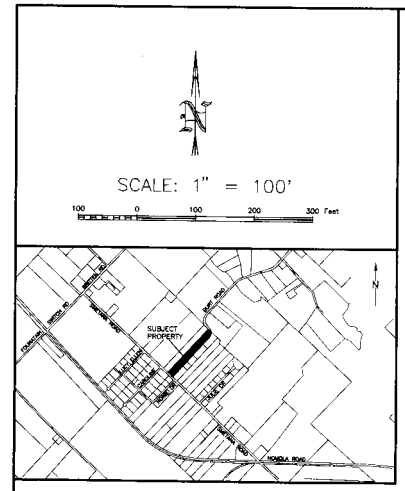


VICINITY MAP
NOT TO SCALE

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____, 2001.

_____
Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

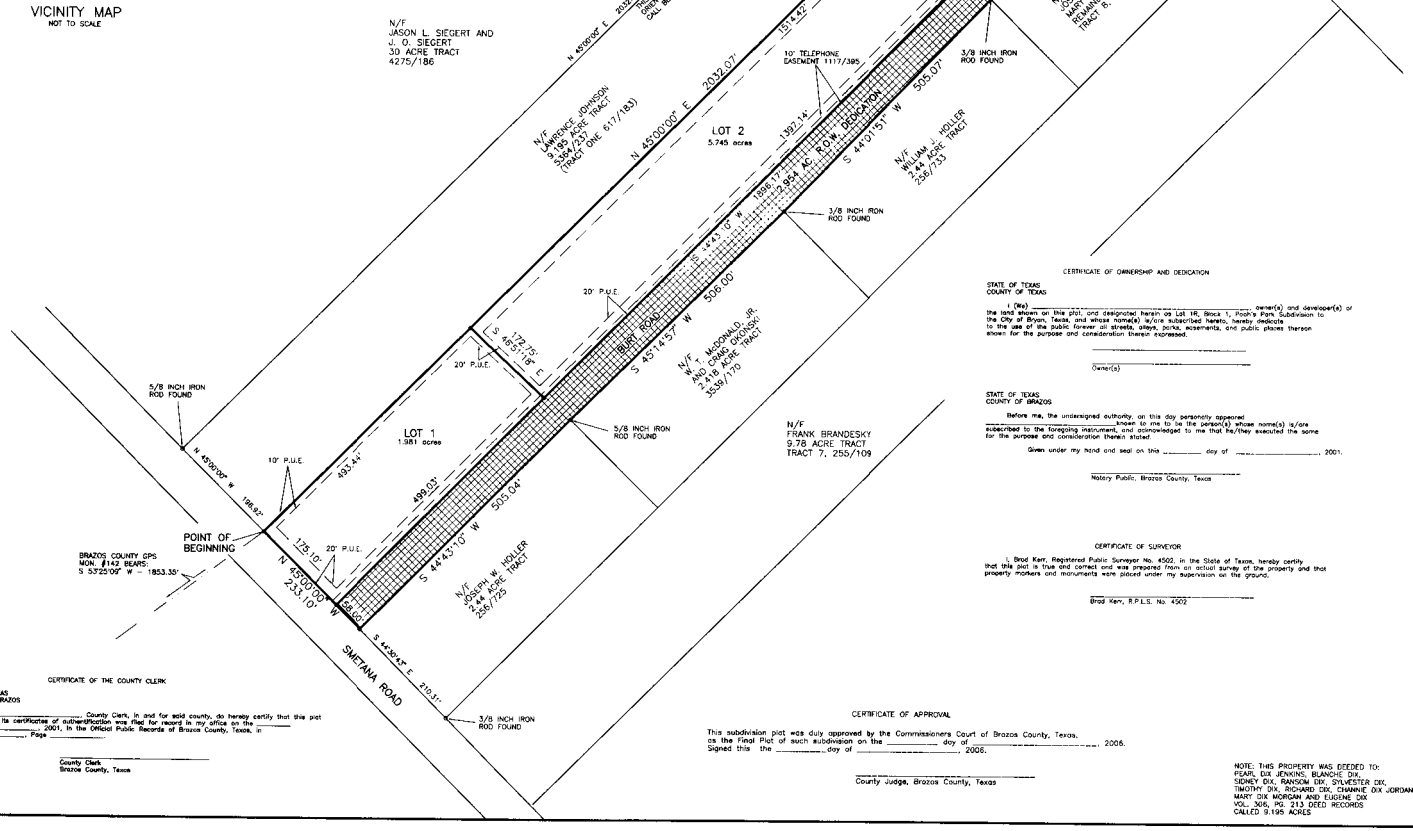
I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

_____
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



METES AND BOUNDS DESCRIPTION
OF A
10.68 ACRE TRACT
JOHN WILLIAMS LEAGUE, A-237
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN WILLIAMS LEAGUE, ABSTRACT NO. 237, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 20 ACRE TRACT AS DESCRIBED BY A DEED TO REGGIN JOHNSON AND EUGENE DICKS RECORDED IN VOLUME 49, PAGE 92 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SMETANA ROAD MARKING THE WEST CORNER OF A CALLED 9.195 ACRE TRACT AS DESCRIBED BY A DEED TO LAWRENCE JOHNSON RECORDED IN VOLUME 3364, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 9.195 ACRE TRACT BEING FURTHER DESCRIBED AS TRACT ONE IN VOLUME 617, PAGE 183 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 30 ACRE TRACT AS DESCRIBED BY A DEED TO JASON L. SIEGERT AND J. O. SIEGERT RECORDED IN VOLUME 4275, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE ORIGINAL WEST CORNER OF SAID 20 ACRE TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 9.195 ACRE TRACT, SAME BEING THE ORIGINAL NORTH CORNER OF SAID 20 ACRE TRACT, BEARS: N 45° 00' 00" E FOR A DISTANCE OF 2032.07 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF 617/183);

THENCE: S 45° 00' 00" E ALONG THE NORTHEAST LINE OF SMETANA ROAD FOR A DISTANCE OF 196.92 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID 9.195 ACRE TRACT AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 45° 00' 00" E THROUGH SAID 20 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF SAID 9.195 ACRE TRACT, AT 2007.70 FEET PASS A 5/8 INCH IRON ROD SET IN THE FENCED SOUTHWEST LINE OF BURT LANE, CONTINUE ON FOR A TOTAL DISTANCE OF 2032.07 FEET TO A POINT ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 96 ACRE TRACT AS DESCRIBED BY A DEED TO LINDA S. WARREN, PAUL W. SIEGERT AND WIFE, MELINDA SIEGERT, RECORDED IN VOLUME 3811, PAGE 69 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT MARKING THE EAST CORNER OF SAID 9.195 ACRE TRACT, FOR REFERENCE THE AFOREMENTIONED 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 9.195 ACRE TRACT BEARS: N 45° 00' 00" W FOR A DISTANCE OF 196.92 FEET;

THENCE: S 45° 00' 00" E ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID REMAINDER OF 96 ACRE TRACT FOR A DISTANCE OF 233.22 FEET TO A 60D NAIL SET IN A FENCE POST FOUND MARKING THE NORTH CORNER OF THE REMAINDER OF A CALLED 9.75 ACRE TRACT DESCRIBED AS TRACT 8 BY A DEED TO JOSEPH W. HOLLER, ANNE HOLLER WILLIAMS, MARY HOLLER NEMEC AND WILLIAM J. HOLLER, RECORDED IN VOLUME 256, PAGE 106 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 52' 53" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID REMAINDER OF 9.75 ACRE TRACT, SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 516.05 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID REMAINDER OF 9.75 ACRE TRACT AND THE NORTH CORNER OF A CALLED 2.44 ACRE TRACT AS DESCRIBED BY A DEED TO WILLIAM J. HOLLER RECORDED IN VOLUME 256, PAGE 733 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 01' 51" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.44 ACRE TRACT (256/733), SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 505.07 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 2.44 ACRE TRACT (256/733) AND THE NORTH CORNER OF A CALLED 2.418 ACRE TRACT AS DESCRIBED BY A DEED TO W. T. McDONALD, JR. AND CRAIG OKONSKI RECORDED IN VOLUME 3539, PAGE 170 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 45° 14' 57" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.418 ACRE TRACT, SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 506.00 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 2.418 ACRE TRACT AND THE NORTH CORNER OF A CALLED 2.44 ACRE TRACT AS DESCRIBED BY A DEED TO JOSEPH W. HOLLER RECORDED IN VOLUME 256, PAGE 725 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 43' 10" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.44 ACRE TRACT (256/725), SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 505.04 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF SMETANA ROAD MARKING THE WEST CORNER OF SAID 2.44 ACRE TRACT (256/725) AND THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 45° 00' 00" W ALONG THE NORTHEAST LINE OF SMETANA ROAD FOR A DISTANCE OF 233.10 FEET TO THE POINT OF BEGINNING CONTAINING 10.68 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER, 2003.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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 ENSURES 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 ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
4. FAIRVIEW-SMETANA (WELLBORN S.U.D.) WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. THERE SHALL BE A 25' SETBACK LINES ALONG SMETANA ROAD AND BURT LANE. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410C150 C; DATED JULY 2, 1992.
7. P.U.E. - PUBLIC UTILITY EASEMENT

NOTE: DEDICATION FOR BURT ROAD MEASURED INWARD TOWARD PROPERTY 35' FROM CENTERLINE OF EXISTING ROAD. FUTURE DEDICATION TO FILL THE REQUIRED 70' R.O.W. TO BE FROM ADJOINING LANDOWNERS TO THE SOUTHEAST OF THE ROAD.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF TEXAS

I (We) _____, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1R, Block 1, Pooh's Park Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2001.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

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.

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

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 _____ day of _____, 2006.
Signed this the _____ day of _____, 2006.

_____
County Judge, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the _____ day of _____, 2001, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____

_____
County Clerk
Brazos County, Texas

NOTE: THIS PROPERTY WAS DEEDED TO: PEARL DIX JENKINS, BLANCHE DIX, SIDNEY DIX, RANSOM DIX, SYLVESTER DIX, TIMOTHY DIX, RICHARD DIX, CHANNIE DIX JORDAN, MARY DIX MORGAN AND EUGENE DIX VOL. 306, PG. 213 DEED RECORDS CALLED 9.195 ACRES

Recei... AUG 03 2006 Development & Engineering Services

FINAL PLAT
OF
BURT ROAD ESTATES
10.68 ACRES
JOHN WILLIAMS LEAGUE, A-237
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: OCT. 2003
PLAT DATE: 03-25-06
REVISED: 08-02-06
JOB NUMBER: 06-005
CAD NAME: 06-005F
CRS FILE: 03-0695B

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

PREPARED FOR: CHARLES A. ELLISON
P.O. BOX 10103
COLLEGE STATION, TEXAS 77842
PHONE (979) 636-9889

FP06-11 #2