

FIELD NOTES

Being all that certain tract or parcel of land, lying and being situated in the JOHN AUSTIN LEAGUE in Brazos County, Texas, and being all of that 3.200 acre tract of land conveyed to Bryan Construction Company by S. J. Faloe, et. al., by deed recorded in Volume 505, Page 277 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING: at an iron rod set for the most northerly corner of the 2.00 acre Subdivision of the Area Office of the Department of Public Safety as recorded in Volume 474, Page 779, said iron rod also being in the Southwest right-of-way line of State Highway No. 6 East Bypass;

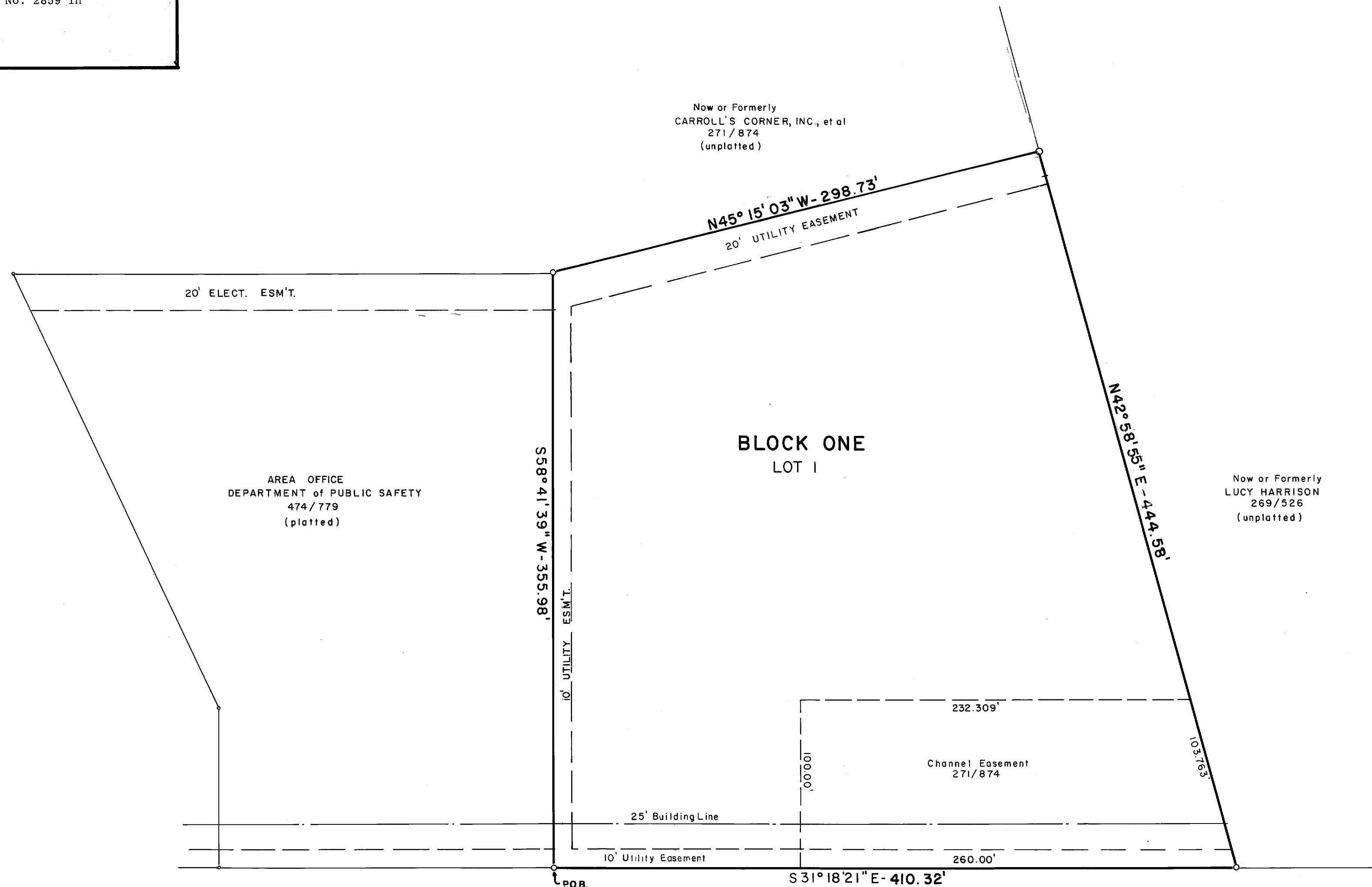
THENCE: S 58° 41' 39" W - 355.98 feet along the northwest line of said 2.00 acre Subdivision to a 1/2 inch iron rod found for corner;

THENCE: N 45° 15' 03" W - 298.73 feet to an iron rod set in the northwest line of the said 62.5 acre tract;

THENCE: N 42° 58' 55" E - 444.58 feet along said northwest line to a 1/2 inch iron rod found in the southwest right-of-way line of State Highway No. 6 East Bypass for corner;

THENCE: S 31° 18' 21" E - 410.32 feet to the PLACE OF BEGINNING and containing 3.200 acres of land, more or less, according to a survey made under the supervision of Michael R. McClure, Registered Public Surveyor, No. 2859 in December, 1981.

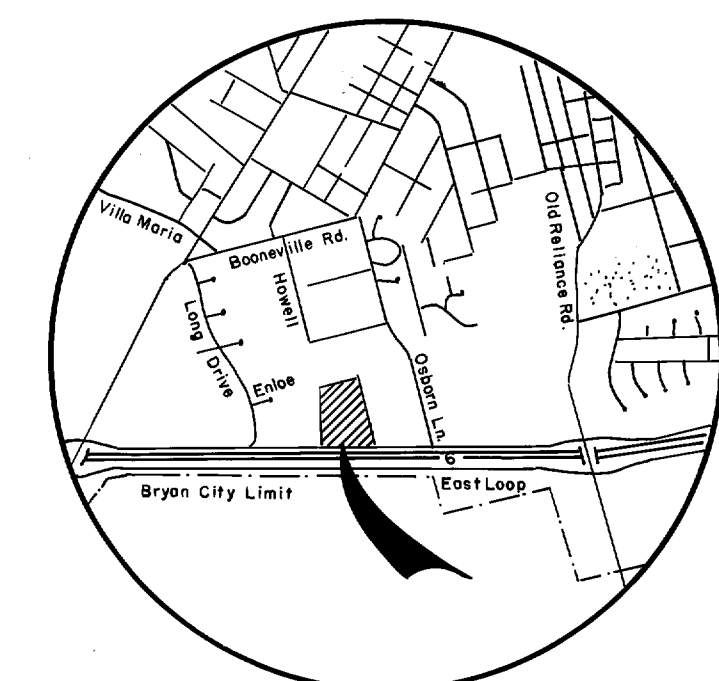
Now or Formerly
CARROLL'S CORNER, INC., et al
271/874
(unplotted)



WEST FRONTAGE ROAD - EAST BYPASS (HWY. 6)

Variable R.O.W.
Frontage Road 26' Pavement

Existing 8' x 5' Concrete Box Culvert
E. 300.53



VICINITY MAP not to scale

LAND USE: Commercial

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, ~~the~~ Frank Thurmond, President of Bryan Construction Co., owner and developer of the land shown on this plat, being the tract of land being part of the Willow Estates Phase III Addition in the Deed Records of Brazos County in Volume 505, Page 277, and designated herein as the Willow Estates Phase III Addition 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 expressed.

Frank Thurmond
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Frank Thurmond, Pres of Bryan Const. Co., 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 9th day of August, 1982.

Michael R. McClure
Notary Public in and for Brazos County, Texas

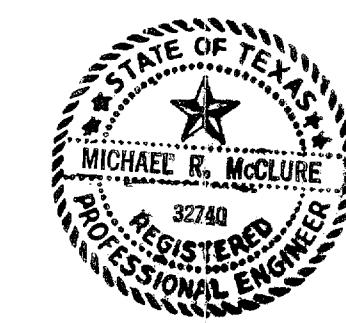


A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL R. MCCLURE, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure
Registered Professional Engineer



CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL R. MCCLURE, Registered Public Surveyor No. 2859 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Michael R. McClure
Registered Public Surveyor



CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boroski, 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 16th day of April, 1982, in the Deed Records of Brazos County in Volume 674, Page 787.

Frank Boroski
County Clerk, Brazos County, Texas
Mary Ann Ward
Deputy

CERTIFICATION BY THE DIRECTOR OF PLANNING:

I, the undersigned, Director of Planning 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.

Frank Boroski
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, FRANK MURPHY, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 22nd day of JULY, 1982 and same was duly approved on the 5th day of AUGUST, 1982 by said Commission.

Frank Murphy
Chairman, City Planning Commission
Bryan, Texas

FILED
APR 16 1982
FRANK BOROSKI
County Clerk, Brazos County, Bryan, TX

FINAL PLAT
WILLOW ESTATES PHASE III
3 200 ACRE TRACT
JOHN AUSTIN LEAGUE NO. 1, A-2
BRYAN, BRAZOS COUNTY, TEXAS
October 1981

OWNER & DEVELOPER
BRYAN CONSTRUCTION CO
1700 BARAK LANE
BRYAN, TEXAS 77801

ENGINEER & SURVEYOR
MCCLURE ENGINEERING INC
1722 BROADMOOR SUITE 110
BRYAN, TEXAS 77805

595300