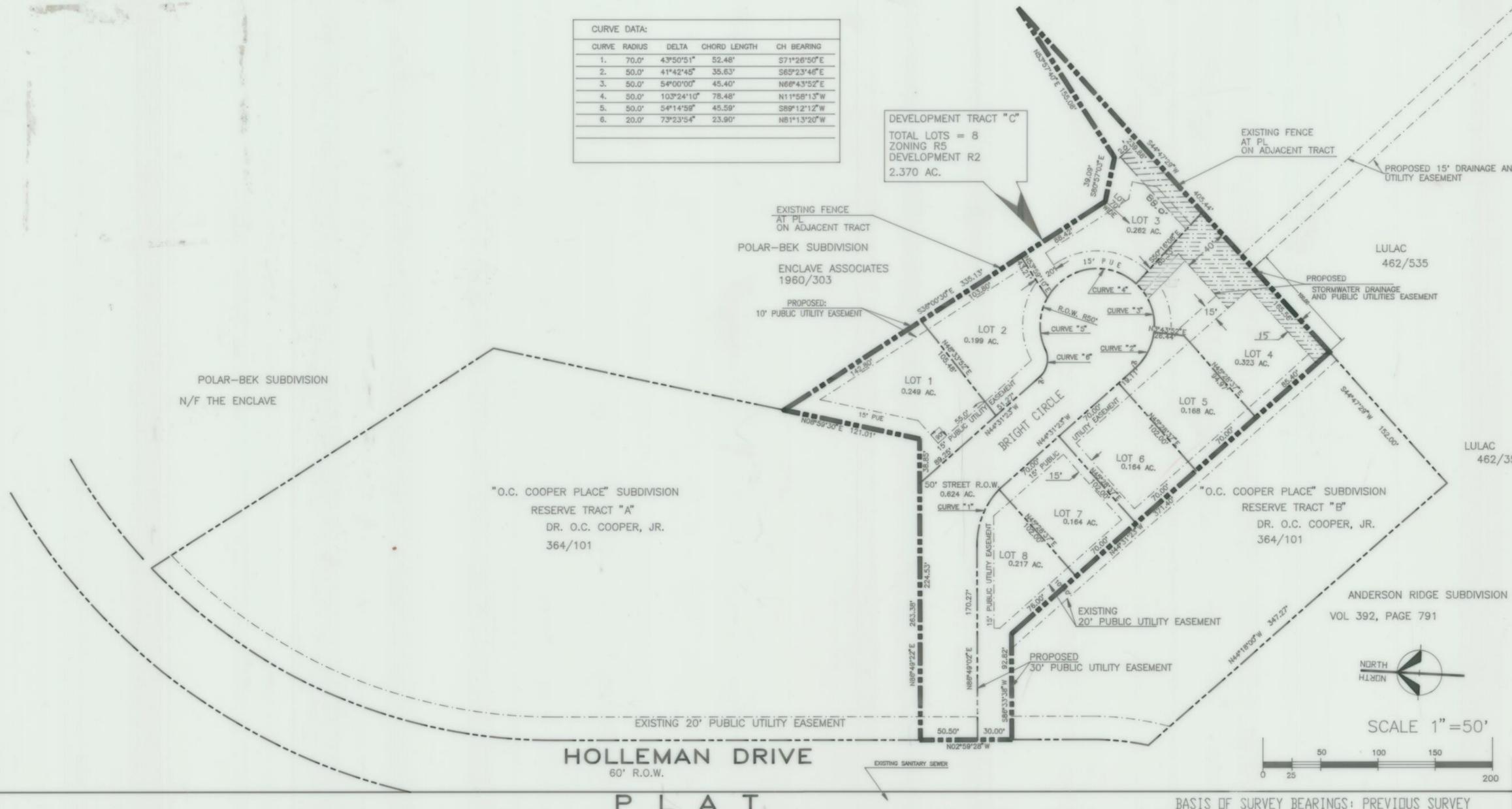
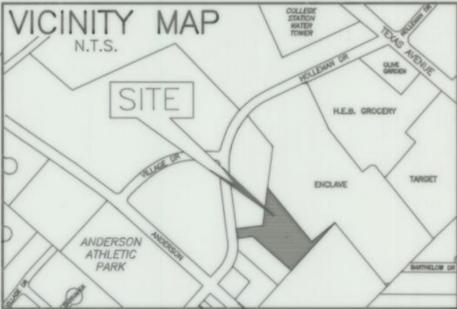


CURVE	RADIUS	DELTA	CHORD LENGTH	CH BEARING
1.	70.0'	4°50'51"	52.48'	S71°28'50"E
2.	50.0'	41°42'45"	35.63'	S65°23'46"E
3.	50.0'	54°00'00"	45.40'	N66°43'52"E
4.	50.0'	103°24'10"	78.48'	N11°58'13"W
5.	50.0'	54°14'59"	45.59'	S89°12'12"W
6.	20.0'	73°23'54"	23.90'	N81°13'20"W



NONE OF THIS DEVELOPMENT TRACT "C" IS LOCATED WITHIN THE F.I.R.M. 100 YEAR FLOOD PLAIN.

ORDINANCE REQUIRED LOT DIMENSIONS HAVE BEEN MET FOR EACH LOT

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ann Ward 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 23 DAY OF August, 1996, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 2674, PAGE 55.

Mary Ann Ward
COUNTY CLERK
BRAZOS COUNTY, TEXAS
Deborah Johnson
Deputy Clerk

A FINAL PLAT OF:

O.C. COOPER PLACE
2.36 ACRES

CRAWFORD BURNETT SURVEY, A-7
CITY OF COLLEGE STATION
BRAZOS COUNTY, TEXAS

OWNER:
JOHN C. CULPEPPER
1700 KYLE SOUTH, STE 240
COLLEGE STATION, TEXAS 77840

SURVEYED BY:
DANTE CARLOMAGNO
2714 FINFEATHER
BRYAN, TEXAS 77801

PLAT PREPARED BY:
M. L. HAMMONS, P.E.
1700 KYLE SOUTH
SUITE 240
COLLEGE STATION, TEXAS 77840

DATE: JULY 18, 1996

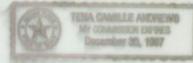
CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

MARY LAKE REALTY COMPANY, OWNER OF THE LAND TRACT PRESENTED HEREON, CONSTITUTING APPROXIMATELY 2.37 ACRES OF LAND AS SHOWN HEREON AND HEREBY DESIGNATED A PART OF "O.C. COOPER PLACE" SUBDIVISION TO THE CITY OF COLLEGE STATION, TEXAS, DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND/OR EASEMENTS SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION EXPRESSED THEREBY.

MARY LAKE REALTY COMPANY
By: Lawrence J. Haskins
LAWRENCE J. HASKINS, PRESIDENT

BEFORE ME, ON THIS DAY PERSONALLY APPEARED LAWRENCE J. HASKINS, PRESIDENT OF MARY LAKE REALTY COMPANY, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THIS DOCUMENT FOR THE PURPOSE AND CONSIDERATION STATED HEREIN AND HAS DONE SO IN THE CAPACITY SO REFERENCED IN CONJUNCTION WITH THE SIGNATURE.

GIVEN UNDER MY HAND AND SEAL ON THIS 17th DAY OF JULY, 1996.
Tara Camille Andrews
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, DANTE CARLOMAGNO, REGISTERED PROFESSIONAL LAND SURVEYOR NO.1562, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT AN ACTUAL BOUNDARY SURVEY OF THE 2.37 ACRES OF DEVELOPMENT TRACT "C" SHOWN HEREON HAS BEEN MADE AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED BY ME OR UNDER MY ON-SITE SUPERVISION.

Dante Carlomagno
DANTE CARLOMAGNO
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF ENGINEER/PLANNER
STATE OF TEXAS
COUNTY OF BRAZOS

I, M. L. HAMMONS, REGISTERED PROFESSIONAL ENGINEER NO. 25308 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN PLANNED AND PREPARED WITH PROPER ENGINEERING CONSIDERATION AND REGARD TO APPLICABLE REQUIREMENTS OF THE CITY OF COLLEGE STATION SUBDIVISION REGULATIONS; AND THAT THE PLATTING SITE IS PRESENTED HEREON EXACTLY AS SHOWN BY SURVEY, AS PREPARED BY THE SURVEYOR IDENTIFIED HEREON.

M. L. Hammons
M. L. HAMMONS, P.E.
7/17/96

CERTIFICATE OF CITY ENGINEER

I, KENT LAZA, CITY ENGINEER OF THE CITY OF COLLEGE STATION, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.

Kent Laza
CITY ENGINEER
CITY OF COLLEGE STATION

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kyle Hawthorne CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEGE STATION, HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE COMMISSION ON THE 18th DAY OF JULY, 1996.

Kyle Hawthorne
CHAIRMAN

ATTEST:
M. L. Hammons
SECRETARY