

Field notes of a 3.560 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being part of the 50.0 acre tract as described to the Windover Company of Bryan and recorded in Volume 315, Page 576, of the Deed Records of Brazos County, Texas, and also being a part of the 109.188 acre tract as described to the Windover Company of Bryan and recorded in Volume 516, Page 136, of the Deed Records of Brazos County, Texas, said 3.560 acre tract being more particularly described as follows:

BEGINNING at an iron rod found marking the southwest corner of Lot 28, Block 8, of the Fourth Installment of Windover East Addition to the City of Bryan, the plat of which is recorded in Volume 497, Page 855, of the Deed Records of Brazos County, Texas, said iron rod also being located in the north right-of-way line of Manchester Drive, the east corner of the abovementioned 50.0 acre tract bears N 24° 18' 50" W 110.66 feet;

THENCE S 76° 13' 25" W along the north right-of-way line of Manchester Drive for a distance of 333.92 feet to the beginning of a curve to the right, having a radius of 1192.47 feet;

THENCE southwest, continuing along the north right-of-way line of Manchester Drive and the said curve to the right for an arc distance of 533.29 feet to the end of this curve, the chord bears S 89° 02' 07" W 528.85 feet;

THENCE N 78° 09' 11" W continuing along the north right-of-way line of Manchester Drive for a distance of 15.00 feet to the beginning of a curve to the right, having a radius of 25.00 feet;

THENCE northwest along the said curve to the right, for an arc distance of 39.27 feet to the end of this curve, said point being located in the south-east right-of-way of the future extension of Cambridge Drive, the chord bears N 33° 09' 11" W 35.36 feet;

THENCE N 11° 50' 49" E along the southeast right-of-way line of the future extension of Cambridge Drive for a distance of 116.33 feet and corner in the center of a creek;

THENCE along the center of the creek as follows:

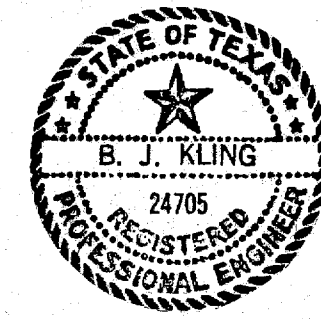
- S 51° 41' 17" E 42.00 feet,
- N 63° 34' 08" E 34.66 feet,
- N 74° 06' 41" E 133.20 feet,
- N 30° 12' 27" E 54.74 feet,
- S 68° 07' 24" E 64.78 feet,
- N 73° 28' 57" E 59.62 feet,
- S 73° 43' 58" E 86.84 feet,
- N 60° 10' 54" E 57.57 feet,
- S 80° 59' 22" E 85.78 feet,
- N 65° 53' 16" E 35.92 feet,
- S 67° 15' 53" E 30.80 feet,
- S 03° 35' 40" W 17.80 feet,
- S 69° 57' 00" E 38.93 feet,
- N 80° 05' 47" E 69.28 feet,
- S 82° 02' 42" E 52.15 feet,
- N 28° 15' 58" E 80.83 feet to the northwest corner of Lot 28, Block 8;

THENCE S 18° 12' 53" E along the west line of Lot 28, Block 8, for a distance of 171.06 feet to the PLACE OF BEGINNING, containing 3.560 acres of land, more or less.

CERTIFICATE OF ENGINEER

State of Texas
County of Brazos

I, B. J. Kling, Registered Professional Engineer, No. 25705, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

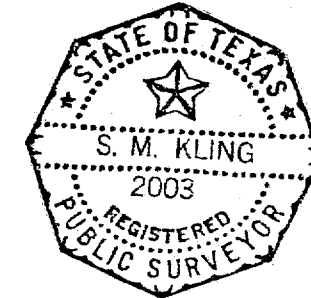


B. J. Kling
B. J. Kling, P.E. No. 24705

CERTIFICATE OF SURVEYOR

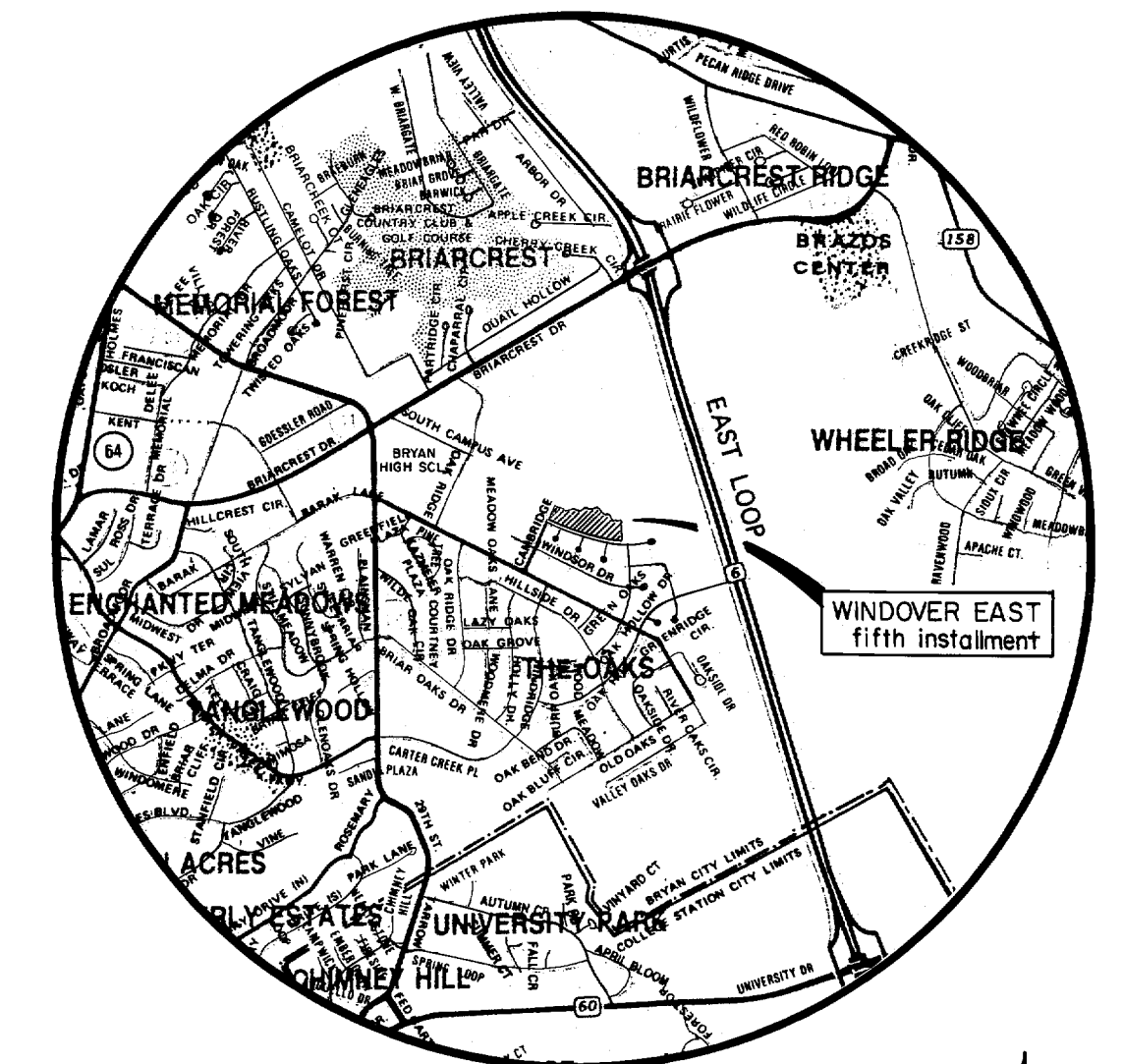
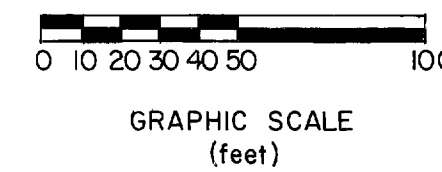
State of Texas
County of Brazos

I, S. M. Kling, Registered Public 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.



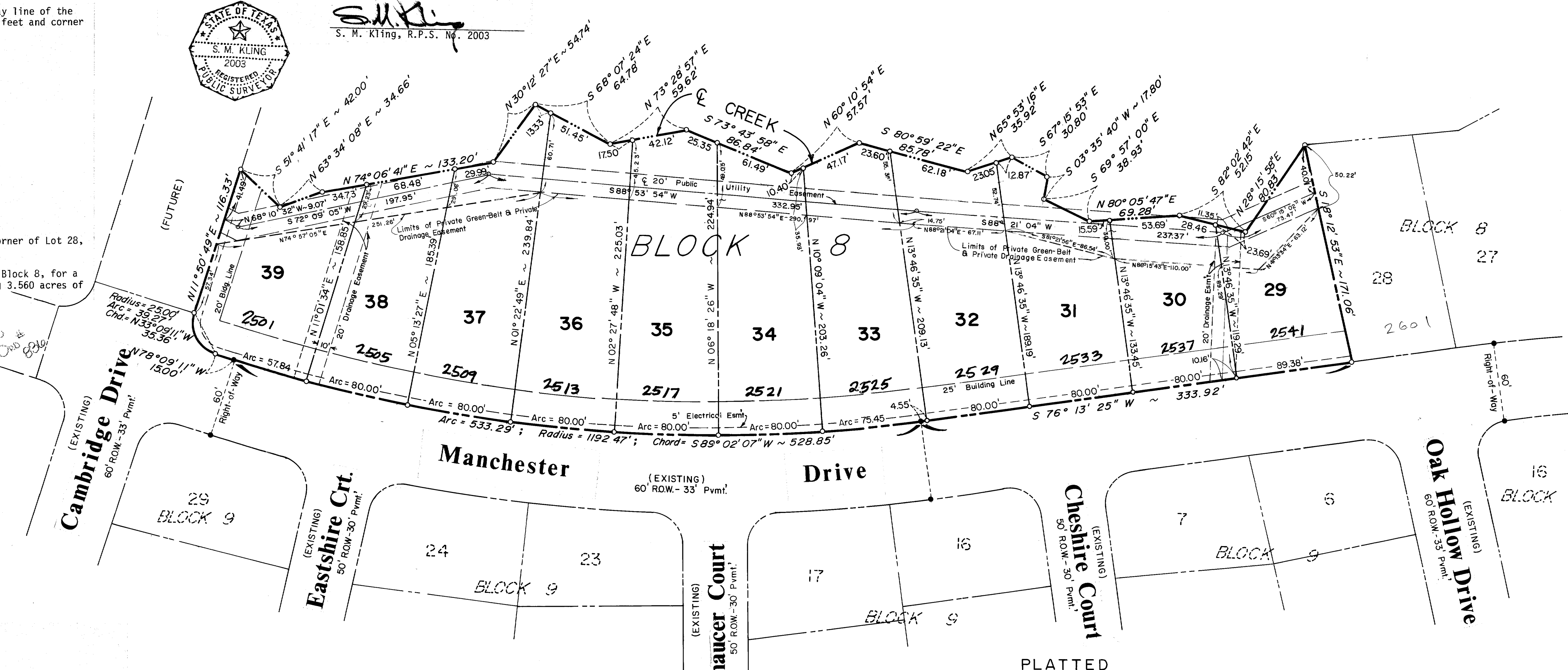
S. M. Kling
S. M. Kling, R.P.S. No. 2003

Now or Formerly
WINDOVER COMPANY OF BRYAN
Unplatted



vicinity map

Not To Scale



GENERAL NOTES

- 1) Land-Use Shall be Single-Family
- 2) There is a minimum 5' Side-Yard and a minimum 20' Rear-Yard Set-Back Line for all Lots.
- 3) The Lot Owners shall be responsible for maintaining free and unobstructed flow of storm water within the Private Greenbelt and Drainage Easement.
- 4) All lot corners are marked by 1/2" iron rods with additional iron rods for reference set on all side-lines 50.00' from the Center of the Creek.

STATE OF TEXAS
COUNTY OF BRAZOS

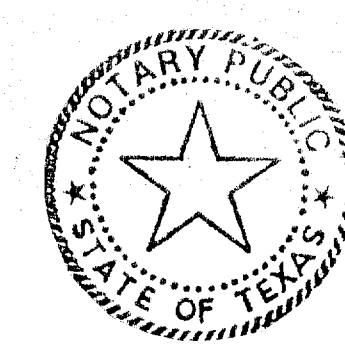
I, T. David Chinn, d/b/a THE CAMBRIDGE EQUITIES COMPANY, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County, Texas in Volume Page , and designated herein as the WINDOVER EAST - FIFTH INSTALLMENT Addition in the City of Bryan, 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 considerations therein expressed.

T. David Chinn
T. David Chinn, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared T. David Chinn, 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 5th day of April, 1984.



Janet A. Richmond
Notary Public in/for Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, Clifford G. Miller, Director of Planning of the City of Bryan, Texas, hereby certify that his plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the Ordinance.

Clifford G. Miller
Clifford G. Miller, Director of Planning
City of Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

I, HANK McQUAIDE, 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 5th day of APRIL, 1984, and same was duly approved on the 19th day of APRIL, 1984.

Hank McQuaide
Chairman, City Planning Commission
City of Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

State of Texas
County of Brazos

I, Frank Boriskie, 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 4 day of April, 1984, in the Deed Records of Brazos County, Texas, in Volume 487, Page 1487.

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

Frank Boriskie
Frank Boriskie, County Clerk
Brazos County, Texas
by Karen Murphy Deputy

PLATTED
WINDOVER EAST - Fourth Installment
Volume 497, Page 855

WINDOVER EAST
fifth installment

3.560 ACRES
RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 1984
Owned and Developed by:
Cambridge Equities Company
POST OFFICE BOX 9089
COLLEGE STATION, TEXAS 77840

PREPARED BY:
KLING ENGINEERING & SURVEYING
1806 WILDE OAK CIRCLE P.O. BOX 4234 BRYAN, TEXAS (409) 846-6212

FILED
1984 JUN 4 PM 4:07
S. M. Kling

w/o base 51661