

METES AND BOUNDS DESCRIPTION OF A 21.473 ACRE TRACT THOMAS J. ALLCORN 3/4 LEAGUE, A-61 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. ALLCORN 3/4 LEAGUE, ABSTRACT NO. 61, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 71.57 ACRE TRACT AS DESCRIBED BY A DEED TO ENCHANTED OAKS TRUST RECORDED IN VOLUME 4004, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A 3/4 INCH IRON PIPE FOUND ON THE SOUTHEAST LINE OF A CALLED 10.832 ACRE TRACT AS DESCRIBED BY A DEED TO DENNIS M. FENLON RECORDED IN VOLUME 3925, PAGE 322 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING ON THE NORTHWEST LINE OF A CALLED 80 FOOT WIDE ACCESS EASEMENT AS DESCRIBED IN THE DEED TO CHARLES L. KONDERLA RECORDED IN VOLUME 4044, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND FURTHER DESCRIBED IN A DEED TO KYLE HENDERSON RECORDED IN VOLUME 3933, PAGE 302 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID ACCESS EASEMENT BEING COMMONLY KNOWN AS WOODVIEW DRIVE, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND ON THE NORTHWEST LINE OF SAID ACCESS EASEMENT MARKING THE MOST EASTERLY CORNER OF A CALLED 3.005 ACRE TRACT AS DESCRIBED BY A DEED TO TSUNG-CHOW JOE SU RECORDED IN VOLUME 1861, PAGE 139 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 44° 28' 57" W FOR A DISTANCE OF 1017.31 FEET;

THENCE: S 45° 25' 51" E THROUGH SAID ACCESS EASEMENT FOR A DISTANCE OF 65.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 108.84 FEET, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND BEARS: N 45° 28' 09" W FOR A DISTANCE OF 4.90 FEET;

THENCE: THROUGH SAID 71.57 ACRE TRACT, 5.00 FEET FROM AND PARALLEL TO THE INTERIOR LINES OF SAID ACCESS EASEMENT, FOR THE FOLLOWING CALLS: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 115° 54' 10" FOR AN ARC DISTANCE OF 220.42 FEET (CHORD BEARS: S 77° 35' 58" E - 184.72 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND BEARS: N 71° 03' 35" E FOR A DISTANCE OF 4.88 FEET AND ANOTHER 3/4 INCH IRON PIPE FOUND BEARS: N 70° 27' 47" E FOR A DISTANCE OF 65.00 FEET;

S 19° 38' 54" E FOR A DISTANCE OF 189.99 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 232.24 FEET, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND BEARS: N 71° 58' 50" E FOR A DISTANCE OF 5.06 FEET AND ANOTHER 3/4 INCH IRON PIPE FOUND BEARS: N 70° 19' 05" E FOR A DISTANCE OF 65.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 00' 01" FOR AN ARC DISTANCE OF 168.47 FEET (CHORD BEARS: S 00° 51' 07" W - 162.84 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND BEARS: S 69° 33' 48" E FOR A DISTANCE OF 5.06 FEET AND ANOTHER 3/4 INCH IRON PIPE FOUND BEARS: S 68° 40' 20" E FOR A DISTANCE OF 65.00 FEET;

S 21° 21' 08" W FOR A DISTANCE OF 1078.58 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN THE SOUTHWEST LINE OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND BEARS: S 70° 35' 52" E FOR A DISTANCE OF 5.03 FEET AND ANOTHER 3/4 INCH IRON PIPE FOUND BEARS: S 69° 50' 09" E FOR A DISTANCE OF 65.00 FEET;

S 18° 58' 34" W FOR A DISTANCE OF 248.28 FEET TO A 5/8 INCH IRON ROD SET, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND BEARS: S 21° 33' 20" E FOR A DISTANCE OF 7.81 FEET;

S 68° 03' 52" W FOR A DISTANCE OF 26.20 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 585.14 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 44' 41" FOR AN ARC DISTANCE OF 222.07 FEET (CHORD BEARS: N 74° 41' 55" W - 220.74 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND BEARS: S 05° 59' 32" W FOR A DISTANCE OF 5.19 FEET;

N 85° 34' 16" W FOR A DISTANCE OF 52.68 FEET TO A 5/8 INCH IRON ROD SET, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND BEARS: S 37° 41' 35" W FOR A DISTANCE OF 6.17 FEET;

N 52° 04' 20" W FOR A DISTANCE OF 33.36 FEET TO A 5/8 INCH IRON ROD SET, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND BEARS: S 37° 32' 25" W FOR A DISTANCE OF 6.20 FEET AND ANOTHER 3/4 INCH IRON PIPE FOUND BEARS: S 71° 22' 02" W FOR A DISTANCE OF 65.00 FEET;

N 18° 34' 24" W FOR A DISTANCE OF 858.87 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 183.47 FEET, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND BEARS: S 75° 11' 07" W FOR A DISTANCE OF 5.03 FEET AND ANOTHER 3/4 INCH IRON PIPE FOUND BEARS: S 71° 22' 02" W FOR A DISTANCE OF 65.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 01' 20" FOR AN ARC DISTANCE OF 212.81 FEET (CHORD BEARS: N 12° 56' 16" E - 202.24 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND BEARS: N 45° 22' 00" W FOR A DISTANCE OF 4.96 FEET AND THE AFOREMENTIONED 3/4 INCH IRON PIPE FOUND MARKING THE MOST EASTERLY CORNER OF SAID 3.005 ACRE TRACT (1861/139) BEARS: N 45° 37' 32" W FOR A DISTANCE OF 65.00 FEET;

N 44° 26' 57" E FOR A DISTANCE OF 1017.09 FEET TO THE POINT OF BEGINNING CONTAINING 21.473 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND JANUARY, 2002. SEE PLAT PREPARED JANUARY, 2002, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

N/F ENCHANTED OAKS TRUST PORTION OF 71.57 ACRE TRACT 4004/289

N/F ROBERT PARENT 1.000 ACRE TRACT 1144/420

N/F ENCHANTED OAKS TRUST PORTION OF 71.57 ACRE TRACT 4004/289

N/F ENCHANTED OAKS TRUST PORTION OF 71.57 ACRE TRACT 4004/289

N/F ENCHANTED OAKS TRUST PORTION OF 71.57 ACRE TRACT 4004/289

N/F ENCHANTED OAKS TRUST PORTION OF 71.57 ACRE TRACT 4004/289

N/F ENCHANTED OAKS TRUST PORTION OF 71.57 ACRE TRACT 4004/289

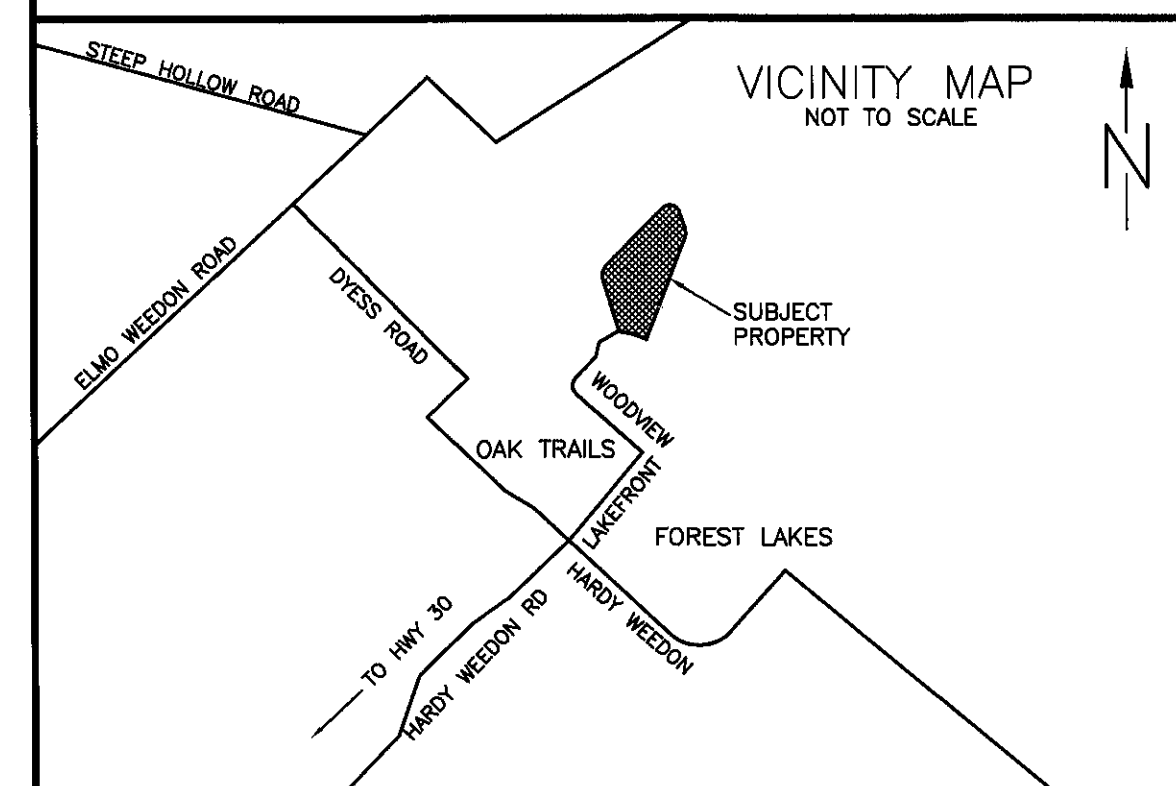
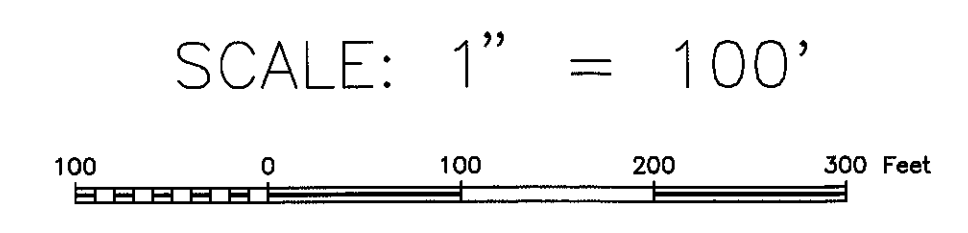
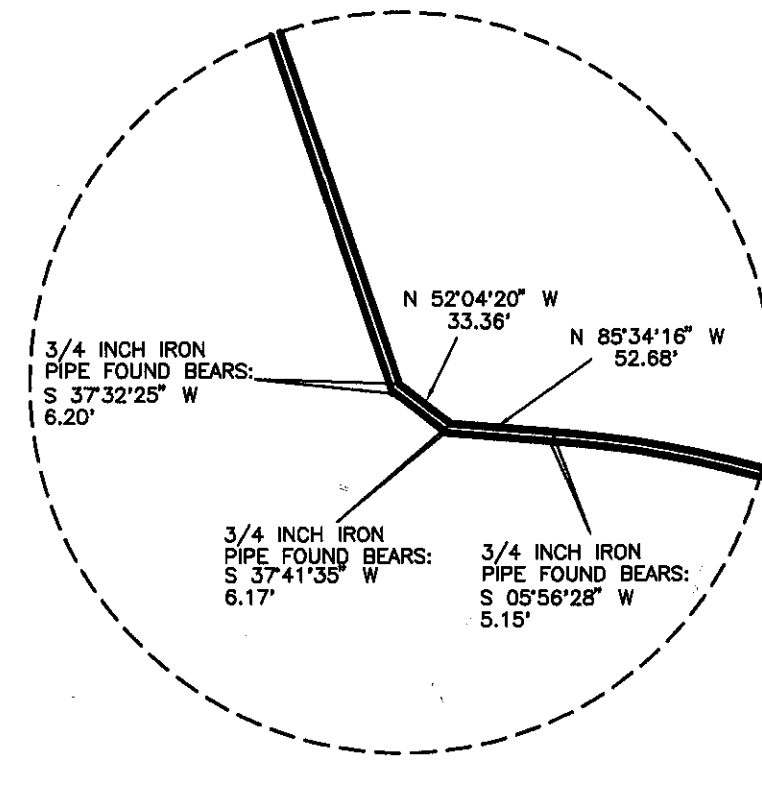
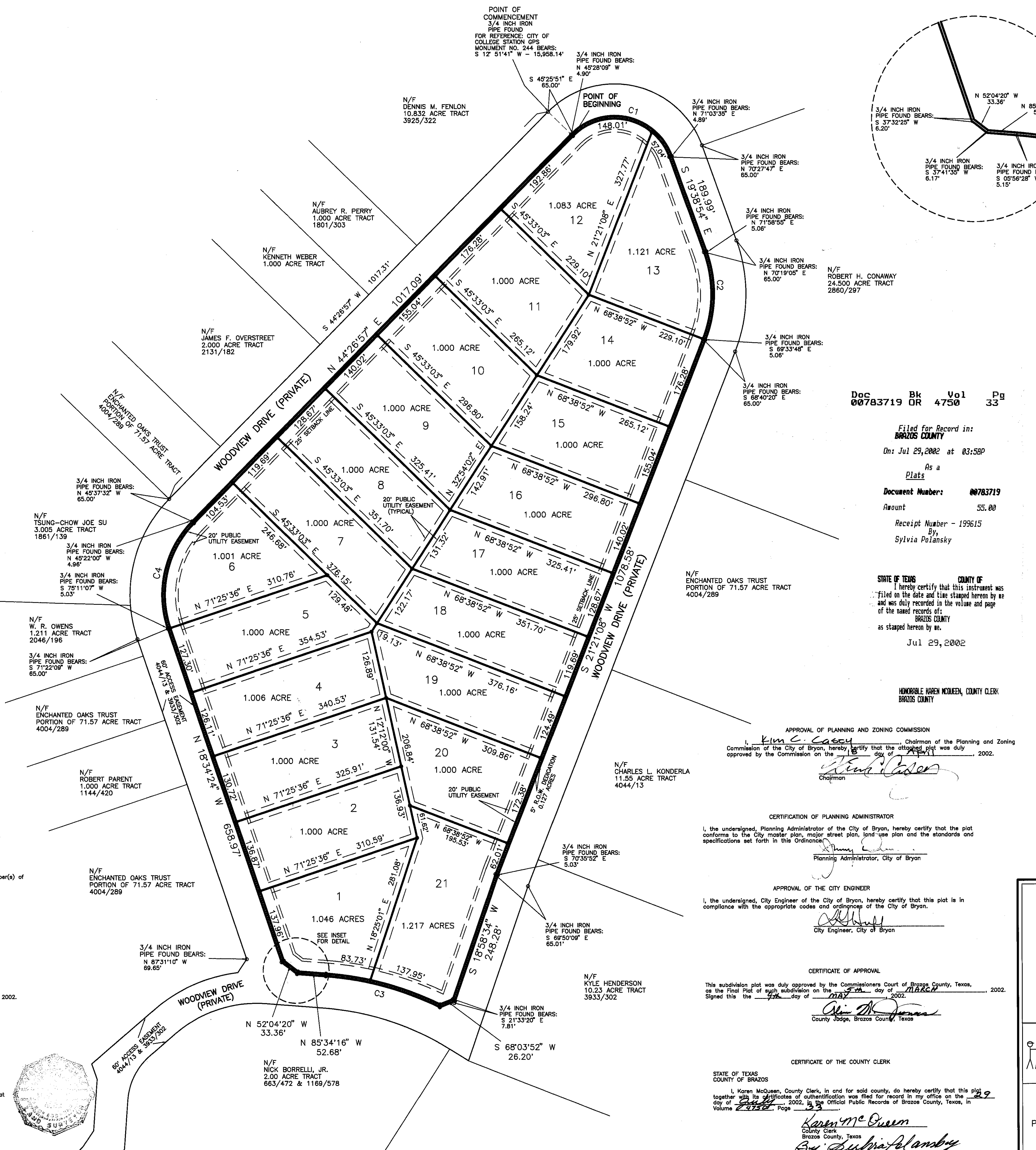
N/F ENCHANTED OAKS TRUST PORTION OF 71.57 ACRE TRACT 4004/289

N/F ENCHANTED OAKS TRUST PORTION OF 71.57 ACRE TRACT 4004/289

N/F ENCHANTED OAKS TRUST PORTION OF 71.57 ACRE TRACT 4004/289

N/F ENCHANTED OAKS TRUST PORTION OF 71.57 ACRE TRACT 4004/289

N/F ENCHANTED OAKS TRUST PORTION OF 71.57 ACRE TRACT 4004/289



Doc 00783719 Bk OR 4750 Vol 33 Pg
 Filed for Record in: BRAZOS COUNTY
 On: Jul 29, 2002 at 03:58P
 As a Plat
 Document Number: 00783719
 Amount: 55.00
 Receipt Number - 199615
 By: Sylvia Polansky

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	108.86	115°54'10"	220.42	S 77°35'58" E	184.72
C2	232.64	41°00'01"	166.47	S 00°51'07" W	162.84
C3	585.14	21°44'41"	222.07	N 74°41'55" W	220.74
C4	193.47	63°01'20"	212.81	N 12°56'16" E	202.24

STATE OF TEXAS COUNTY OF BRAZOS
 I, Sylvia Polansky, County Clerk, do hereby certify that this instrument was filed in the date and time stamped herein by me and was duly recorded in the volume and page of the record books of BRAZOS COUNTY as stamped herein by me.
 Jul 29, 2002

HONORABLE KAREN McQUEEN, COUNTY CLERK, BRAZOS COUNTY

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Kim C. Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 29th day of July, 2002.

CERTIFICATION OF PLANNING ADMINISTRATOR
 I, the undersigned, Planning Administrator 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.
 Planning Administrator, City of Bryan

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.
 City Engineer, City of Bryan

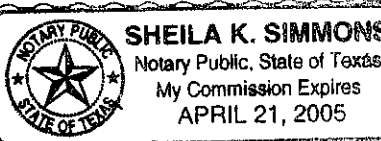
CERTIFICATE OF APPROVAL
 This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 29th day of July, 2002.
 Signed this 29th day of July, 2002.
 County Judge, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK
 I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office on the 29th day of July, 2002, in the Official Public Records of Brazos County, Texas, in Volume 4750, Page 33.

GENERAL NOTES
 1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
 2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
 3. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 4. WICKSON CREEK SUD WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
 5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 6. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0155 C, EFFECTIVE DATE JULY 2, 1992.
 7. 5/8 INCH IRON ROD SET AT ALL CORNERS.
 8. THERE SHALL BE A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL LOT LINES AND A 20' PUBLIC UTILITY EASEMENT ADJACENT TO WOODVIEW DRIVE.

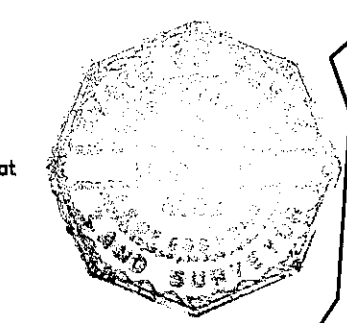
FINAL PLAT
 OF
WOODVIEW ESTATES
 21.473 ACRES
 THOMAS J. ALLCORN 3/4 LEAGUE, A-61
 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
 SURVEY DATE: JANUARY, 2002
 PLAT DATE: 01-29-02
 REVISED: 03-18-02
 JOB NUMBER: 01-0990
 CAD NAME: 01-0990F
 CR5 FILE: 01-0990



Notary Public, State of Texas
 My Commission Expires APRIL 21, 2005

CERTIFICATE OF SURVEYOR
 I, Brad Kerr, Registered Professional Surveyor No. 4502, 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.
 Brad Kerr, R.P.L.S. No. 4502



PREPARED BY: KERR SURVEYING CO.
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (979) 268-3195

PREPARED FOR: ROSTELL CHAPMAN
 c/o 420 TARROW
 COLLEGE STATION, TEXAS 77840
 PHONE (979) 260-7653