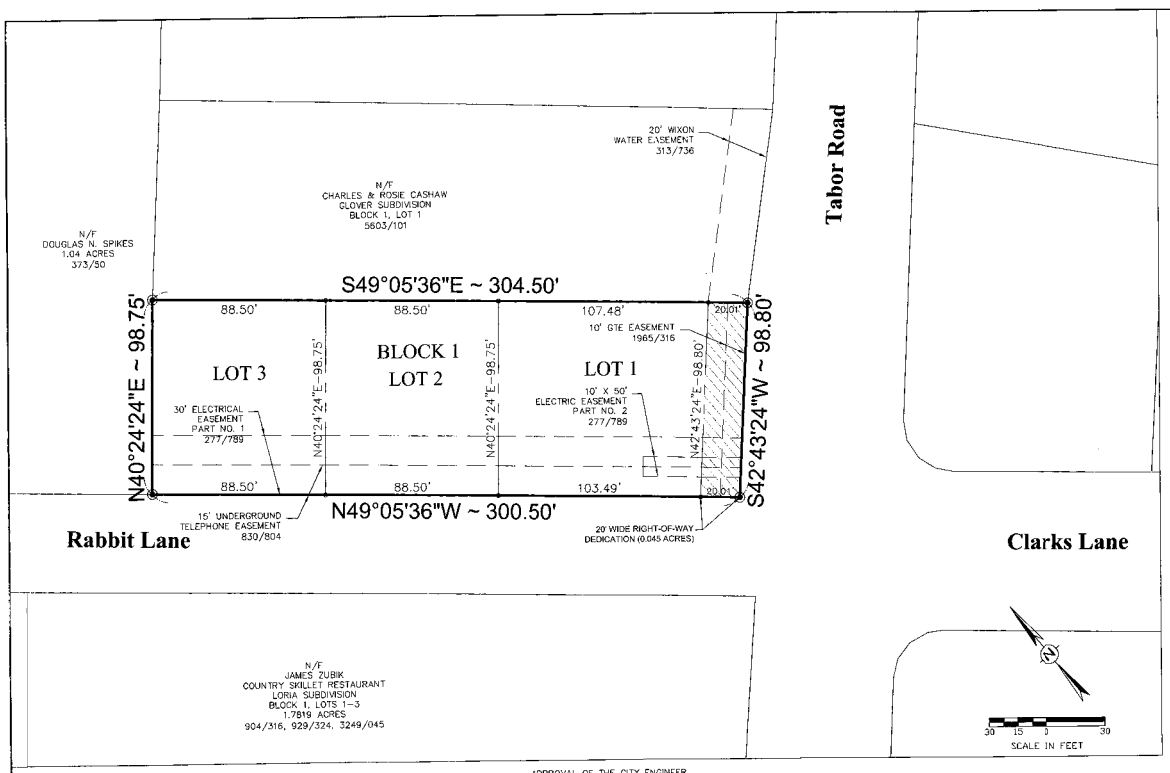


NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON ROTATING THE NORTHEAST LINE TO PLAT CALLS IN 761/495.

2. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410131C, EFFECTIVE DATE: 07-02-1992.

3. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

4. OWNERSHIP OF THIS TRACT IS BY THE DEED FOUND IN VOL. 7822, PG. 191, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.

5. ZONING OF THIS PROPERTY IS MIXED USE RESIDENTIAL DISTRICT (MU-1).

6. THE FOLLOWING EASEMENTS APPEAR TO AFFECT THE PARENT TRACT OF THIS PROPERTY, HOWEVER NO ABOVE GOUND EVIDENCE WAS LOCATED ON THIS SURVEY:
   - FROM MRS. SAM NUCHE, JR. TO THE CITY OF BRYAN IN 347/233
   - FROM FRANK DACHMASCLO TO THE CITY OF BRYAN IN 98/330
   - FROM SAM NUCHE TO THE CITY OF BRYAN IN 141/554
   - FROM SAM NUCHE, JR. TO THE CITY OF BRYAN IN 189/41

7. A VARIANCE FROM THE MINIMUM 100-FOOT DEPTH REQUIRED OF LOTS IN MIXED-USE RESIDENTIAL (MU-1) ZONING DISTRICTS WAS APPROVED ON JULY 5, 2007, BY THE CITY OF BRYAN PLANNING & ZONING COMMISSION.

8. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODE OF ORDINANCES.

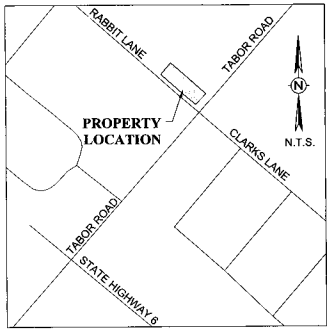
9. ACCESS TO ALL LOTS WILL BE FROM RABBIT LANE. NO DRIVEWAY ACCESS TO TABOR ROAD WILL BE ALLOWED.

10. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.

LEGEND

- PLAT BOUNDARY
- PROPERTY LINE
- PROPERTY CORNER
- PUBLIC UTILITY EASEMENT LINE
- RIGHT-OF-WAY DEDICATION AREA

VICINITY MAP



CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Paul Williams, Registered Public Land Surveyor No. 5743, 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Paul Williams, R.P.L.S. No. 5743

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Stanley Maliska, Owner of the 0.686 acre tract shown on this plat, conveyed in the Deed Records of Brazos County found in Volume 7822, Page 191, and designated herein as Tara Ridge Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places shown hereon for the purposes identified.

_____
Stanley Maliska, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Stanley Maliska known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____ 20___.

_____
Notary Public in and for the State of Texas

Printed Name: _____
My Commission Expires: _____

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 and was approved on the _____ day of _____, 20___.

_____
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____ 20___ and same was duly approved on the _____ day of _____, 20___ by said Commission.

_____
Chairman, Planning & Zoning Commission,
Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20___.

_____
Planning Administrator, Bryan, 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 authentication was filed for record in my office the _____ day of _____, 20___, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

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

_____
County Clerk
Brazos County, Texas

FINAL PLAT

TARA RIDGE SUBDIVISION

0.686 ACRES

LOTS 1, 2 & 3, BLOCK 1
0.641 ACRES

STREET RIGHT-OF-WAY DEDICATION
0.045 ACRES

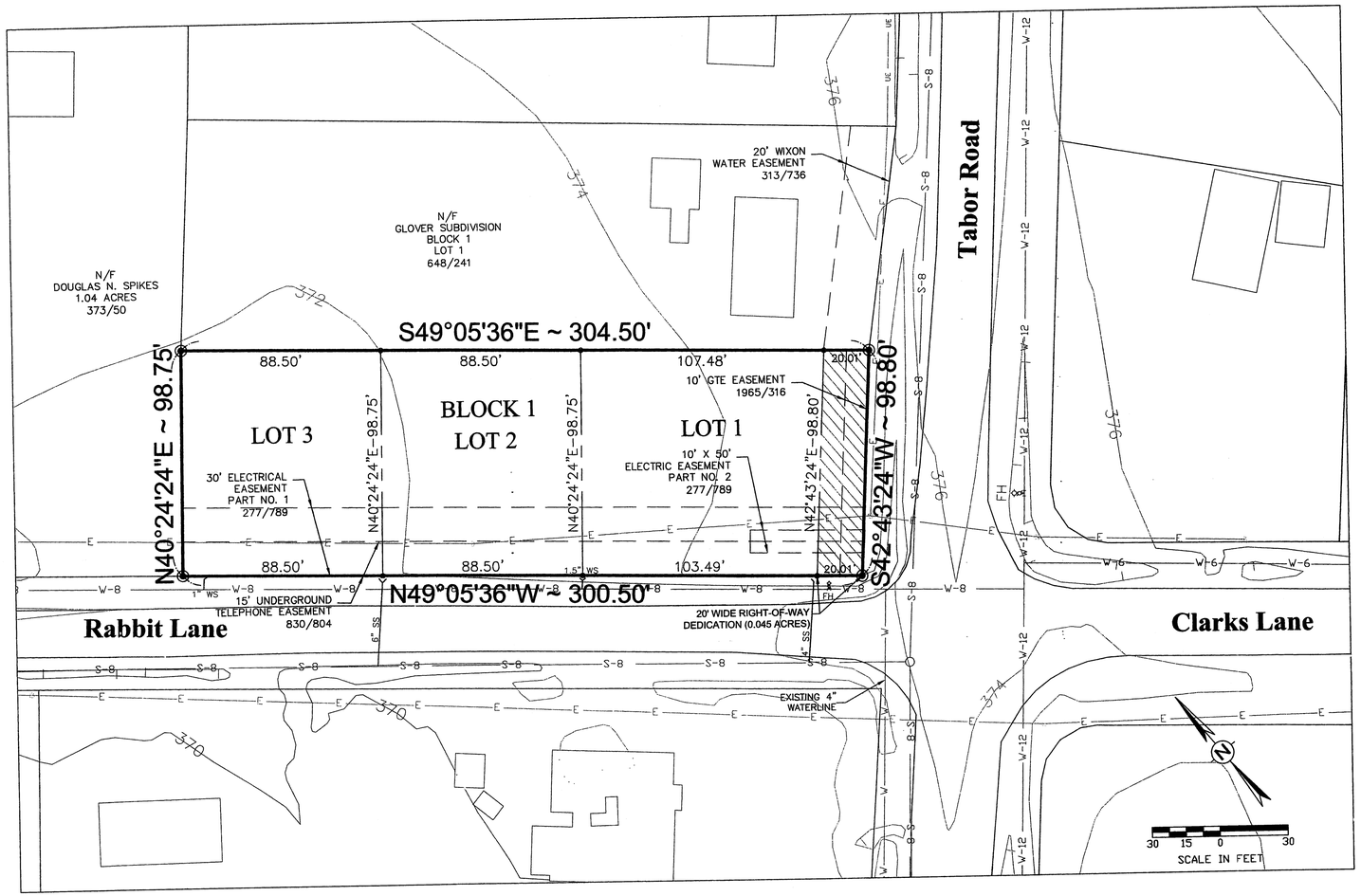
MOSES BAINE LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' JULY, 2007

OWNER/DEVELOPER:
Stanley Maliska
2310 East Villa Maria Road
Bryan, TX 77802
(979) 776-7166

SURVEYOR:
Paul Williams, RPLS No. 5743
Paul Williams Land Surveying Co.
307 S. Main Street, Ste. 206
Bryan, TX 77803
(979) 779-7670

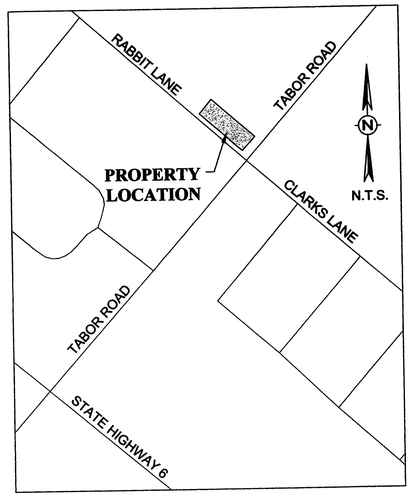
ENGINEER:
CIVIL DEVELOPMENT, Ltd.
CIVIL ENGINEERING & DESIGN-BUILD SERVICES
Ginger L. Urso, P.E.
2033 Harvey Mitchell Parkway South
College Station, Texas 77840
P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759



LEGEND

370	PLAT BOUNDARY
374	ROW LINE
	PLAT BOUNDARY
	EDGE OF PAVEMENT LINE
	PROPERTY LINE
	PROPERTY CORNER
	PUBLIC UTILITY EASEMENT LINE
W-8	EXISTING SANITARY SEWER LINE
S-8	EXISTING WATER LINE
FH	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	ELECTRICAL POWER POLE
E	EXISTING OVERHEAD ELECTRICAL LINE
	RIGHT-OF-WAY DEDICATION AREA

VICINITY MAP



NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON ROTATING THE NORTHEAST LINE TO PLAT CALLS IN 761/495.

2. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131C, EFFECTIVE DATE: 07-02-1992.

3. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

4. OWNERSHIP OF THIS TRACT IS BY THE DEED FOUND IN VOL. 7822, PG. 191, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.

5. ZONING OF THIS PROPERTY IS MU-1.

6. THE FOLLOWING EASEMENTS APPEAR TO AFFECT THE PARENT TRACT OF THIS PROPERTY, HOWEVER NO ABOVE GOUND EVIDENCE WAS LOCATED ON THIS SURVEY:
   - FROM MRS. SAM NUCHE, JR. TO THE CITY OF BRYAN IN 347/233
   - FROM FRANK DACHMASCLO TO THE CITY OF BRYAN IN 98/330
   - FROM SAM NUCHE TO THE CITY OF BRYAN IN 141/554
   - FROM SAM NUCHE, JR. TO THE CITY OF BRYAN IN 189/41

7. TOPOGRAPHY SHOWN IS BASED ON AERIAL PHOTOGRAPHY PREPARED FOR THE CITY OF BRYAN IN 2002.

8. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODE OF ORDINANCES.

PRELIMINARY PLAN

TARA RIDGE SUBDIVISION

0.686 ACRES

LOTS 1, 2 & 3, BLOCK 1
0.641 ACRES

STREET RIGHT-OF-WAY DEDICATION
0.045 ACRES

MOSES BAINE LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'

JUNE, 2007

Received
JUN 13 2007
Development & Engineering Services

OWNER/DEVELOPER:
Stanley Maliska
2310 East Villa Maria Road
Bryan, TX 77802
(979) 776-7166

SURVEYOR:
Paul Williams, RPLS No. 5743
Paul Williams Land Surveying Co.
307 S. Main Street, Ste. 206
Bryan, TX 77803
(979) 779-7670

ENGINEER:
CIVIL DEVELOPMENT, Ltd.
CIVIL ENGINEERING & DESIGN-BUILD SERVICES
Ginger L. Urso, P.E.
2033 Harvey Mitchell Parkway South
College Station, Texas 77840
P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759