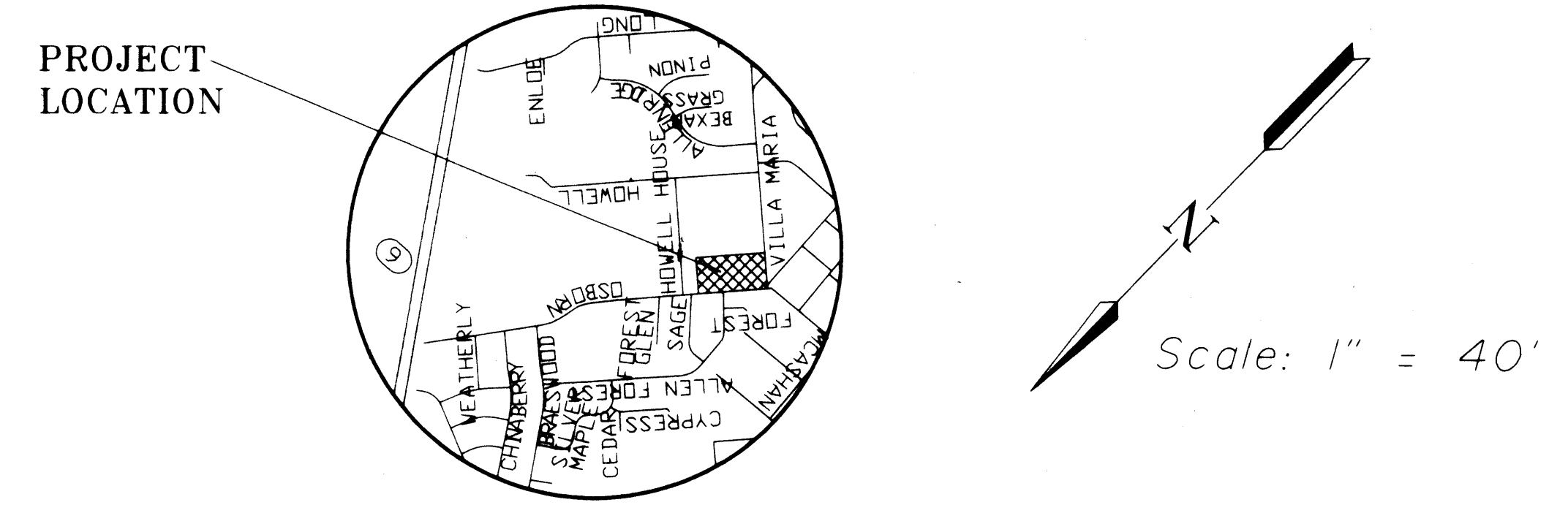
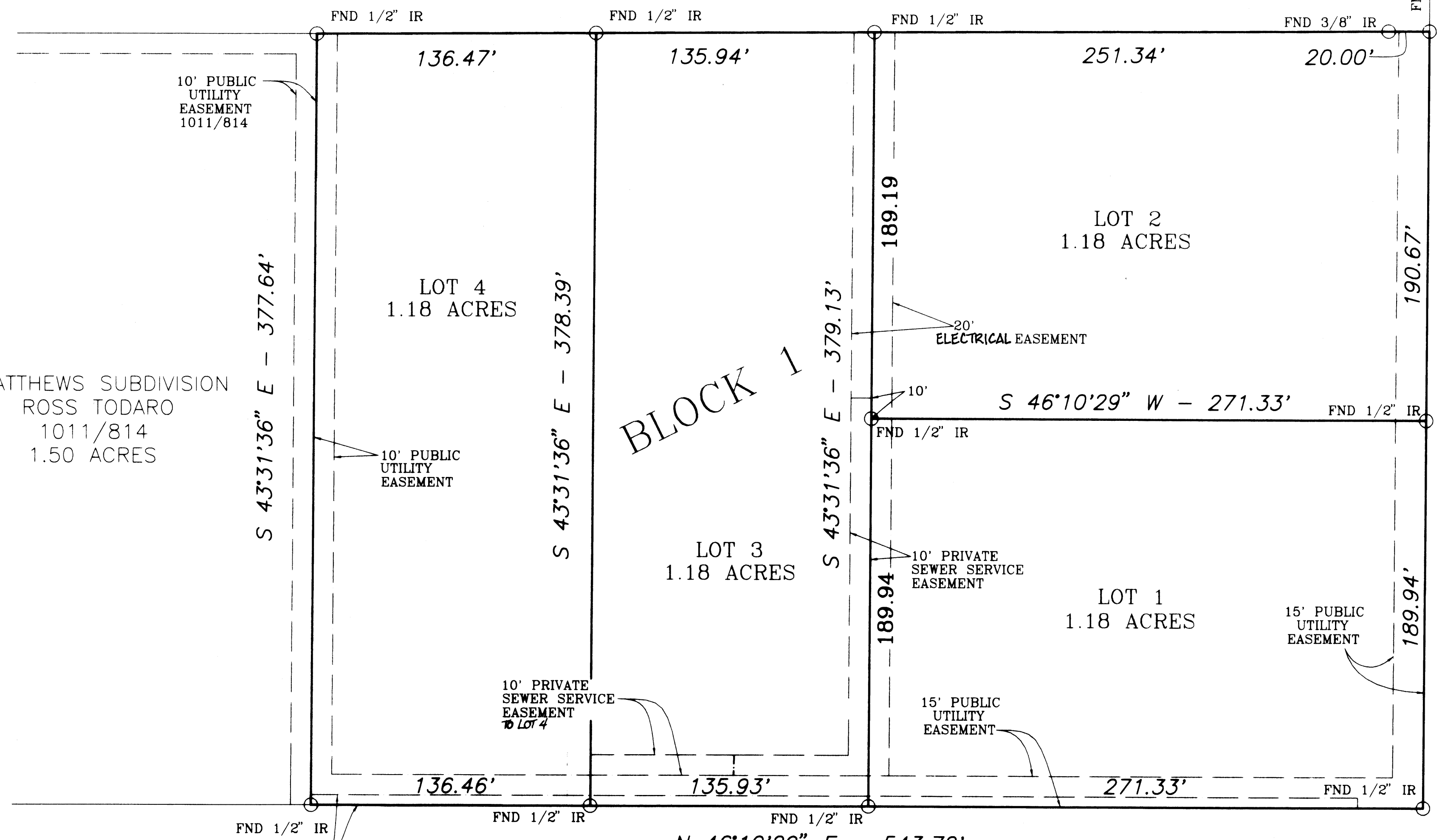


PAUL BONARRIGO
482/227
4.80 ACRES

*S 45°51'43" W - 543.75'



VICINITY MAP
n.t.s.

Field Notes
4.72 Acres

Being all of that certain tract or parcel of land, lying and being situated in the JOHN AUSTIN LEAGUE, NO. 9, Bryan, Brazos County, Texas, and being a part of that tract of land conveyed to Borski Homes, Inc. by Deed Recorded in Volume 384, Page 540, Deed Records of Brazos County, Texas and being described as follows:

BEGINNING, at a 1/2" iron rod set at the intersection of the northeast right-of-way line of Villa Maria Road and the southeast right-of-way line of Osborn Lane;

THENCE, N 46° 10' 29" E - 543.72 feet along said Osborn Lane line to a 1/2" iron rod found for the north corner of this tract, same being the west corner of the Matthews Subdivision (1011/814);

THENCE, S 43° 31' 36" E - 377.64 feet along the common line between this tract and said Matthews Subdivision line to a 1/2" iron rod found at the most southerly common corner of said tract, same being in the northwest line of the Paul Bonarrigo 4.80 Acre tract (482/227);

THENCE, S 45° 51' 43" W - 543.75 feet along the common line between this tract and said Bonarrigo tract to a 1/2" iron rod found at the most westerly common corner of said tracts, same being in said Villa Maria road line;

THENCE, N 43° 31' 36" W - 380.61 feet along said Villa Maria Road line to the PLACE OF BEGINNING, and containing 4.72 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on April 28, 1998.

- NOTES:
1. PLAT BEARING USED AS BASIS OF BEARINGS (MATTHEWS ADDITION 475/693).
 2. THIS PROPERTY IS NOT IN A 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (MAP NUMBER: 48041C0133C, EFFECTIVE DATE: JULY 2, 1992).
 3. ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES.
 4. THIS PROPERTY IS ZONED COMMERCIAL.
 5. STORM WATER DETENTION WILL BE PROVIDED BY EACH INDIVIDUAL OWNER AS THE LAND IS PURCHASED AND DEVELOPED.
 6. A PRIVATE EASEMENT WILL BE PROVIDED AS SHOWN ON THE DRAWING TO ACCOMMODATE THE SERVICE LINES TO LOTS 2 AND 4. THE EASEMENT SERVING LOT 2 IS SPECIFICALLY FOR A SEWER SERVICE LINE TO LOT 2 AND WILL BE MAINTAINED BY THE OWNER OF LOT 2. THE MAINTENANCE FOR THE PRIVATE SEWER SERVICES FOR LOTS 2 AND 4 ENDS AT THE "DOUBLE Y".
 7. THE EASEMENT RECORDED IN VOLUME 371 PAGE 171 (ELECTRICAL EASEMENT) IS A BLANKET EASEMENT.

MATTHEWS SUBDIVISION
ROSS TODARO
1011/814
1.50 ACRES

5' EASEMENT
ANDRUS PIPELINE CO.
573/275

OSBORN LANE
80' R.O.W. - 42' PAVEMENT WIDTH
ASPHALT ROAD

EXISTING
FIRE HYDRANT
B.M. ELEV. 346.44'

VILLA MARIA ROAD
80' R.O.W. - 23' PAVEMENT WIDTH
ASPHALT ROAD

Filed for Record in:
BRAZOS COUNTY,
On: Jun 10, 1998 at 04:20P
As a
Plat
Document Number: 0657939
Amount: 55.00
Receipt Number - 112176
By:
Barbara Johnson

0657939

STATE OF TEXAS COUNTY OF BRAZOS
I, Donald D. Garrett, County Clerk, do hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in my office the 10 day of June, 1998, in the Deed/Official Records of Brazos County, Texas, in Volume 384, Page 540, as stamped herein by me.

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

STATE OF TEXAS COUNTY OF BRAZOS
I, Paul Bonarrigo, owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me by Donald D. Garrett in the Official Records of Brazos County in Volume 384, Page 540, and designated herein as the Allen Square 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, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Paul Bonarrigo
Owner

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

CERTIFICATION OF THE PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Debbie Johnson
Planning Administrator, Bryan, Texas

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision describe a closed geometric form.

Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

APPROVAL OF THE DEVELOPMENT ENGINEER
I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Donald D. Garrett
Development Engineer, Bryan, Texas

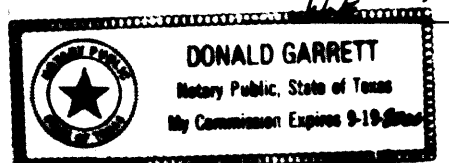
STATE OF TEXAS COUNTY OF BRAZOS
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 10 day of June, 1998, in the Deed/Official Records of Brazos County, Texas, in Volume 384, Page 540.

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

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Donald D. Garrett, 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 purpose and consideration therein stated.

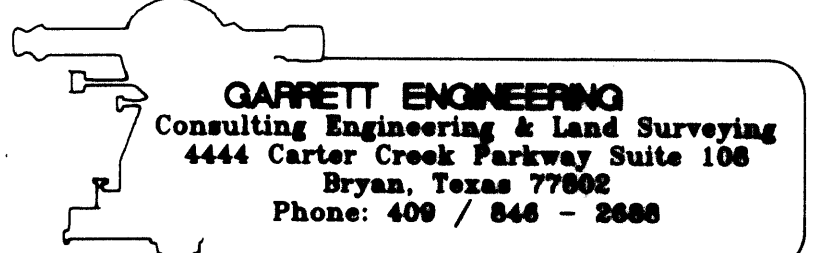
Given under my hand and seal on this 10 day of June, 1998.

Donald D. Garrett
Notary Public, State of Texas



AMENDING PLAT
OF
ALLEN SQUARE SUBDIVISION
BLOCK 1, LOTS 1-4
4.72 ACRES
JOHN AUSTIN LEAGUE NO. 8
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40'
APRIL 1998

OWNER/DEVELOPER:
Tom Borski
Borski Homes
3006 East 29th Street
Bryan, Texas 77802
(409) 776-5852



on Osborn
and Villa Maria

HUNDREDS