



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF TEXAS

I (We) RAFEIK ADQUEKHEIR owner(s) and developer(s) of the land shown on this plat, and designated herein as Reserve Tract "A", O.C. Cooper Place to the City of College Station, 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) Rafeik Adquekheir

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Rafeik Adquekheir 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 10th day of May, 1999.

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

I, Veronica J. Moran 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.

Veronica J. Moran
City Engineer
City of College Station

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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, James Massey Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the 21st day of May, 1999.

James Massey
Chairman

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 on the day of May, 1999, in the Official Public Records of Brazos County, Texas, in Volume 2676, Page 44.

Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas
Deputy Clerk



METES AND BOUNDS DESCRIPTION
OF A
3.60 ACRE TRACT
PART OF RESERVE TRACT "A"
O.C. COOPER PLACE
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PART OF RESERVE TRACT "A", O.C. COOPER PLACE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2674, PAGE 55 OF THE OFFICIAL PUBLIC 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 SOUTHEAST RIGHT-OF-WAY OF HOLLEMAN DRIVE (CURRENTLY 60' R.O.W.) MARKING THE COMMON CORNER OF SAID RESERVE TRACT "A" AND A CALLED 14.7751 ACRE TRACT BEING LOT 1, AMENDED PLAT OF POLAR-BEK SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2546, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 36° 00' 50" E ALONG THE COMMON LINE OF SAID RESERVE TRACT "A" AND SAID LOT 1, POLAR-BEK SUBDIVISION, FOR A DISTANCE OF 15.21 FEET TO A 5/8 INCH IRON ROD SET MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 36° 00' 50" E CONTINUING ALONG THE COMMON LINE OF SAID RESERVE TRACT "A" AND LOT 1, POLAR-BEK SUBDIVISION, FOR A DISTANCE OF 326.79 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF SAID 14.7751 ACRE TRACT, LOT 1, POLAR-BEK SUBDIVISION, AS DESCRIBED BY A DEED TO W9/JP-M REAL ESTATE LIMITED PARTNERSHIP RECORDED IN VOLUME 3004, PAGE 224 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS);

THENCE: S 08° 59' 10" W CONTINUING ALONG THE COMMON LINE OF SAID RESERVE TRACT "A" AND LOT 1, POLAR-BEK SUBDIVISION, AT 258.27 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING A COMMON CORNER OF SAID LOT 1, POLAR-BEK SUBDIVISION, AND LOT 1, O.C. COOPER PLACE (2674/55), CONTINUE ON FOR A TOTAL DISTANCE OF 379.28 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF SAID RESERVE TRACT "A";

THENCE: S 86° 49' 02" W ALONG THE SOUTH LINE OF RESERVE TRACT "A", SAME BEING THE NORTH LINE OF BRIGHT CIRCLE (50' R.O.W. PER PLAT OF O.C. COOPER PLACE, 2674/55) FOR A DISTANCE OF 248.45 FEET TO 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 03° 14' 46" W THROUGH SAID RESERVE TRACT "A" 15 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HOLLEMAN DRIVE FOR A DISTANCE OF 299.90 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 468.30 FEET;

THENCE: CONTINUING THROUGH SAID RESERVE TRACT "A" ALONG SAID CURVE, SAME BEING 15 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HOLLEMAN DRIVE, THROUGH A CENTRAL ANGLE OF 47° 30' 10" FOR AN ARC DISTANCE OF 388.26 FEET (CHORD BEARS: N 20° 30' 19" E - 377.23) TO THE POINT OF BEGINNING CONTAINING 3.60 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND FEBRUARY, 1999. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED MARCH, 1999.

- GENERAL NOTES:**
1. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MPAS, COMMUNITY PANEL NO. 4804100144 C, DATED JULY 2, 1992.
 2. ANY RELOCATION OF TELEPHONE FACILITIES AS A RESULT OF THIS REPLAT SHALL BE AT OWNER'S EXPENSE.
 3. SUBJECT TRACT IS CURRENTLY ZONED "RS" - APARTMENTS (MEDIUM DENSITY).
 4. BUILDING SETBACK LINES ARE AS APPROVED BY THE CITY OF COLLEGE STATION THROUGH SITE PLAN.
 5. THE 15' WIDE STRIP ADJACENT TO HOLLEMAN DRIVE IS TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY FOR HOLLEMAN DRIVE AS PER THIS PLAT.
 6. THE 5' PUBLIC UTILITY EASEMENT SHOWN HEREON IS THE REMAINING PORTION OF THE DEDICATED 20' PUBLIC UTILITY EASEMENT BY 2674/55.

FINAL PLAT
OF
RESERVE TRACT "A"
3.60 ACRES
O.C. COOPER PLACE
VOLUME 2674, PAGE 55
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: FEBRUARY, 1999
PLAT DATE: 05-05-99
JOB NUMBER: 98-1333
CAD NAME: 98-1333R
CRS FILE: 98-1333 (job)

PREPARED BY: KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (409) 268-3195

OWNER:
ALEXANDRIA GROUP
2112 WALNUT GROVE
COLLEGE STATION, TEXAS 77845