SCALE: 1"=100'

**15' WIDE PUBLIC UTILITY EASEMENT METES:**

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|---|---|---|---|---|---|
| L1 | N06°32'41"W | 58.22' | L18 | N64°18'58"E | 286.66' |
| L2 | N41°48'36"E | 89.98' | L19 | S25°41'04"E | 84.50' |
| L3 | N48°11'04"W | 678.46' | L20 | N64°18'58"E | 12.88' |
| L4 | N08°03'56"E | 313.82' | L21 | S25°41'04"E | 19.58' |
| L5 | N64°18'58"E | 310.01' | L22 | N64°18'58"E | 15.00' |
| L6 | S25°41'04"E | 84.50' | L23 | N25°41'04"W | 19.58' |
| L7 | N64°18'58"E | 30.41' | L24 | N64°18'58"E | 14.08' |
| L8 | S89°48'35"E | 347.99' | L25 | S89°48'35"E | 338.33' |
| L9 | S44°48'35"E | 71.03' | L26 | S44°48'35"E | 58.61' |
| L10 | S00°11'25"W | 337.33' | L27 | S00°11'25"W | 324.91' |
| L11 | S48°11'25"W | 76.84' | L28 | S48°11'25"W | 44.23' |
| L12 | S47°44'15"E | 106.95' | L29 | N44°48'35"W | 36.60' |
| L13 | S41°48'58"W | 523.91' | L30 | S48°11'25"W | 15.00' |
| L14 | S06°32'41"E | 35.34' | L31 | S44°48'35"E | 36.60' |
| L15 | S42°14'21"W | 19.84' | L32 | S48°11'25"W | 28.98' |
| L16 | N48°11'04"W | 688.47' | L33 | S47°44'15"E | 107.86' |
| L17 | N08°03'56"E | 297.88' | L34 | S41°48'58"W | 410.78' |

**10' WIDE ATMOS GAS EASEMENT METES:**

| LINE | BEARING | DISTANCE |
|---|---|---|
| L35 | N41°44'47"W | 10.03' |
| L36 | N44°00'11"E | 215.58' |
| L37 | N32°49'18"E | 96.23' |
| L38 | N04°11'38"E | 31.21' |
| L39 | S85°48'22"E | 10.00' |
| L40 | S04°11'38"W | 33.78' |
| L41 | S32°49'18"W | 99.76' |
| L42 | S44°00'11"W | 217.31' |

**VARIABLE WIDTH STU ELECTRICAL EASEMENT METES:**

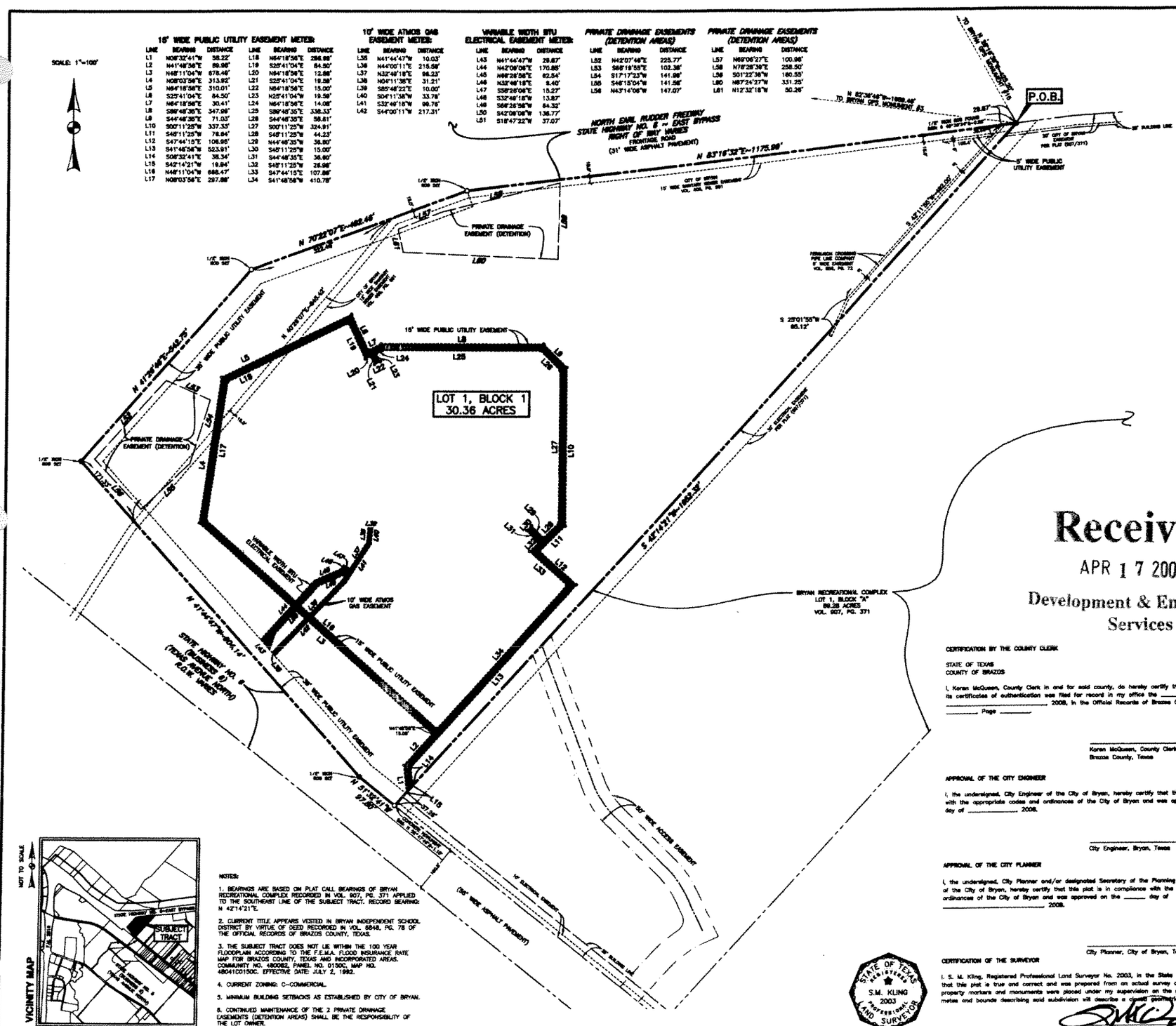
| LINE | BEARING | DISTANCE |
|---|---|---|
| L43 | N41°44'47"W | 29.87' |
| L44 | N42°08'08"E | 170.88' |
| L45 | N48°28'58"E | 82.54' |
| L46 | N33°46'18"E | 8.40' |
| L47 | S38°28'08"E | 15.27' |
| L48 | S33°46'18"W | 13.87' |
| L49 | S86°28'58"W | 84.32' |
| L50 | S42°08'08"W | 136.77' |
| L51 | S18°47'22"W | 37.07' |

**PRIVATE DRAINAGE EASEMENTS (DETENTION AREAS)**

| LINE | BEARING | DISTANCE |
|---|---|---|
| L52 | N42°07'48"E | 225.77' |
| L53 | S68°19'55"E | 102.36' |
| L54 | S17°17'23"W | 141.99' |
| L55 | S46°15'04"W | 141.56' |
| L56 | N43°14'06"W | 147.07' |

**PRIVATE DRAINAGE EASEMENTS (DETENTION AREAS)**

| LINE | BEARING | DISTANCE |
|---|---|---|
| L57 | N69°06'27"E | 100.96' |
| L58 | N79°28'39"E | 258.50' |
| L59 | S01°22'36"W | 180.55' |
| L60 | N87°24'27"W | 331.25' |
| L61 | N12°32'18"W | 50.26' |







NOTES:

1. BEARINGS ARE BASED ON PLAT CALL BEARINGS OF BRYAN RECREATIONAL COMPLEX RECORDED IN VOL. 907, PG. 371 APPLIED TO THE SOUTHEAST LINE OF THE SUBJECT TRACT. RECORD BEARING: N 42°14'21"E.
2. CURRENT TITLE APPEARS VESTED IN BRYAN INDEPENDENT SCHOOL DISTRICT BY VIRTUE OF DEED RECORDED IN VOL. 5648, PG. 78 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0150C, MAP NO. 48041C0150C. EFFECTIVE DATE: JULY 2, 1992.
4. CURRENT ZONING: C-COMMERCIAL.
5. MINIMUM BUILDING SETBACKS AS ESTABLISHED BY CITY OF BRYAN.
6. CONTINUED MAINTENANCE OF THE 2 PRIVATE DRAINAGE EASEMENTS (DETENTION AREAS) SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

Lot 1, Block 1
Arthur L. Davila Middle School
30.36 Acre Tract
Moses Baine Survey, A-3
Bryan, Brazos County, Texas

Field notes of a 30.36 acre tract or parcel of land, lying and being situated in the Moses Baine Survey, Abstract No. 3, Bryan, Brazos County, Texas, and being all of the called 30.387 acre tract described in the deed from Keith Chunn, Jr., Trustee to M. D. Wheeler, Ltd., as recorded in Volume 5703, Page 122, of the Official Records of Brazos County, Texas, and said 30.36 acre tract being more particularly described as follows:

**BEGINNING** at the east corner of the beforementioned 30.387 acre tract in the south right-of-way line of State Highway No. 6 - East Bypass (North Earl Rudder Freeway), same being the northwest corner of Lot 1, Block "A", 89.28 acres of the Bryan Recreational Complex according to the plat recorded in Volume 907, Page 371, of the Official Records of Brazos County, Texas, from which a ½" iron rod found bears S 48° 33' 34" E - 0.22 feet;

THENCE S 42° 14' 21" W along the southeast line of the beforementioned 30.387 acre tract, same being the northwest line of the beforementioned Lot 1, Block "A", for a distance of 1952.32 feet to the south corner of the 30.387 acre tract in the northeast right-of-way line of State Highway No. 6 (Business 6 - Texas Avenue North), same being the west corner of Lot 1, Block "A", from which a TxDOT monument found bears N 52° 47' 46" E - 1.10 feet;

THENCE along the northeast right-of-way line of State Highway No. 6 (Business 6 - Texas Avenue North), as follows:

N 51° 32' 41" W — for a distance of 97.80 feet to a ½" iron rod set at angle point corner,

N 41° 44' 47" W — along the transition line to State Highway No. 6 - East Bypass (North Earl Rudder Freeway) for a distance of 904.14 feet to a ½" iron rod set in the southeasterly right-of-way line of State Highway No. 6 - East Bypass (North Earl Rudder Freeway);

THENCE along the southeasterly and southerly right-of-way line of State Highway No. 6 - East Bypass (North Earl Rudder Freeway), as follows:

N 41° 26' 46" E — for a distance of 542.75 feet to a ½" iron rod set for angle point corner,

N 70° 22' 07" E — for a distance of 492.46 feet to a ½" iron rod set for angle point corner,

N 83° 16' 32" E — for a distance of 1175.99 feet to the **PLACE OF BEGINNING**, containing 30.36 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Bryan Independent School District, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 5648, Page 78, 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 shown hereon for the purposes identified.

Grady Shayden, Executive Director

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Grady Shayden, 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 stated.

Given under my hand and seal of office this day 17th of APRIL 2008.

KEVIN J. PFLUMMER
MY COMMISSION EXPIRES
FEBRUARY 18, 2010

Kevin J. Pflummer
Notary Public, Brazos County, Texas

# Received

APR 17 2008

Development & Engineering Services

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, 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 _____ day of _____ 2008, in the Official Records of Brazos County, Texas, in Volume _____ Page _____

Karen McQueen, County Clerk,
Brazos County, Texas

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 and was approved on the _____ day of _____ 2008.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____ 2008.

City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

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

Chairman, Planning & Zoning Commission
City of Bryan, Texas

APPROVAL OF THE 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 by said Commission.

Chairman, Planning & Zoning Commission
City of Bryan, Texas

# FINAL PLAT
OF
# ARTHUR L. DAVILA MIDDLE SCHOOL SUBDIVISION

30.36 ACRES

MOSES BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

BRYAN INDEPENDENT SCHOOL DISTRICT
101 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
979.361.5200

SCALE: 1"=100' APRIL, 2008

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

H:\Land Projects\Moses A-3\CIB-Recreational-Complex\dwg\Platting\Preliminary & Final Platting 4/17/2008 9:10:55 AM CDT