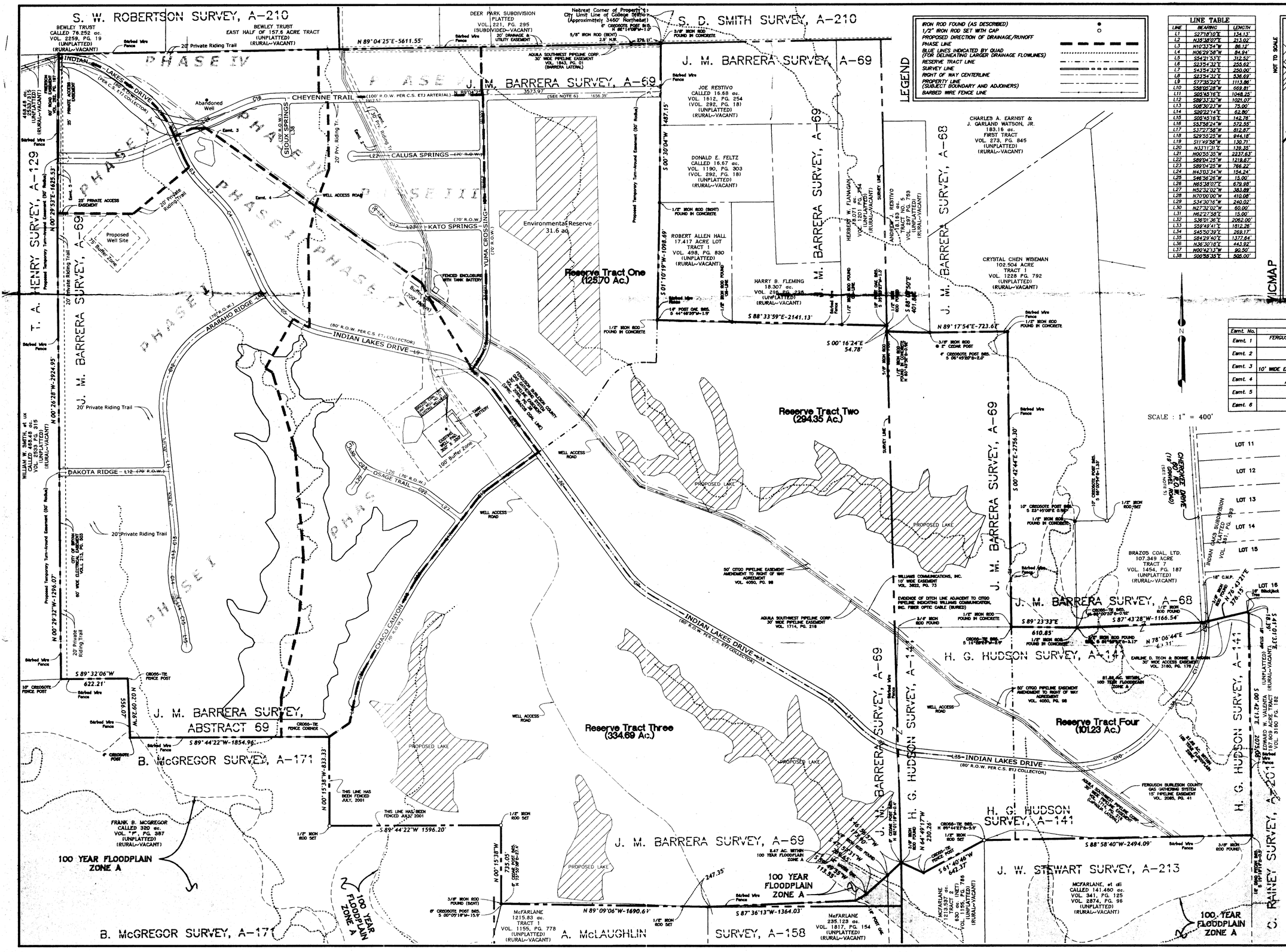

LEGEND

- IRON ROD FOUND (AS DESCRIBED)
- 1/2" IRON ROD SET WITH CAP
- PROPOSED DIRECTION OF DRAINAGE/RUNOFF
- PHASE LINE
- BLUE LINES INDICATED BY QUAD (FOR DELINEATING LARGER DRAINAGE FLOWLINES)
- RESERVE TRACT LINE
- SURVEY LINE
- RIGHT OF WAY CENTERLINE
- PROPERTY LINE (SUBJECT BOUNDARY AND ADJOINERS)
- BARBED WIRE FENCE LINE

LINE TABLE

LINE	BEARING	LENGTH
L1	S27°18'10"E	134.13'
L2	N35°38'07"E	213.00'
L3	N10°33'54"W	86.12'
L4	N06°29'58"W	84.94'
L5	S54°21'53"E	312.53'
L6	S23°54'32"E	255.62'
L7	S43°54'32"E	250.00'
L8	S23°54'32"E	536.69'
L9	S77°35'22"E	1113.98'
L10	S58°05'28"W	669.81'
L11	S05°45'16"E	1048.25'
L12	S89°33'32"W	1021.07'
L13	S06°30'23"W	79.00'
L14	S20°22'14"E	62.80'
L15	S05°45'16"E	142.78'
L16	S37°56'24"W	572.55'
L17	S37°27'58"W	812.87'
L18	S29°55'25"W	944.18'
L19	S11°49'58"W	130.71'
L20	N33°11'31"E	139.35'
L21	N00°55'35"W	2237.63'
L22	S88°04'25"W	1219.67'
L23	S89°04'25"W	765.22'
L24	N43°03'34"W	154.24'
L25	S46°36'26"W	15.00'
L26	N65°38'07"E	679.98'
L27	N52°32'02"W	383.89'
L28	N70°00'00"W	410.08'
L29	S34°50'16"W	240.02'
L30	N27°32'02"W	60.00'
L31	N62°27'58"E	15.00'
L32	S36°01'36"E	2062.00'
L33	S59°49'41"E	1812.26'
L34	S45°50'39"E	268.17'
L35	S84°29'40"E	1377.64'
L36	N36°30'16"E	443.92'
L37	N00°42'31"W	90.50'
L38	S00°38'32"E	506.00'

TABLE OF EASEMENTS

Eamt. No.	Easement Description	Recorded In
Eamt. 1	FERGUSON BURLESON COUNTY GAS GATHERING SYSTEM 30' PIPELINE EASEMENT	VOL. 2085, PG. 38 O.R.B.C.T.
Eamt. 2	AQUILA SOUTHWEST PIPELINE CORP. 30' WIDE PIPELINE EASEMENT	VOL. 1714, PG. 218 O.R.B.C.T.
Eamt. 3	WILLIAMS COMMUNICATIONS, INC., 10' WIDE EASEMENT (UNDERGROUND FIB. OPTIC CABLE MRKRS.)	VOL. 3622, PG. 73 O.R.B.C.T.
Eamt. 4	50' CITGO PIPELINE EASEMENT AMENDMENT TO RIGHT OF WAY AGREEMENT	VOL. 4050, PG. 98 O.R.B.C.T.
Eamt. 5	CITY OF BRYAN 60' ELECTRICAL EASEMENT	VOL. 213, PG. 503 O.R.B.C.T.
Eamt. 6	FIRERSON 60' ROAD EASEMENT	VOL. 382, PG. 197 O.R.B.C.T.

CURVE TABLE

C #	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	36°33'41"	850.00'	542.40'	N72°38'44"W	533.25'
C2	30°27'21"	850.00'	451.82'	N39°08'13"W	446.52'
C3	20°00'00"	850.00'	296.71'	S33°54'32"E	295.20'
C4	20°00'00"	850.00'	296.71'	N33°54'32"W	295.20'
C5	53°40'50"	850.00'	796.37'	S80°44'32"E	767.56'
C6	41°31'44"	850.00'	616.00'	N38°18'23"E	602.57'
C7	21°48'05"	850.00'	323.10'	S47°53'38"E	320.97'
C8	13°58'02"	850.00'	207.46'	N52°26'10"E	206.94'
C9	38°38'01"	850.00'	573.39'	N65°10'08"E	562.56'
C10	59°20'12"	1000.00'	1035.73'	N66°20'13"E	989.88'
C11	37°12'31"	845.00'	548.75'	N17°24'03"E	539.16'
C12	61°50'44"	850.00'	917.17'	S26°10'06"E	873.02'
C13	14°13'39"	850.00'	211.05'	N04°22'33"E	210.48'
C14	28°32'36"	850.00'	423.40'	S05°55'35"E	419.08'
C15	14°36'58"	850.00'	216.83'	N13°31'43"W	216.23'
C16	23°26'18"	850.00'	347.72'	S77°21'18"W	345.30'
C17	47°32'00"	200.00'	167.09'	S66°56'32"E	162.27'
C18	34°07'06"	400.00'	238.18'	N16°07'56"E	234.69'
C19	16°30'26"	600.00'	172.86'	S45°33'11"W	172.27'
C20	7°34'33"	1000.00'	131.64'	S33°41'47"W	131.55'
C21	18°05'28"	400.00'	126.44'	S20°52'42"W	125.86'
C22	17°27'58"	400.00'	121.94'	N61°16'01"W	121.46'
C23	42°27'58"	400.00'	296.47'	S48°46'01"E	289.73'

NOTES:

1. BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION.
2. A PORTION OF THE SUBJECT TRACT LIES 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. 480083, PANEL NO. 0215C, MAP NO. 48041C0215C, EFFECTIVE DATE: JULY 2, 1992. ZONE A =SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD – NO BASE FLOOD ELEVATIONS DETERMINED.
3. EXISTING LAND USE: VACANT/AGRICULTURAL
4. PROPOSED LAND USE: RURAL RESIDENTIAL SUBDIVISION WITH LOT SIZES RANGING FROM 1.41 AC. TO 12.70 AC..
5. THE OWNER/DEVELOPER WILL DEDICATE UP TO AN ADDITIONAL 20' TO BRAZOS COUNTY TO UPGRADE CHEROKEE DRIVE TO A 80' R.O.W. SECTION.
6. DRIVEWAY SPACING ON CHEYENNE TRAIL SHALL BE AT A MINIMUM OF 230'.

MASTER DEVELOPMENT PLAN
NOT FOR RECORD
OF
INDIAN LAKES SUBDIVISION

1397.24 ACRE TRACT

J. M. BARRERA SURVEY, A-69
J. M. BARRERA SURVEY, A-68
H. G. HUDSON SURVEY, A-141
BRAZOS COUNTY, TEXAS

SCALE: 1"=400' FEBRUARY 28, 2002

OWNED AND DEVELOPED BY:
SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 29th STREET
BRYAN, TEXAS 77802
(979) 846-6388

PREPARED BY:
KLING ENGINEERING & SURVEYING
TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-8212

LAND DEVELOPMENT PROJECT NAME		
Thousand Oaks 1397 Acre Tract		
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
Colo-Sheet.dwg	MD Plan 01-20-02	01-14-02-Master.dwg

Planning File Copy

91-CO

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MASTER DEVELOPMENT PLAN
NOT FOR RECORD

OF

1397.24 ACRE TRACT

J. M. BARRERA SURVEY, A-69
J. M. BARRERA SURVEY, A-68
H. G. HUDSON SURVEY, A-141

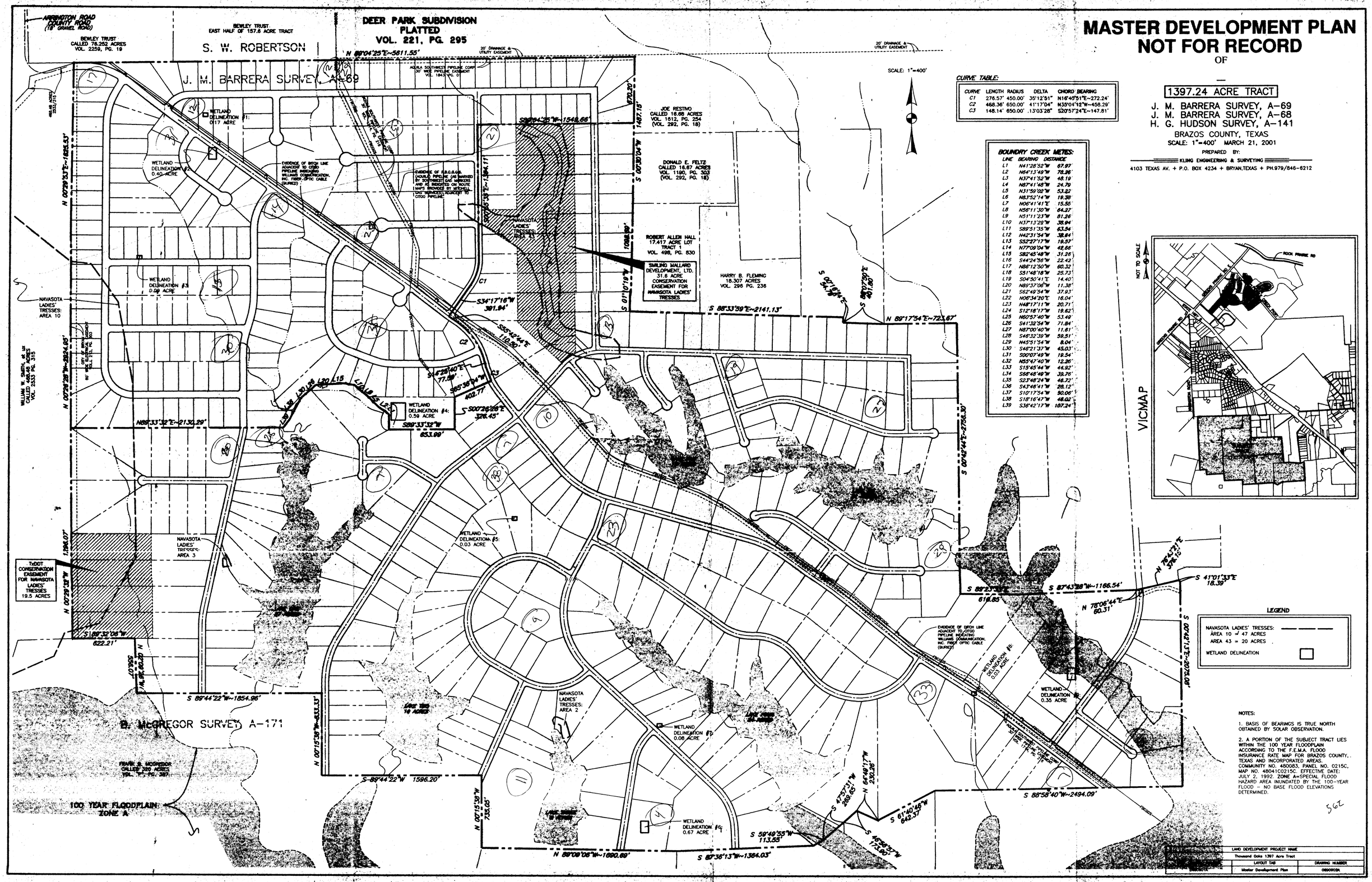
BRAZOS COUNTY, TEXAS

SCALE: 1"=400' MARCH 21, 2001

PREPARED BY:

KLING ENGINEERING & SURVEYING

4103 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

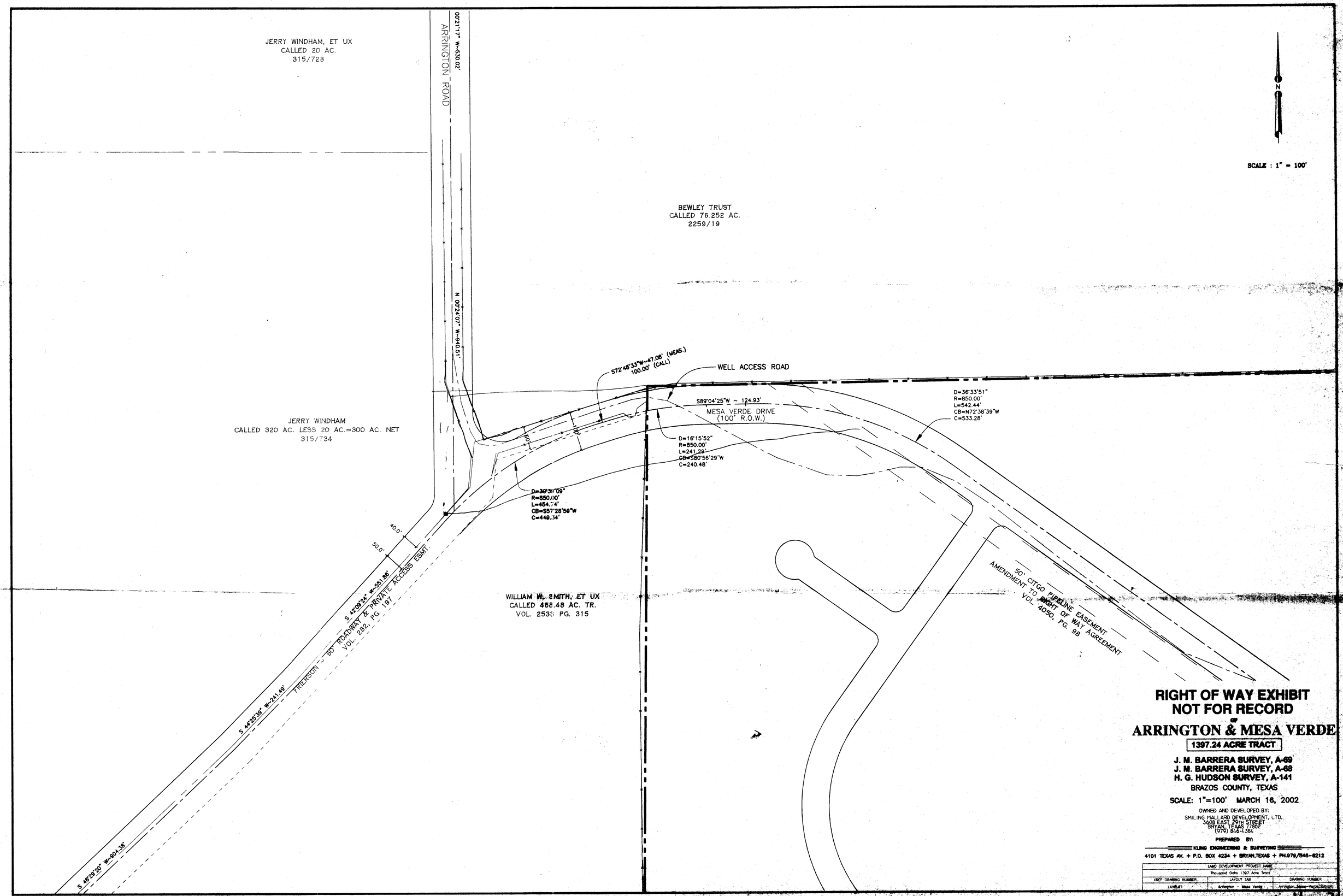


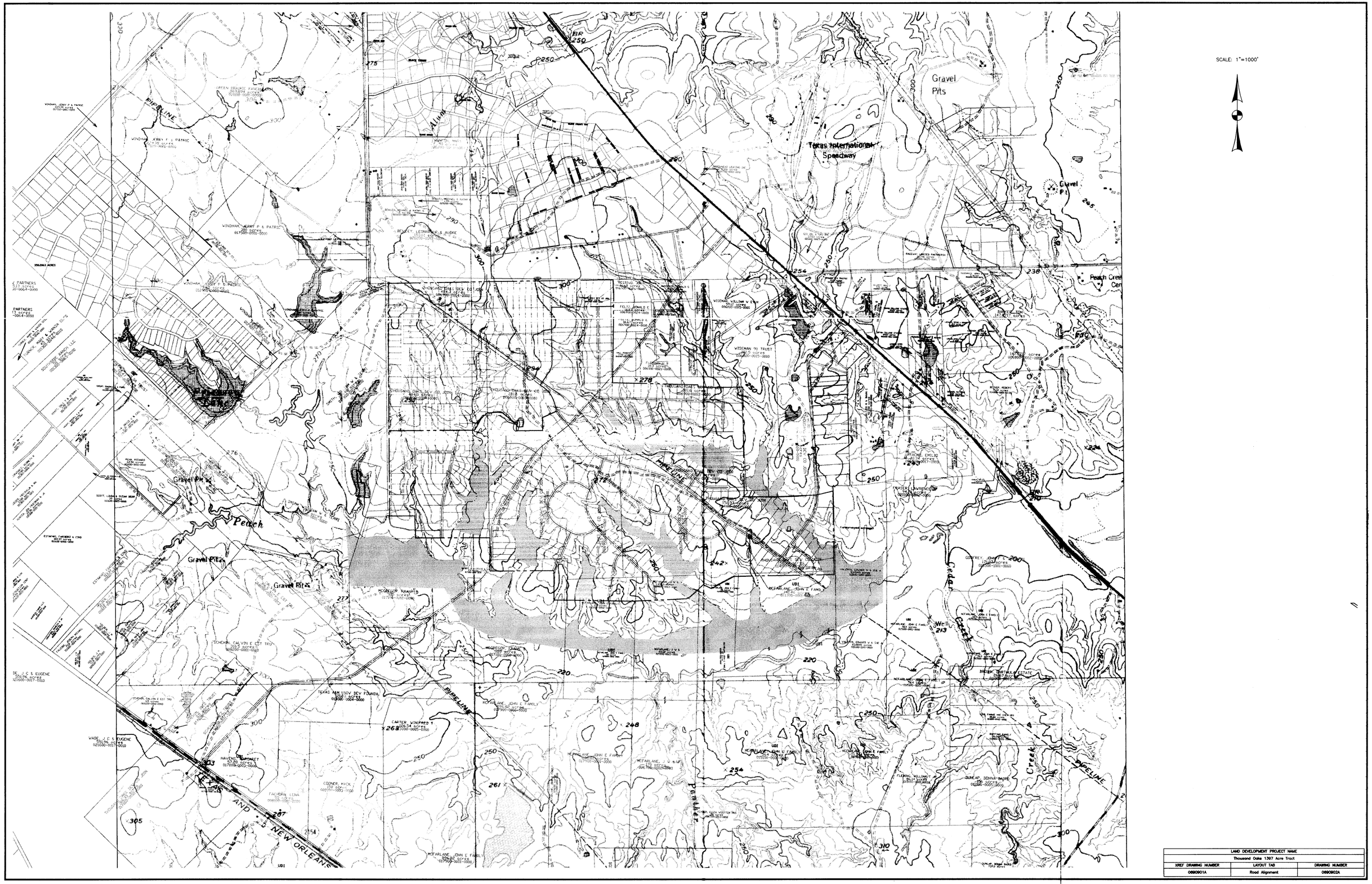
CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	276.57'	450.00'	35°12'51"	N16°40'51"E~272.24'
C2	468.36'	650.00'	41°17'04"	N35°01'02"W~458.29'
C3	148.14'	650.00'	13°03'28"	S20°57'24"E~147.81'

BOUNDRY CREEK METES:

LINE	BEARING	DISTANCE
L1	N41°28'52"W	67.97'
L2	N64°13'49"W	78.36'
L3	N37°41'52"W	48.19'
L4	N87°41'48"W	24.79'
L5	N31°59'02"W	53.32'
L6	N83°52'14"W	19.38'
L7	N06°41'41"E	15.55'
L8	N56°11'30"W	84.27'
L9	N51°11'23"W	81.26'
L10	N37°13'29"W	38.64'
L11	S89°51'35"W	63.54'
L12	N42°31'54"W	38.64'
L13	S52°27'17"W	19.57'
L14	N77°09'04"W	42.66'
L15	S82°45'48"W	31.26'
L16	S44°24'36"W	22.42'
L17	N86°12'50"W	60.32'
L18	S51°48'18"W	25.73'
L19	S04°50'41"E	14.40'
L20	N89°37'06"W	11.38'
L21	S62°49'54"W	37.93'
L22	N06°34'20"E	16.04'
L23	N48°17'11"W	20.71'
L24	S12°18'17"W	19.62'
L25	N80°57'40"W	53.49'
L26	S41°32'54"W	71.84'
L27	N87°00'40"W	11.61'
L28	S46°32'39"W	59.51'
L29	N45°51'54"W	8.04'
L30	S46°21'37"W	45.03'
L31	S00°07'49"W	19.54'
L32	N55°47'40"W	12.86'
L33	S15°45'44"W	44.92'
L34	S88°48'49"W	39.76'
L35	S23°48'24"W	46.72'
L36	S43°46'41"W	28.12'
L37	S10°17'54"W	50.06'
L38	S18°16'47"W	48.02'
L39	S36°42'17"W	107.24'


JERRY WINDHAM, ET UX
CALLED 20 AC.
315/728
JERRY WINDHAM
CALLED 320 AC. LESS 20 AC.=300 AC. NET
315/734
ARRINGTON ROAD
N 00°24'07" W~940.51'
00°21'17" W~530.02'
BEWLEY TRUST
CALLED 76.252 AC.
2259/19
S72°48'33"W~47.08' (MEAS.)
100.00' (CALL)
WELL ACCESS ROAD
S89°04'25"W ~ 124.93'
MESA VERDE DRIVE
(100' R.O.W.)
D=16°15'52"
R=850.00'
L=241.29'
CB=S80°56'29"W
C=240.48'
D=36°33'51"
R=850.00'
L=542.44'
CB=N72°38'39"W
C=533.28'
D=30°31'09"
R=850.00'
L=454.74'
CB=S57°28'59"W
C=449.34'
40.0'
50.0'
S 42°09'24" W~551.86'
S 44°25'39" W~241.49'
S 46°29'20" W~904.38'
TRIERSON - 60' ROADWAY & PRIVATE ACCESS ESMT.
VOL. 282, PG. 197
WILLIAM W. SMITH, ET UX
CALLED 468.48 AC. TR.
VOL. 2533 PG. 315
50' CITGO PIPELINE EASEMENT
RIGHT OF WAY AGREEMENT
AMENDMENT TO
VOL. 4050, PG. 98
N
SCALE : 1" = 100'
RIGHT OF WAY EXHIBIT
NOT FOR RECORD
ARRINGTON & MESA VERDE
1397.24 ACRE TRACT
J. M. BARRERA SURVEY, A-69
J. M. BARRERA SURVEY, A-68
H. G. HUDSON SURVEY, A-141
BRAZOS COUNTY, TEXAS
SCALE: 1"=100' MARCH 16, 2002
OWNED AND DEVELOPED BY:
SMILING MALLARD DEVELOPMENT, LTD.
3408 EAST 29TH STREET
BRYAN, TEXAS 77802
(979) 846-4382
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-8212
LAND DEVELOPMENT PROJECT NAME
Thousand Oaks 1397 Acre Tract
XREF DRAWING NUMBER
LAYOUT TAB
DRAWING NUMBER
LAYOUT1
Arrington - Mesa Verde
Arrington_Mesa-Verde_Exhibit



LAND DEVELOPMENT PROJECT NAME		
Thousand Oaks 1397 Acre Tract		
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
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