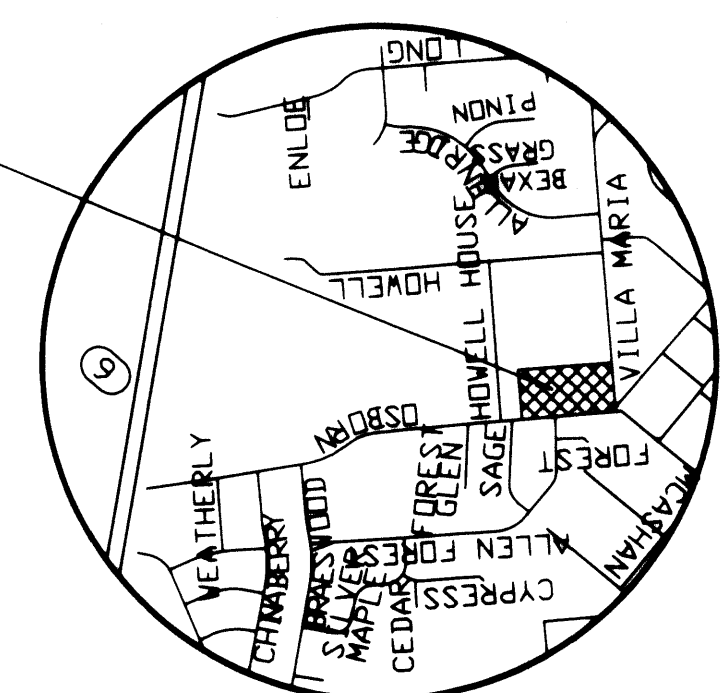


0656237

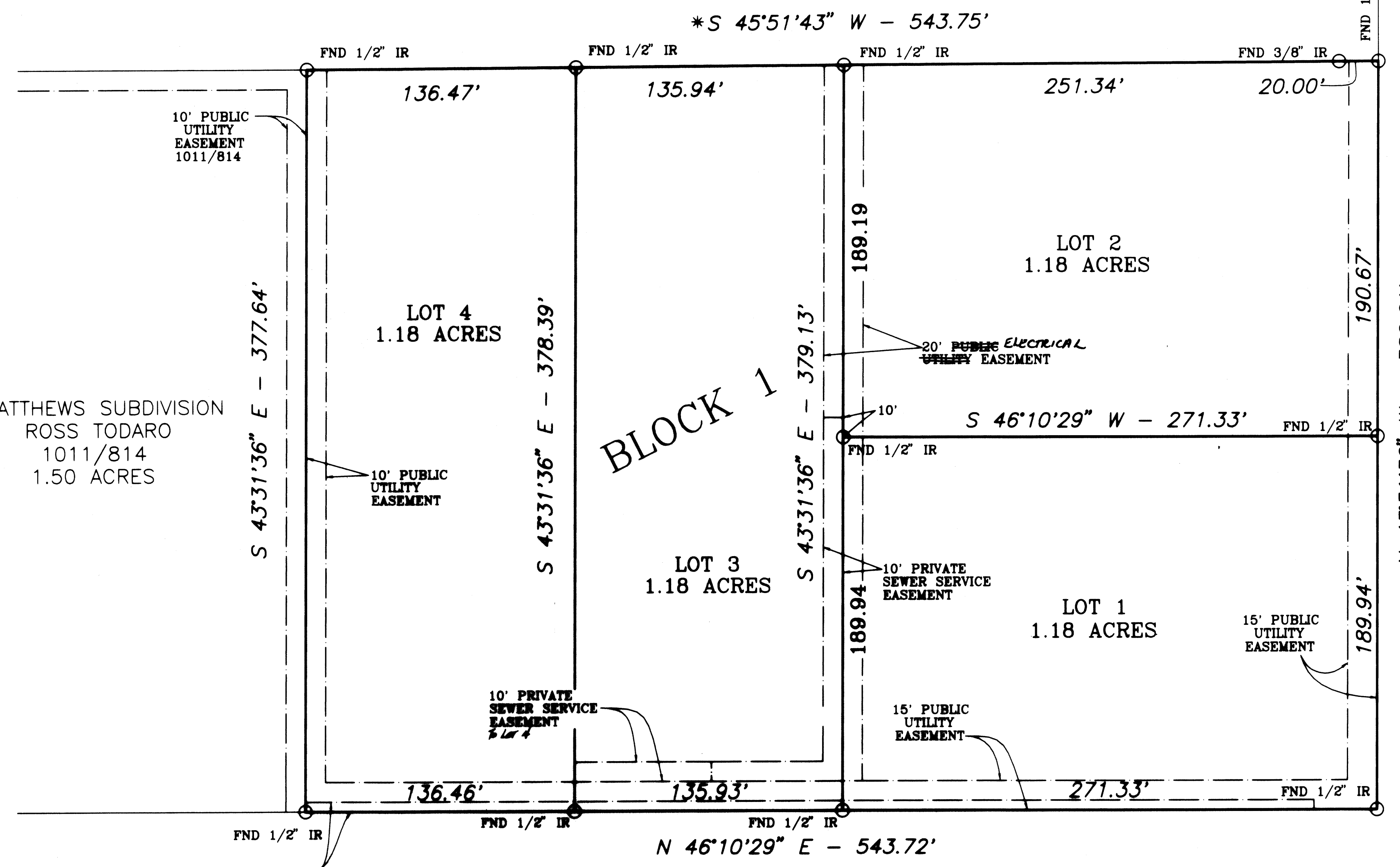
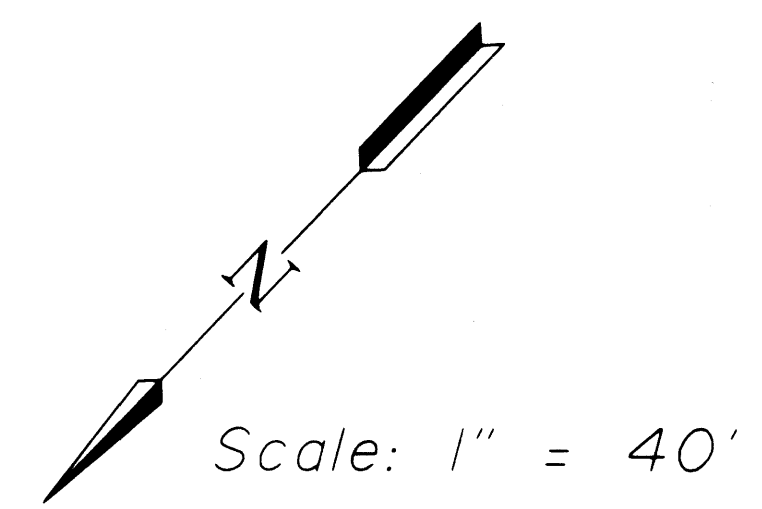
1109990

PAUL BONARRIGO  
482/227  
4.80 ACRES

PROJECT  
LOCATION



VICINITY MAP  
n.t.s.



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

EXISTING  
FIRE HYDRANT  
B.M. ELEV. 346.44'

Filed for Record in:  
BRAZOS COUNTY,  
On: May 22, 1998 at 04:25P  
As a  
Plat  
Document Number: 0656237  
Amount 55.00  
Receipt Number - 111183  
By,  
Barbara Johnson

STATE OF TEXAS COUNTY OF  
I hereby certify that this instrument was  
filed on the date and time stamped herein by me  
and was duly recorded in the volume and page  
of the named records of  
BRAZOS COUNTY,  
as stamped herein by me.  
May 22, 1998

HONORABLE MARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,

- 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: 4804100133C, EFFECTIVE DATE: JULY 2, 1992).
  3. EASEMENTS RECORDED IN VOLUME 48 PAGE 585, (HUMBLE PIPE LINE); VOLUME 72, PAGE 315, (LONE STAR GAS); AND VOLUME 371 PAGE 171 (R.O.W. EASEMENT) ARE BLANKET EASEMENTS. (ELECTRICAL EASEMENT)
  4. ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES.
  5. THIS PROPERTY IS ZONED COMMERCIAL.
  6. STORM WATER DETENTION WILL BE PROVIDED BY EACH INDIVIDUAL OWNER AS THE LAND IS PURCHASED AND DEVELOPED.
  7. 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".

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

FINAL 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

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Paul Bonarrigo, of the County of Brazos, State of Texas, do hereby certify that the above and foregoing plat is a true and correct copy of the original as the same appears in my office, and that the same was duly recorded in the volume and page of the named records of Brazos County, Texas, as stamped herein by me.  
Paul Bonarrigo  
Owner

CERTIFICATE OF THE ENGINEER  
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in 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 notes and bounds described are a true and correct statement of the same.  
Donald D. Garrett  
REGISTERED PROFESSIONAL ENGINEER  
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.  
Debra K. Johnson  
Planning Administrator, Bryan, Texas

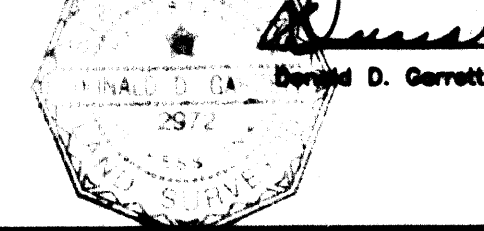
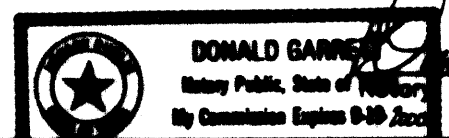
CERTIFICATE OF SURVEYOR  
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the notes and bounds described are a true and correct statement of the same.  
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 certificate of authentication was filed for record in my office the 22 day of May, 1998, in the Deed /Official/ Records of Brazos County, Texas, in Volume 3150, Page 24.  
Mary Ann Ward by Barbara Johnson  
County Clerk  
Brazos County, Texas

OWNER/DEVELOPER:  
Tom Borski  
Borski Homes  
3006 East 29th Street  
Bryan, Texas 77802  
(409) 776-5652

GARRETT ENGINEERING  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Phone: 409 / 846 - 2688



no laws base  
4/24/98