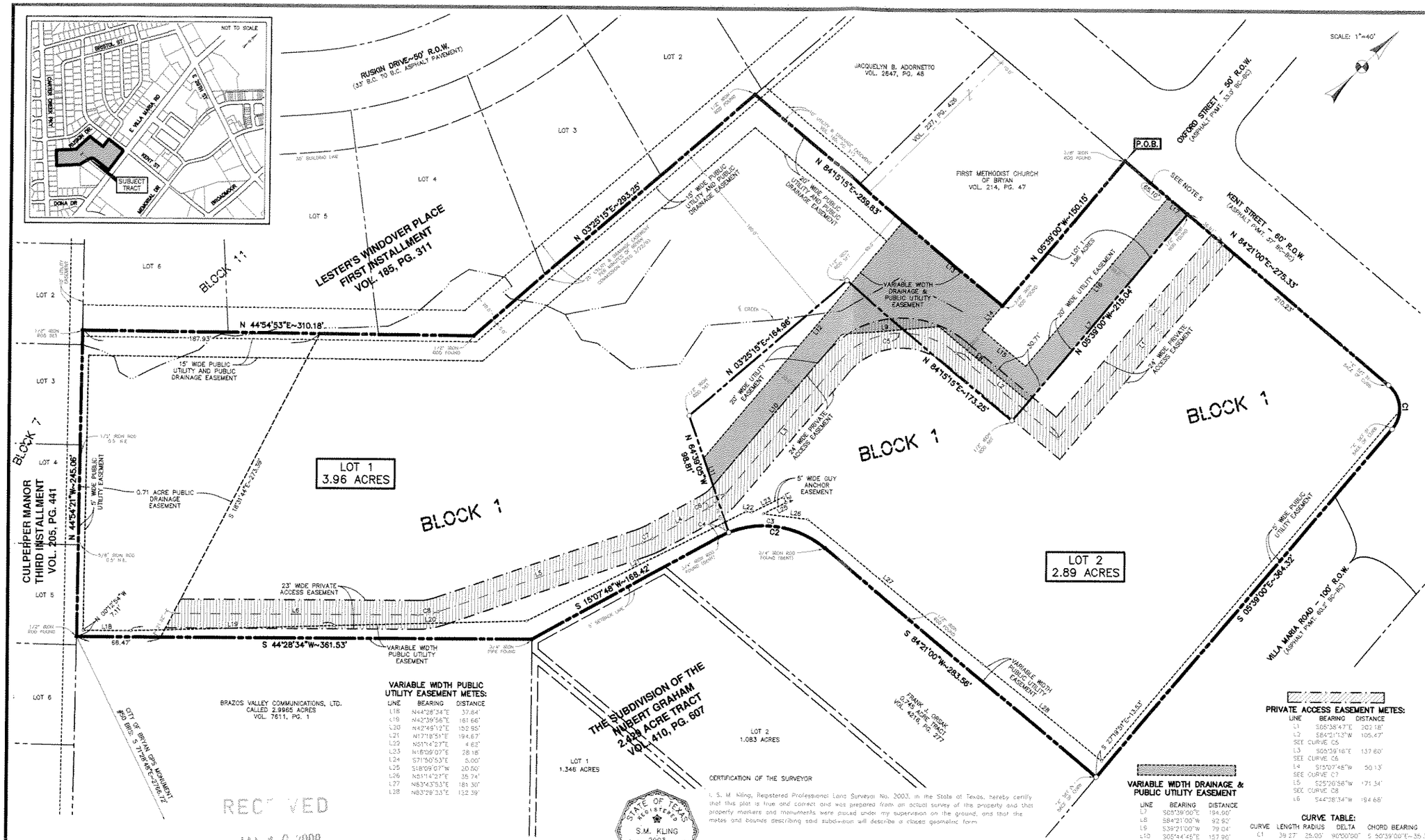

Scotty's House Addition
6.85 Acre Tract
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 6.85 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being all of the called 4.92 acre tract described in the deed from Dennis A. Pampell, et ux, to Scotty's House Brazos Valley Child Advocacy Center, Inc., as recorded in Volume 6734, Page 79, of the Official Records of Brazos County, Texas, and all of the called 1.929 acre tract described in the deed from Windover Company of Bryan and Jack W. Lester, Inc., to R & S Leasing, as recorded, in Volume 2377, Page 155, of the Official Records of Brazos County, Texas, and said 6.85 acre tract being more particularly described as follows:

BEGINNING at the 3/8" iron rod found marking the northerly northwest corner of the beforementioned 4.92 acre tract in the south right-of-way line of Kent Street, same being the northeast corner of the First Methodist Church of Bryan tract, described in Volume 214, Page 47, of the Deed Records of Brazos County, Texas;

THENCE N 84° 21' 00" E along the south right-of-way line of Kent Street (60' wide right-of-way) for a distance of 275.33 feet to an "X" set in concrete curb at the beginning of a transition curve, concave to the southwest, having a radius of 25.00 feet;

THENCE Southeasterly along said transition curve from Kent Street to Villa Maria Road for an arc length of 39.27 feet to an "X" set in concrete curb at the end of this curve, the chord bears S 50° 39' 00" E - 35.36 feet;

THENCE S 05° 39' 00" E along the west right-of-way line of Villa Maria Road (100' wide right-of-way) for a distance of 364.32 feet to an "X" set in concrete curb marking the southeast corner of the beforementioned 1.929 acre tract, same being the northeast corner of the Oberg - called 0.745 acre tract described in Volume 4216, Page 277, of the Official Records of Brazos County, Texas;

THENCE along the south, east and southeast lines of the beforementioned 1.929 acre tract and the beforementioned 4.92 acre tract, same being the north, west and northwest lines of the following tracts: the beforementioned 0.745 acre tract, the Subdivision of the Albert Graham - 2.429 acre tract according to the plat recorded in Volume 410, Page 607, of the Deed Records of Brazos County, Texas, and the Brazos Valley Communications, Ltd - called 2.9965 acre tract described in Volume 7611, Page 01, of the Official Records of Brazos County, Texas, as follows:

S 84° 21' 00" W at a distance of 195.23 feet, pass a ½" iron rod found marking the southwest corner of the 1.929 acre tract, continue on for a total distance of 283.56 feet to a ¾" iron rod found at the beginning of a curve, concave to the southeast, having a radius of 75.00 feet;
Southwesterly along said curve, for an arc length of 90.61 feet to a ½" iron rod found (bent) at the end of this curve, the chord bears S 49° 44' 24" W - 85.20 feet;
S 15° 07' 48" W for a distance of 168.42 feet to a ¾" iron pipe found marking the north corner of the 2.9965 acre tract;
S 44° 28' 34" W for a distance of 361.53 feet to a ½" iron rod found marking the south corner of the 4.92 acre tract, same being the west corner of the 2.9965 acre tract and being in the northeast line of Lot 5, Block 7, Culpepper Manor - 3rd installment, according to the plat recorded in Volume 205, Page 441, of the Deed Records of Brazos County, Texas;

THENCE N 44° 54' 21" W along the southwest line of the beforementioned 4.92 acre tract, same being the northeast line of Block 7 of the beforementioned Culpepper Manor - 3rd installment, for a distance of 245.06 feet to a ½" iron rod set at the west corner of the 4.92 acre tract, same being the south corner of Lot 6, Block 11, of Lester's Windover Place - 1st installment, according to the plat recorded in Volume 185, Page 311, of the Deed Records of Brazos County, Texas;

THENCE along the northwest and west lines of the beforementioned 4.92 acre tract, same being the southeast and east lines of Block 11, of the beforementioned Lester's Windover Place - 1st installment, as follows:

N 44° 54' 53" E for a distance of 310.18 feet to a ½" iron rod found for angle point.
N 03° 25' 15" E for a distance of 293.25 feet to a ½" iron rod found marking the northwest corner of the 4.92 acre tract, same being the southwest corner of the Adornetto tract described in Volume 2647, Page 48, of the Official Records of Brazos County, Texas.

THENCE N 84° 15' 15" E along the westerly north line of the beforementioned 4.92 acre tract, same being the south line of the beforementioned Adornetto tract, the 10' wide strip described in the deed to First Methodist Church of Bryan, recorded in Volume 227, Page 426, of the Deed Records of Brazos County, Texas, and the beforementioned First Methodist Church of Bryan tract, (214/47), for a distance of 259.83 feet to a 3/8" iron rod found marking an interior ell corner of the 4.92 acre tract, same being the southeast corner of said church tract;

THENCE N 05° 39' 00" W along the northerly west line of the beforementioned 4.92 acre tract, same being the east line of the beforementioned church tract (214/47), for a distance of 150.15 feet to the **PLACE OF BEGINNING**, containing 6.85 acres of land, more or less.

NOTES:

1. TITLE APPEARS TO BE VESTED AS FOLLOWS:

   SCOTTY'S HOUSE - BRAZOS VALLEY BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 6734, PG. 79 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

   R&S LEASING - BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 2377, PG. 155 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

2. BASIS OF BEARINGS IS THE MONUMENTED WEST RIGHT-OF-WAY OF VILLA MARIA ROAD WITH A RECORD BEARING OF S 05° 39' E ACCORDING TO THE RECORDED PLAT OF LESTER'S WINDOVER PLACE, FIRST INSTALLMENT, VOL. 185, PG. 311

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. 0141 C, MAP NO. 48041C0141C EFFECTIVE DATE: JULY 2, 1992

4. SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS

5. LOT 1 RECEIVED A VARIANCE TO THE LOT WIDTH PER CASE NUMBER PV08-36

VARIABLE WIDTH PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L18	N44°28'34"E	37.64'
L19	N42°39'56"E	161.66'
L20	N42°49'12"E	152.95'
L21	N17°18'51"E	194.67'
L22	N51°14'27"E	4.62'
L23	N15°09'07"E	28.18'
L24	S71°50'53"E	5.00'
L25	S18°09'07"W	20.50'
L26	N51°14'27"E	35.74'
L27	N53°43'53"E	181.30'
L28	N83°28'33"E	132.39'

VARIABLE WIDTH DRAINAGE & PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE
L7	S05°39'00"E	194.90'
L8	S84°21'00"W	92.93'
L9	S39°21'00"W	79.04'
L10	S05°44'45"E	157.90'
L11	N64°39'05"W	23.36'
L12	N05°44'45"W	246.34'
L13	N84°15'15"E	103.87'
L14	S05°39'00"E	24.75'
L15	N84°21'00"E	45.10'
L16	N05°39'00"W	174.90'
L17	N84°21'00"E	30.00'

PRIVATE ACCESS EASEMENT METES:

LINE	BEARING	DISTANCE
L1	S05°38'47"E	202.18'
L2	S84°21'13"W	105.47'
SEE CURVE C5		
L3	S05°38'16"E	137.60'
SEE CURVE C6		
L4	S15°07'48"W	50.13'
SEE CURVE C7		
L5	S25°26'58"W	171.34'
SEE CURVE C8		
L6	S44°28'34"W	194.68'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	S 50°39'00"E~35.36'
C2	90.61'	75.00'	69°13'12"	S 49°44'24"W~85.20'
C3	81.16'	75.00'	62°00'09"	S 53°20'58"W~77.26'
C4	9.45'	75.00'	7°13'03"	S 18°46'20"W~9.44'
C5	108.62'	68.00'	90°00'00"	S 39°20'58"W~96.17'
C6	17.59'	48.50'	20°47'04"	S 04°44'16"W~17.50'
C7	8.65'	48.50'	10°13'06"	S 20°14'22"W~8.64'
C8	16.19'	48.50'	19°07'36"	S 34°54'45"W~16.12'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, SCOTTY'S HOUSE - BRAZOS VALLEY, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 6734, Page 79, 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the persons 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 of _____ 2009

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, R & S LEASING, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 2377, Page 155, 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ 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 of _____ 2009

_____
Notary Public, Brazos County, Texas

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

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 notes and bounds describing said subdivision will describe a closed geometric form

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

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 _____ 2009, 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 _____ 2009

_____
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 the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____ 2009

_____
City Planner, City of Bryan, Texas.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____ Chair 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 _____ 2009 and same was duly approved on the _____ day of _____ 2009 by said Commission

_____
Chair, Planning & Zoning Commission
City of Bryan, Texas

FINAL PLAT
OF
SCOTTY'S HOUSE ADDITION

6.85 ACRE TRACT

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

SCOTTY'S HOUSE - BRAZOS VALLEY
902 S. COULTER
BRYAN, TEXAS 77803
979.775.6695

R & S LEASING
P. O. BOX 602
BRENHAM, TEXAS 77834

SCALE: 1"=40' JANUARY, 2009

PREPARED BY

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

H:\Land Projects 82\041\Zeno Phillips A-45\Scotty's House\dwg\Plotting\Preliminary & Final Plats.dwg 1/15/2009 9:47:50 AM CST