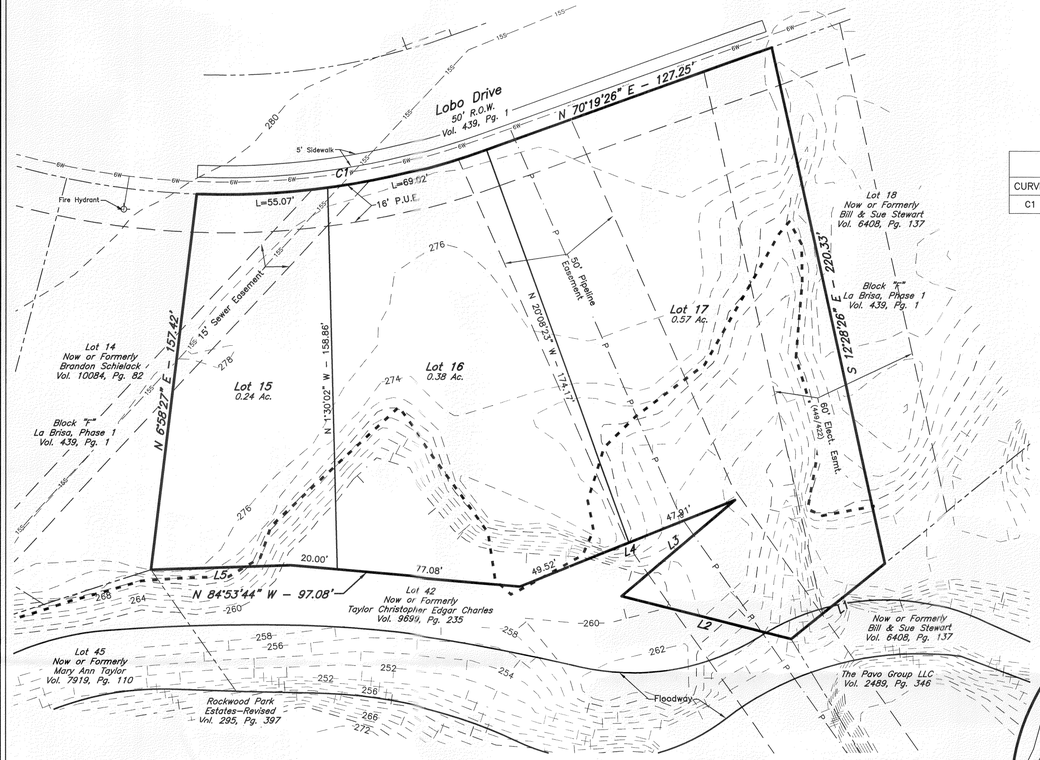
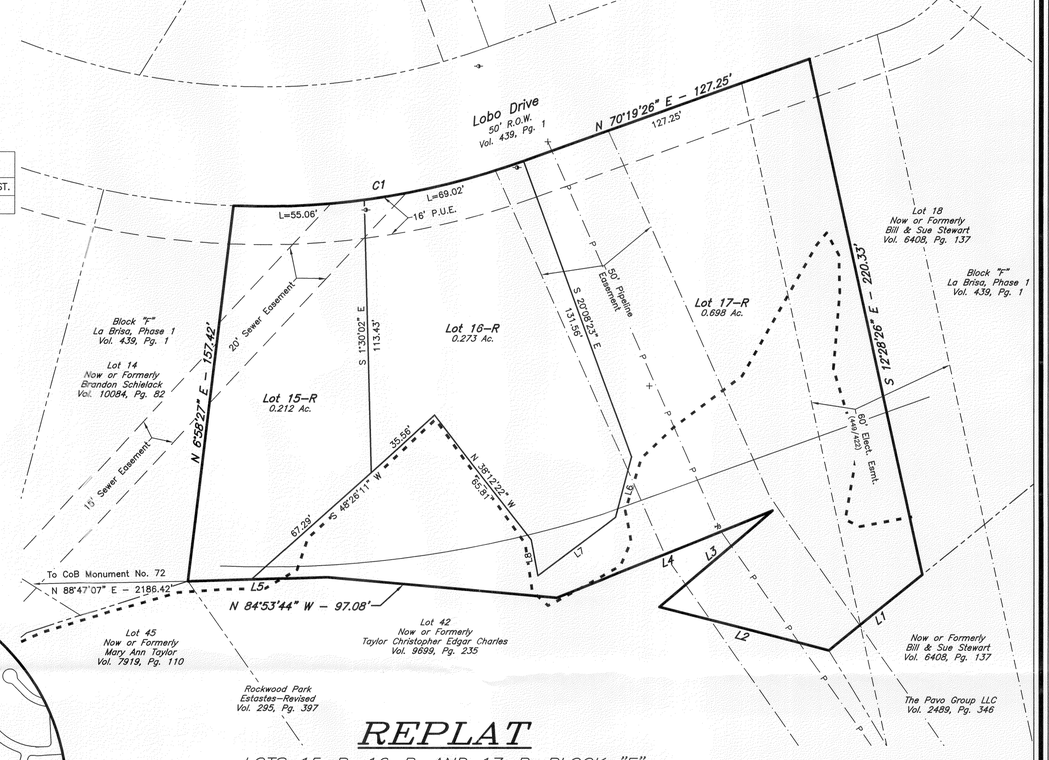


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°11'01" W	50.42'
L2	N 75°49'06" W	73.40'
L3	N 49°47'00" E	62.20'
L4	S 68°13'21" W	97.43'
L5	S 88°10'45" W	58.32'
L6	S 15°03'04" W	25.81'
L7	S 53°22'31" W	40.49'
L8	N 10°34'55" W	15.11'

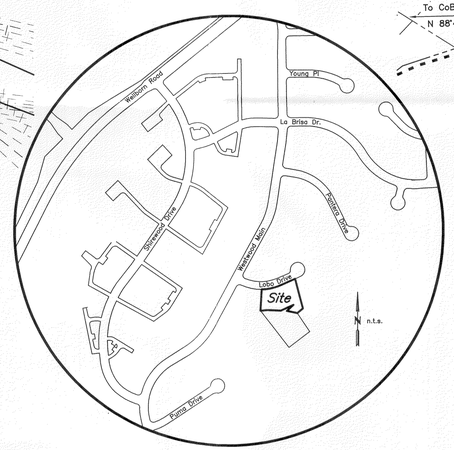
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	21°45'39"	326.71'	124.08'	62.80'	N 81°12'19" E	123.34'

Scale: 1" = 40'



ORIGINAL PLAT

LOTS 15, 16, AND 17, BLOCK "F"
LA BRISA, PHASE 1 AS RECORDED
IN VOLUME 439, PAGE 1



Vicinity Map

REPLAT

LOTS 15–R, 16–R, AND 17–R, BLOCK "F"
LA BRISA, PHASE 1

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10321, Page 265 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

_____
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 stated.
Given under my hand and seal on this _____ day of _____, 20____.

_____
Notary Public, Brazos County, Texas

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 THE CITY PLANNER

I, _____, the undersigned, City Planner 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_____.

_____
City Planner, Bryan, Texas

CERTIFICATION BY 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 _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, 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 and 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 and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Kevin R. McClure, R.P.L.S. No. 5650

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 50 in Bryan, Brazos County, Texas and being all of Lots 15, 16 and 17, Block "F", LA BRISA, PHASE 1 Subdivision as recorded in Volume 439, Page 1 of the Brazos County Deed Records (B.C.D.R.), ,), said lots also being all of the same land conveyed to Brandon Schielack and Blake Cathey from Christopher Taylor by deed recorded in Volume 10084, Page 82 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2–inch iron rod marking the common most northerly corner of said Lot 17 and Lot 18, Block "F" of said LA BRISA, PHASE 1 Subdivision, said iron rod also being in the south right–of–way line of Lobo Drive (width varies at this location);

THENCE: S 12° 28' 26" E along the common line of said Lots 17 and 18 for a distance of 220.33 feet to a found 1/2–inch iron rod marking the most southerly corner of said lots, said iron rod also being in the south line of said LA BRISA, PHASE 1 and the north line of the called 6.03 acre The Pavo Group, LLC tract recorded in Volume 2489, Page 346 (O.R.B.C.);

THENCE: S 51° 11' 01" W along the common line of said PHASE 1 and the called 6.03 acre tract for a distance of 50.42 feet to a found 1/2–inch iron rod for corner marking the northwest corner of Lot A14, Block A, ROCKWOOD PARK ESTATES–REVISED as recorded in Volume 295, Page 397 (B.C.D.R.);

THENCE: along the common line of said LA BRISA, PHASE 1 and ROCKWOOD PARK ESTATES for the following five (5) calls:

1) N 75° 49' 06" W for a distance of 73.40 feet to a found 1/2–inch iron rod for corner,
2) N 49° 47' 00" E for a distance of 62.20 feet to a found 1/2–inch iron rod for corner,
3) S 68° 13' 21" W for a distance of 97.43 feet to a found 1/2–inch iron rod for corner,
4) N 84° 53' 44" W for a distance of 97.08 feet to a found 1/2–inch iron rod for corner and
5) S 88° 10' 45" W for a distance of 58.32 feet to a found 1/2–inch iron rod marking the common most southerly corner of said Lot 15 and Lot 14, Block "F" of said LA BRISA, PHASE 1 Subdivision;

THENCE: N 06° 58' 27" E along the common line of said Lots 14 and 15 for a distance of 157.42 feet to a found 1/2–inch iron rod for corner in the before–said south line of Lobo Drive (based on a 50' width);

THENCE: 124.08 feet in a counter–clockwise direction along the arc of a curve in said line of Lobo Drive, said curve having a central angle of 21° 45' 39", a radius of 326.71 feet, a tangent of 62.80 feet and a long chord bearing N 81° 12' 19" E at a distance of 123.34 feet for corner;

THENCE: N 70° 19' 26" E continuing along the said Lobo Drive line for a distance of 127.25 feet to the POINT OF BEGINNING and containing 1.183 acres of land, more or less.

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Monuments found and record bearings shown are consistent with the LA BRISA, PHASE 1 SUBDIVISION recorded in Volume 439, Page 1 of the Brazos County Deed Records and were used as the BASIS OF BEARINGS shown on this Replat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0143 C, effective July 2, 1992, a portion of this property is located within the 100–year flood hazard area. The 100–year flood hazard as shown is approximate and based on the base flood elevations shown on the Letter of Map Revision dated December 13, 2007 and an on–the–ground topographical survey of the property.
3. Building setback lines will be in accordance with the City of Bryan Code of Ordinances.
4. All property corners are monumented by capped 1/2" Iron Rods unless otherwise noted.
5. The purpose of this replat is to create reconfigure the lots such that all floodplain is located in Lot 17–R and to adjust the dimensions of Lots 15–R & 16–R.
6. All distances shown along the curves are arc lengths.
7. Elevation Certificates, prepared by a licensed engineer or surveyor in the State of Texas, will be required for Lot 17–R to verify the minimum finish floor elevation is at least one–foot above the base flood elevation prior to issuance or a Certificate of Occupancy.
8. Existing Zoning–Single Family 5000

REPLAT

LA BRISA, PHASE I

LOTS 15–R, 16–R, AND 17–R, BLOCK "F"

BEING A REPLAT OF LA BRISA, PHASE 1
LOTS 15, 16, AND 17 BLOCK "F"

1.183 ACRES

ZENO PHILLIPS LEAGUE, A–50
BRYAN, BRAZOS COUNTY, TEXAS

NOVEMBER 2011

SCALE: 1" = 30'

RECEIVED
DEC 21 2011
Development & Engineering Services

Owner:
Brandon Schielack and Blake Cathey
PO Box 9080
College Station, Texas 77842–9080
979 776–5079

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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