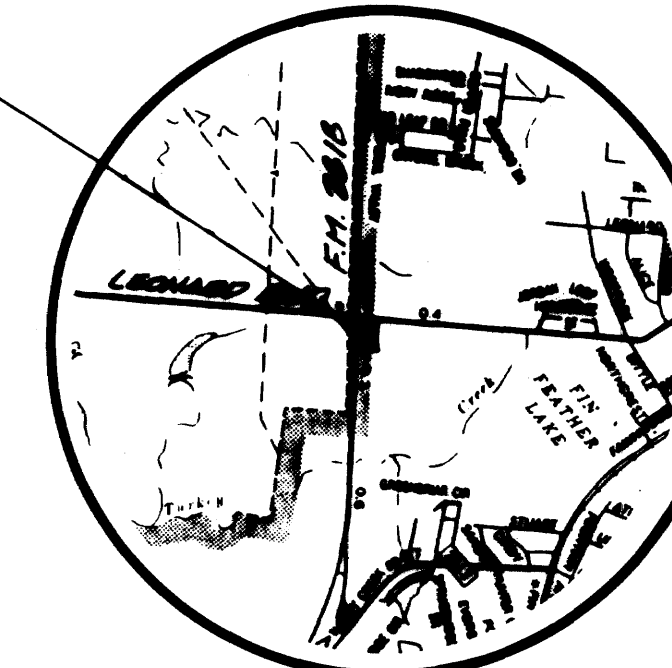


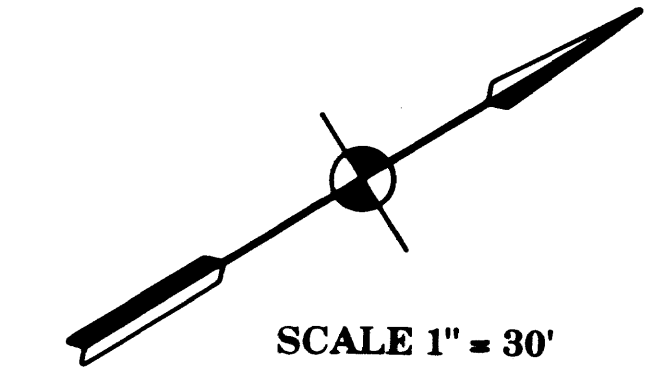
GENERAL NOTES

- 1.) Building Setbacks Lines to be in compliance with City of Bryan ordinances; Minimum of 5.0 foot Sideyard on all Lots.
- 2.) No portion of this subdivision is within the 100 year Flood Hazard Area. (FEMA MAP 4804#C0141 C)
- 3.) All Drainage Requirements to be in accordance with City of Bryan current drainage ordinances and policies as per approved Site Plan by the City of Bryan Engineering Department.
- 4.) All improvements shown are existing unless otherwise noted.
- 5.) Sidewalks to be provided in accordance with City of Bryan ordinance requirements. A Texas Department of Transportation permit will be required for construction of sidewalks within the right-of-way and proposed access. THIS ALSO PERTAINS TO ALL DRIVEWAYS TO BE CONSTRUCTED ON THIS SITE.
- 6.) OWNER NEEDS TO PROVIDE 2" CONDUIT TO THE GZE PEDESTAL.

PROJECT LOCATION



VICINITY MAP
— NOT TO SCALE —



SCALE 1" = 30'

BASIS OF BEARINGS:
NORTHWEST LINE OF SUBJECT TRACT RETURNED TO NORTH LINE DEED CALL OF 22.095 ACRE TRACT IN DEED RECORDED IN VOLUME 493, PAGE 105 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

FIELD NOTES

Being all of that certain tract or parcel of land, lying and being situated in the ZENO PHILLIPS LEAGUE, Bryan, Brazos County, Texas, and being a part of that 22.095 acre tract conveyed to Barbara Joan Konecny Krog by Johnny F. Konecny et-ux, by a Deed of Gift recorded in volume 493, page 105 of the Deed Records of Brazos County, Texas and being more particularly described as follows:

COMMENCING; at an iron rod at the north corner of said 22.095 acre tract, same being in the southeast right-of-way line of LEONARD ROAD;

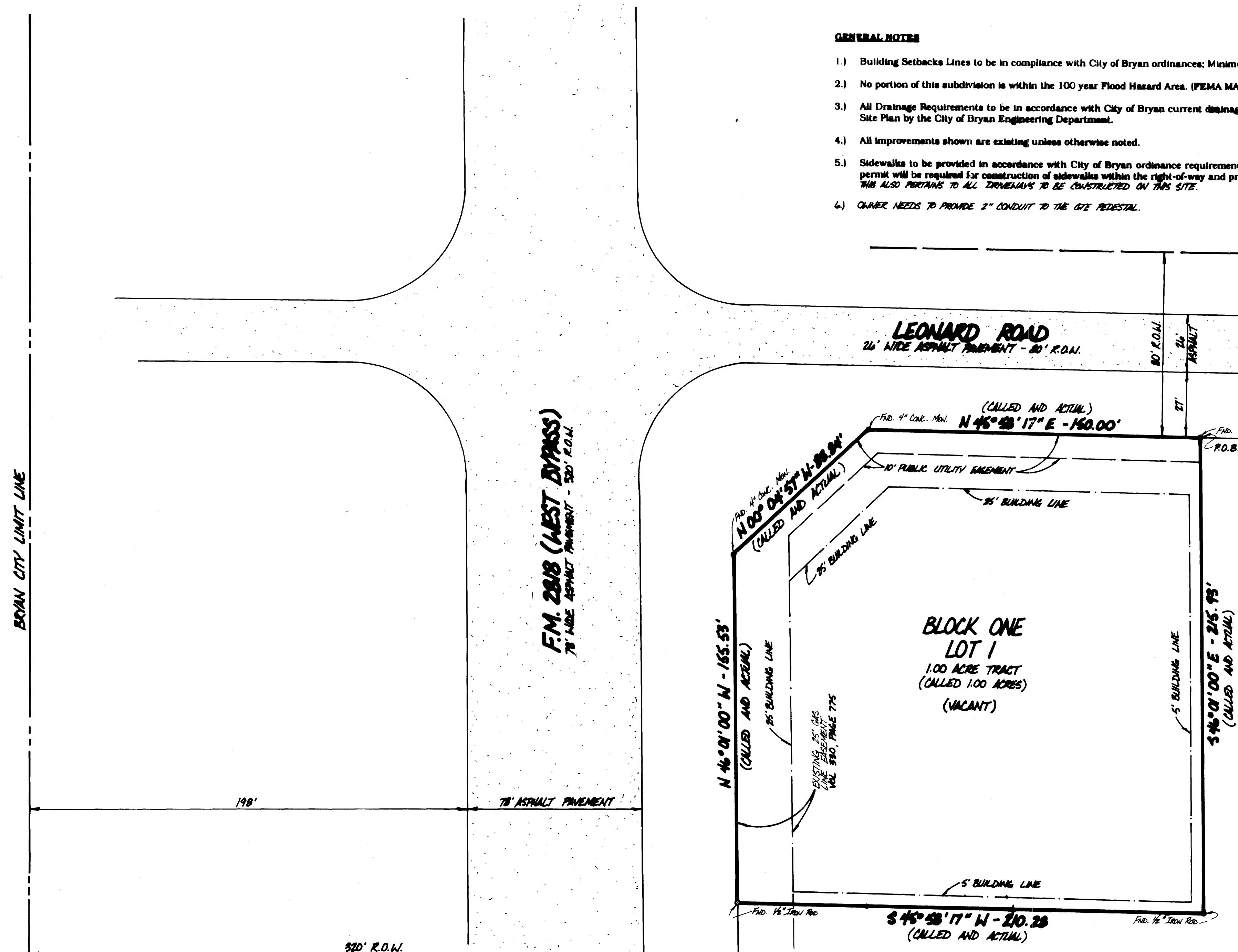
THENCE: S 45°58'17" W - 513.79 feet along said LEONARD ROAD to an iron rod for the PLACE OF BEGINNING;

THENCE: S 46°01'00" E - 215.93 feet to an iron rod for corner;

THENCE: S 45°58'17" W - 210.28 feet to an iron rod for corner in the northeast right-of-way line of F.M. 2818;

THENCE: N 46°01'00" W - 155.53 feet and N 0°04'57" W - 83.84 feet along said F.M. 2818 line to its intersection with said LEONARD ROAD;

THENCE: N 45°58'17" E - 150.00 feet along said LEONARD ROAD to the PLACE OF BEGINNING; and containing 1.00 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972 in December 1983.



DISCUSSIONS CONCERNING EXISTING 25' GAS LINE EASEMENT. VOLUME 880, PAGE 775

ALL PARTYS INVOLVING THE EXISTING 25' GAS LINE EASEMENT WITH THE 6" TRANSMISSION LINE HAVE GIVEN THEIR APPROVAL TO ALLOW AN 8" SANITARY SEWER LINE TO BE IN THEIR EASEMENT.

JOHN L. & BARBARA JOAN KONECNY KROG
REMANINDER OF 22.095 ACRE TRACT
VOLUME 493, PAGE 105

600352
FILED
96 MAR -4 AM 8:54
Brazos County Clerk
Brazos County Courthouse
Bryan, Texas

**FINAL PLAT
OF
LOT 1, BLOCK 1
BROACH ADDITION**

901 SOUTH F.M. 2818
1.00 ACRE TRACT
VOLUME 858, PAGE 827
ZENO PHILLIPS LEAGUE - ABSTRACT NO. 45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 30" NOVEMBER 1995

STATE OF TEXAS
COUNTY OF BRAZOS
I, Don Broach, 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 John F. Konecny et ux in the Official Records of Brazos County in Volume 493, Page 105, and designated herein as the Block 1 Addition 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.

Donald D. Garrett
Owner

CERTIFICATION OF THE CITY PLANNER
I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Rebeck Shannan
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
Richard C. Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 11th day of November, 1995, and same was duly approved on the 11th day of December, 1995, by said commission.

Richard C. Perkins
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City 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.

Steve K...
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Don Broach, 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 6th day of November, 1995.

Donald D. Garrett
Notary Public, State of 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 do describe a closed geometric form.

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

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

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 14th day of November, 1995, in the Deed / Official Records of Brazos County, Texas, in Volume 858, Page 827.

Mary Ann Ward
County Clerk
Brazos County, Texas

OWNER/DEVELOPER:
Mr. Don Broach
P.O. Box 3819
Bryan, TX 77805
(409) 696-4540

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

DONALD GARRETT
Notary Public, State of Texas
My Commission Expires 9-19-96