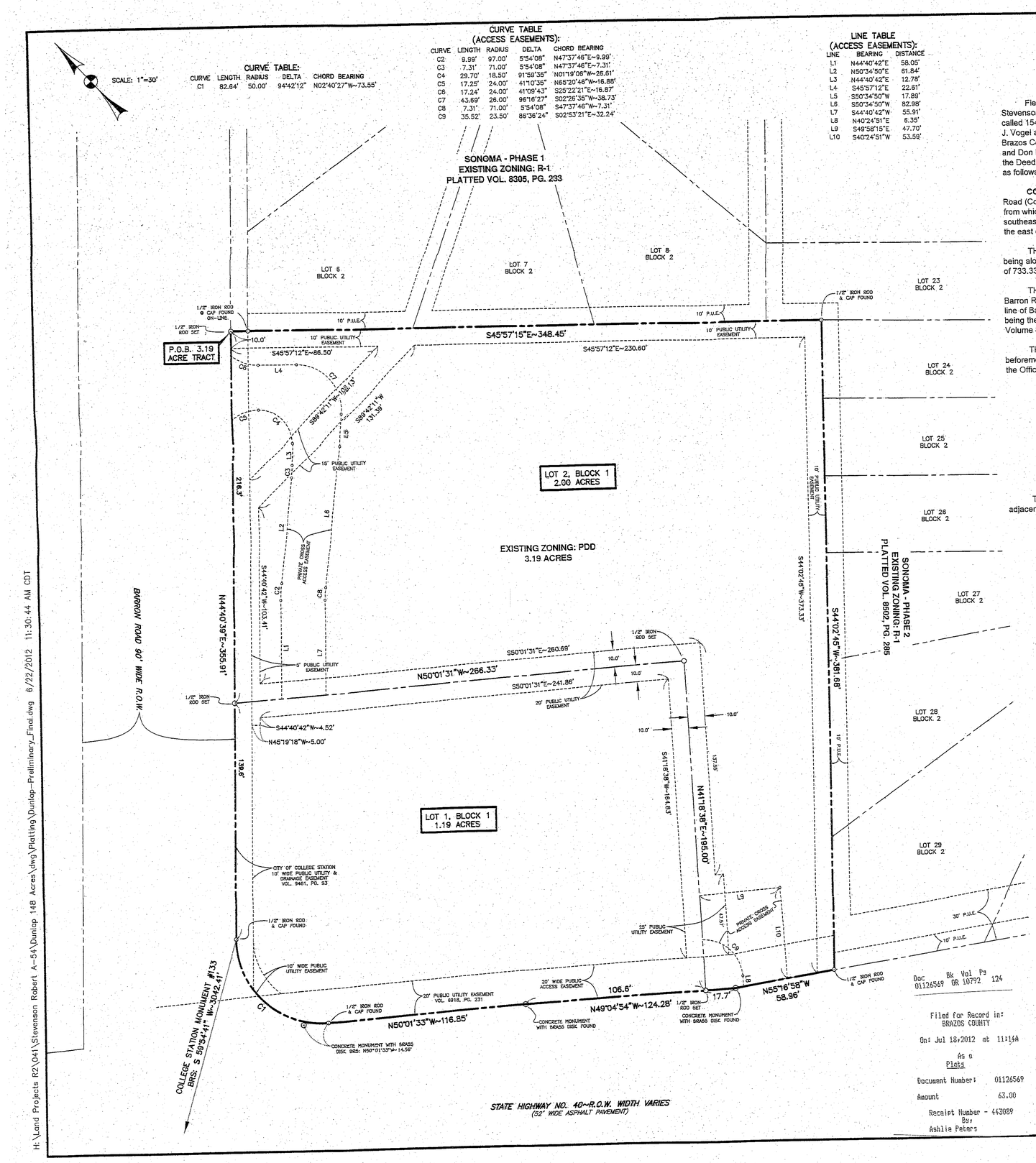


CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	82.64'	50.00'	94°42'12"	N02°40'27"W~73.55'

CURVE TABLE (ACCESS EASEMENTS):

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C2	9.99'	97.00'	5°54'08"	N47°37'46"E~9.99'
C3	7.31'	71.00'	5°54'08"	N47°37'46"E~7.31'
C4	29.70'	18.50'	91°59'35"	N01°19'06"W~26.61'
C5	17.25'	24.00'	41°10'35"	N65°20'46"W~16.88'
C6	17.24'	24.00'	41°09'43"	S25°22'21"E~16.87'
C7	43.69'	26.00'	96°16'27"	S02°26'35"W~38.73'
C8	7.31'	71.00'	5°54'08"	S47°37'46"W~7.31'
C9	35.52'	23.50'	86°36'24"	S02°53'21"E~32.24'

LINE TABLE (ACCESS EASEMENTS):

LINE	BEARING	DISTANCE
L1	N44°40'42"E	58.05'
L2	N50°34'50"E	61.84'
L3	N44°40'42"E	12.78'
L4	S45°57'12"E	22.81'
L5	S50°34'50"W	17.89'
L6	S50°34'50"W	82.98'
L7	S44°40'42"W	55.91'
L8	N40°24'51"E	6.35'
L9	S49°58'15"E	47.70'
L10	S40°24'51"W	53.59'

HARPER'S CROSSING
3.19 Acre Tract
Robert Stevenson Survey, A-54
College Station, Brazos County, Texas

Field notes of a 3.19 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the called 154 acre (net) tract described in the deed from Florence A. Brown to Beverly J. Furrer, Patricia J. Vogel and Thomas L. Brown, Jr., as recorded in Volume 854, Page 57, of the Official Records of Brazos County, Texas, and being also described as 158 acres in the deed from D. Brooks Cofer, Jr. and Don Dillon to Wayne A. Dunlap and Thomas L. Brown as recorded in Volume 283, Page 382, of the Deed Records of Brazos County, Texas, and said 3.19 acre tract being more particularly described as follows:

COMMENCING at the north corner of the beforementioned 158 acre tract in the center of Barron Road (County Road now in College Station - formerly known as Wellborn - Rock Prairie Public Road), from which a crosstie fence corner at the intersection of the northeast line of the 158 acre tract with the southeast line of Barron Road bears S 46° 02' 08" E - 26.21 feet, and a crosstie fence corner marking the east corner of the 158 acre tract bears S 46° 02' 08" E - 3422.41 feet;

THENCE S 44° 02' 45" W along the northwest line of the beforementioned 158 acre tract, same being along the centerline of the existing pavement (September, 2008), of Barron Road for a distance of 733.33 feet;

THENCE S 45° 57' 15" E through the interior of the beforementioned 158 acre tract, and across Barron Road, for a distance of 51.55 feet to a 5/8" iron rod found in the existing southeast right-of-way line of Barron Road (90' wide right-of-way), for the **PLACE OF BEGINNING** of this description, same being the northerly west corner of Block 2, Sonoma - Phase 1, according to the plat recorded in Volume 8305, Page 233, of the Official Records of Brazos County, Texas;

THENCE through the interior of the beforementioned 158 acre tract, and along the lines of the beforementioned Sonoma - Phase 1, and Sonoma - Phase 2, as platted in Volume 8502, Page 285, of the Official Records of Brazos County, Texas, as follows:

S 45° 57' 15" E	at a distance of 10.00 feet, pass a ½" iron rod found with cap and at a distance of 10.3 feet, a wood fence post corner bears northeast - 0.4 feet, continue on, adjacent to a fence, for a total distance of 348.45 feet to a ½" iron rod found at a wood fence post corner, at the north corner of Lot 24, Block 2, Sonoma - Phase 2,
S 44° 02' 45" W	adjacent to a fence, for a distance of 381.68 feet to a ½" iron rod found in the northeast right of way line of State Highway No. 40, same being the west corner of Lot 29, Block 2, Sonoma - Phase 2, from which a concrete monument with brass disc found bears S 55° 16' 58" E - 532.93 feet;

THENCE along the northeast right of way line of the beforementioned State Highway No. 40, adjacent to a fence, as follows:

N 55° 16' 58" W	for a distance of 58.96 feet to a concrete monument with brass disc found,
N 49° 04' 54" W	for a distance of 124.28 feet to a concrete monument with a brass disc found,
N 50° 01' 33" W	for a distance of 116.85 feet to a ½" iron rod found marking the south corner of a called 661 square foot tract taken for Barron Road right-of-way described in the deed recorded in Volume 9626, Page 258, of the Official Records of Brazos County, Texas, same being the beginning of a transition curve to Barron Road, concave to the east, having a radius of 50.00 feet, from which a concrete monument found bears N 50° 01' 33" W - 14.56 feet;

THENCE along the southeast right-of-way line of Barron Road, as follows:

Northerly along said transition curve, for an arc length of 82.64 feet to a ½" iron rod found at the end of this curve, the chord bears N 02° 40' 27" W - 73.55 feet,

N 44° 40' 39" E	for a distance of 355.91 feet to the **PLACE OF BEGINNING**, containing 3.19 acres of land, more or less.

NOTES:

1. BEARINGS BASED ON DEED CALL BEARINGS OF THE COLLEGE STATION INDEPENDENT SCHOOL DISTRICT – 64.28 ACRE TRACT – VOL. 3604, PG. 243, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. CURRENT TITLE APPEARS VESTED IN DUNLAP ESTATE BY VIRTUE OF DEED RECORDED IN VOL. 854, PG. 57 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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. 481195, PANEL NO. 0200C, MAP NO. 48041C0200C. EFFECTIVE DATE: JULY 2, 1992.

Doc 01126569 Bk OR Vol 10792 Pg 124

Filed for Record in:
BRAZOS COUNTY

On: Jul 18,2012 at 11:14A

As a
Plats

Document Number: 01126569

Amount 63.00

Receipt Number - 443089
By,
Ashlie Peters

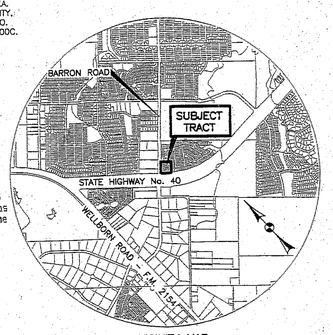
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Jul 18,2012

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY



VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dunlap Family Trust, owner and developer of the land shown on this plat, and designated herein as the Harper's Crossing Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise..

Jill Mary Dunlap
JILL MARY DUNLAP, TRUSTEE

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jill Mary Dunlap known to me to be the person whose name is 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 12th day of July, 2012.

MIKE GENTRY
Notary Public, State of Texas
My Commission Expires
MAY 17, 2016

Notary Public, Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, Mike Ashfield, 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 day of 5th June, 2012.

Chairman

CERTIFICATE OF 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 18 day of July, 2012, in the Deed Records of Brazos County, Texas, in Volume 10792 Page 124

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen
County Clerk,
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

I, Alan Gibbs, 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.

City Engineer
City of College Station

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, S. M. Kling, Registered Public 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.

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

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

FINAL PLAT
OF
HARPER'S CROSSING
(2 LOTS, 1 BLOCK)

#2849 BARRON ROAD, COLLEGE STATION

3.19 ACRES

ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNED BY:
DUNLAP FAMILY TRUST
JILL MARY DUNLAP, TRUSTEE
3104 BROADMOOR DRIVE
BRYAN, TX 77802-2100
(979)774-3550

DEVELOPED BY:
CAPROCK, TEXAS
JESSE DURDEN, PRESIDENT
110 LINCOLN AVE. SUITE 103
COLLEGE STATION, TX 77840
(979)307-0321

SCALE: 1"=30' APRIL, 2012

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

H:\Land Projects R2\041\Stevenson Robert A-54\Dunlap 148 Acres\dwg\Platting\Dunlap-Preliminary_Final.dwg 6/22/2012 11:30:44 AM CDT