FEB 2 0 2008

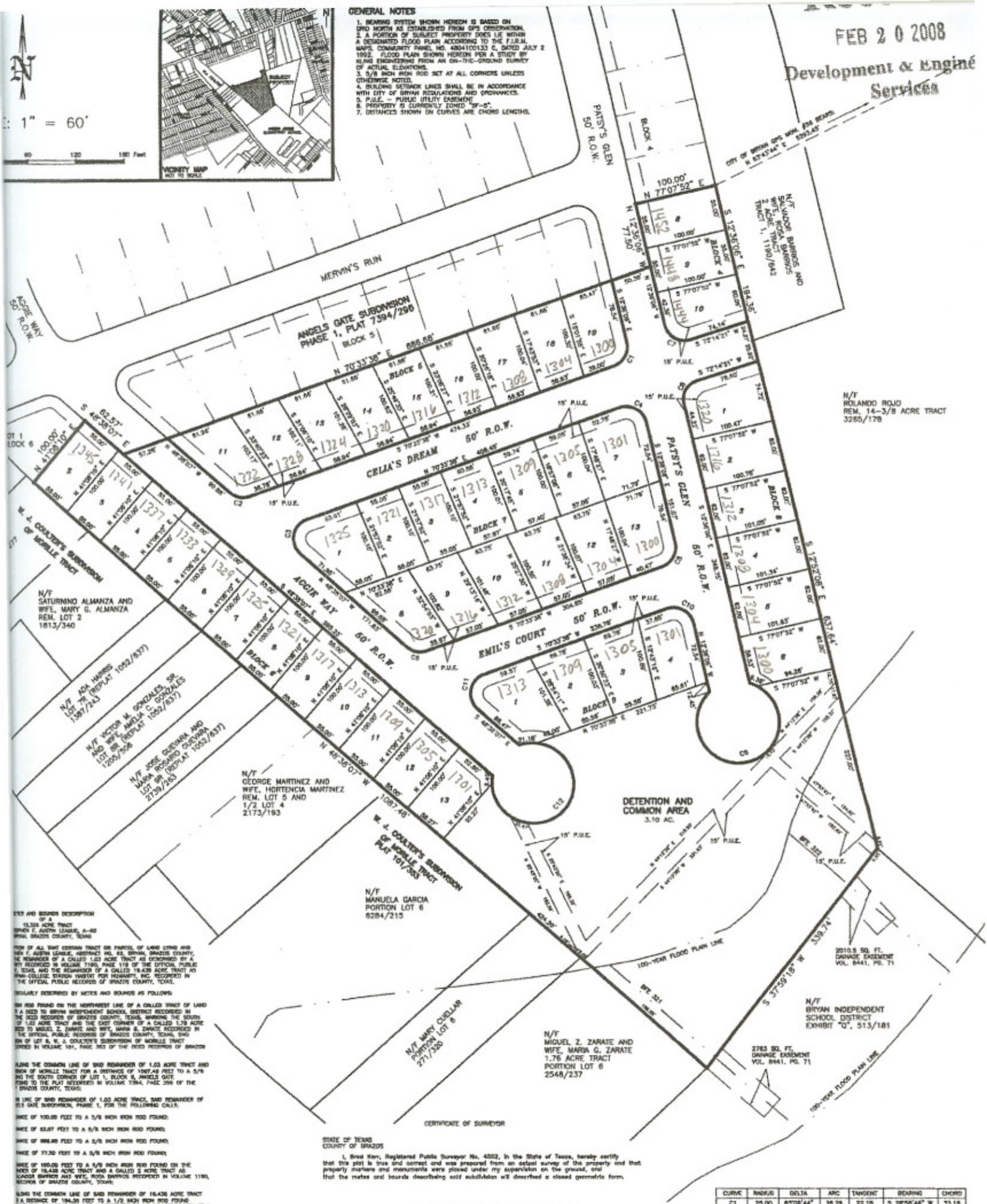
Development & Engineering Services

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410 0133 C, DATED JULY 2 1992. FLOOD PLAIN SHOWN HEREON PER A STUDY BY KLING ENGINEERING FROM AN ON-THE-GROUND SURVEY OF ACTUAL ELEVATIONS.
3. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN REGULATIONS AND ORDINANCES.
5. P.U.E. - PUBLIC UTILITY EASEMENT
6. PROPERTY IS CURRENTLY ZONED "SF-5".
7. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

1" = 60'

VICINITY MAP
NOT TO SCALE



TEXT AND BOUNDS DESCRIPTION OF A 13.326 ACRE TRACT STEPHEN F. AUSTIN LEAGUE, A-62 BRYAN, BRAZOS COUNTY, TEXAS

FROM OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND THEN F. AUSTIN LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, HE REMAINDER OF A CALLED 1.03 ACRE TRACT AS DESCRIBED BY A WITH RECORDED IN VOLUME 7140, PAGE 119 OF THE OFFICIAL PUBLIC T, TEXAS, AND THE REMAINDER OF A CALLED 19.438 ACRE TRACT AS BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC. RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

BOUNDARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

RON ROD FOUND ON THE NORTHWEST LINE OF A CALLED TRACT OF LAND Y A DEED TO BRYAN INDEPENDENT SCHOOL DISTRICT RECORDED IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH OF 1.03 ACRE TRACT AND THE EAST CORNER OF A CALLED 1.76 ACRE DED TO MIGUEL Z. ZARATE AND WIFE, MARIA G. ZARATE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID ION OF LOT 6, W. J. COULTER'S SUBDIVISION OF MOBILE TRACT CORDED IN VOLUME 101, PAGE 363 OF THE DEED RECORDS OF BRAZOS

ALONG THE COMMON LINE OF SAID REMAINDER OF 1.03 ACRE TRACT AND TION OF MOBILE TRACT FOR A DISTANCE OF 1087.48 FEET TO A 5/8 ING THE SOUTH CORNER OF LOT 1, BLOCK 5, ANGELS GATE TORS TO THE PLAT RECORDED IN VOLUME 7394, PAGE 298 OF THE BRAZOS COUNTY, TEXAS;

N LINE OF SAID REMAINDER OF 1.03 ACRE TRACT, SAID REMAINDER OF ELS GATE SUBDIVISION, PHASE 1, FOR THE FOLLOWING CALLS:

TANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND;

TANCE OF 62.57 FEET TO A 5/8 INCH IRON ROD FOUND;

TANCE OF 686.66 FEET TO A 5/8 INCH IRON ROD FOUND;

TANCE OF 77.50 FEET TO A 5/8 INCH IRON ROD FOUND;

TANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTH OF 19.438 ACRE TRACT AND A CALLED 2 ACRE TRACT AS SALVADOR BARRIOS AND WIFE, ROSA BARRIOS RECORDED IN VOLUME 1190, RECORDS OF BRAZOS COUNTY, TEXAS;

ALONG THE COMMON LINE OF SAID REMAINDER OF 19.438 ACRE TRACT N A DISTANCE OF 184.35 FEET TO A 1/2 INCH IRON ROD FOUND OF SAID 2 ACRE TRACT AND A WEST CORNER OF THE REMAINDER OF A AS DESCRIBED BY A DEED TO ROLANDO ROJO RECORDED IN VOLUME TIONAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

ALONG THE COMMON LINE OF SAID REMAINDER OF 19.438 ACRE TRACT -3/8 ACRE TRACT FOR A DISTANCE OF 637.64 FEET TO A 3/8 INCH THE NORTH CORNER OF SAID SCHOOL TRACT;

ALONG THE COMMON LINE OF SAID REMAINDER OF 19.38 ACRE TRACT ON A DISTANCE OF 339.74 FEET TO THE POINT OF BEGINNING CONTAINING E OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN RIDD AS ESTABLISHED FROM GPS OBSERVATION.

SIONAL
. 4502

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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, and that the metes and bounds describing said subdivision will described a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 ____ day of _____, 2008, and same was duly approved on the ____ day of _____, 2008.

Chairman

CERTIFICATION OF CITY PLANNER

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	83°09'44"	36.29	22.18	S 28°58'46" W	33.18
C2	25.00	60°48'15"	26.53	14.67	N 79°02'14" W	25.30
C3	25.00	119°11'45"	52.01	42.81	N 10°57'46" E	43.12
C4	25.00	96°50'16"	42.25	28.18	S 61°01'14" E	37.40
C5	25.00	83°09'44"	36.29	22.18	S 28°58'46" W	33.18
C6	25.00	60°48'15"	26.53	14.67	N 79°02'14" W	25.30
C7	24.00	95°09'33"	39.86	26.25	N 60°10'32" W	35.43
C8	24.00	84°90'27"	35.54	21.93	S 29°49'06" W	32.38
C9	50.00	300°00'00"	261.80	25.87	S 77°23'54" W	50.00
C10	25.00	96°50'16"	42.25	28.18	N 61°01'14" W	37.40
C11	25.00	119°11'45"	52.01	42.81	S 10°57'46" W	43.12
C12	50.00	300°00'00"	261.80	25.87	S 41°21'53" W	50.00