93°28'21"	50.00	81.57	S 51°41'39" E 72.82
C7	93°27'34"	50.00	81.56	S 41°46'18" W 72.81
C8	45°00'00"	119.46	93.82	S 66°00'06" W 91.43
C9	01°10'01"	736.78	15.01	S 45°23'54" E 15.00
C10	01°10'00"	736.78	15.00	S 86°13'54" E 15.00
C11	12°34'27"	736.78	161.69	S 37°52'39" E 161.37
C12	16°54'23"	736.78	217.40	S 23°08'15" E 216.62
C13	17°24'57"	484.18	147.17	N 21°47'15" W 146.61
C14	49°27'30"	50.00	43.16	N 21°47'15" W 41.83
C15	104°52'48"	50.00	91.52	N 55°22'54" E 79.27
C16	83°04'58"	50.00	72.50	S 30°38'13" E 66.32
C17	57°25'16"	15.00	15.03	S 17°48'21" E 14.41
C18	02°19'37"	554.18	22.51	S 45°21'12" E 22.50
C19	15°05'20"	554.18	145.95	S 36°38'43" E 145.52



CERTIFICATE OF THE SURVEYOR

I, Wayne M. Holligan, Registered Professional Surveyor No. 1905 in the State of Texas, do hereby testify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Wayne M. Holligan
Wayne M. Holligan, R.P.L.S. No. 1905



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FILED

98 JAN 22 PM 1:57

Mary Ann Ward, CO. CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
Barbara Johnson
DEPUTY

Final Plat
Willow Bend

29.105 Acres
T.J. Allcorn 3/4 League, A-61
Brazos County, Texas

Scale: 1" = 100 Ft.

November, 1997