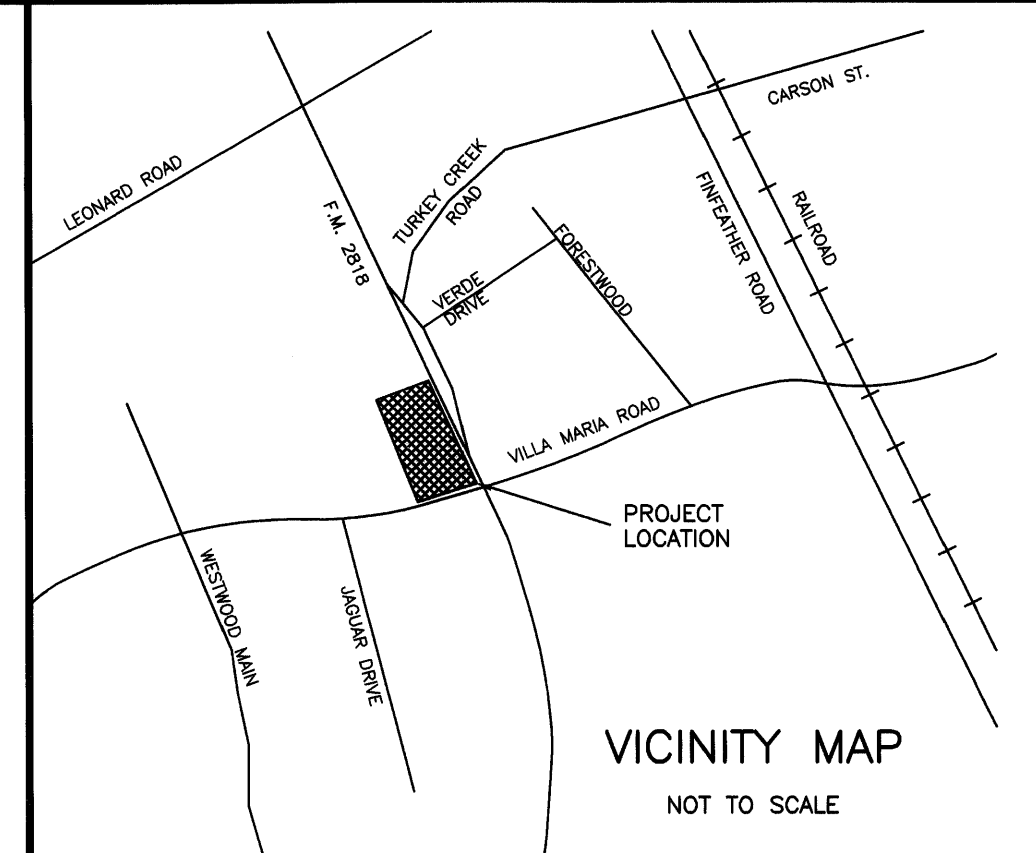
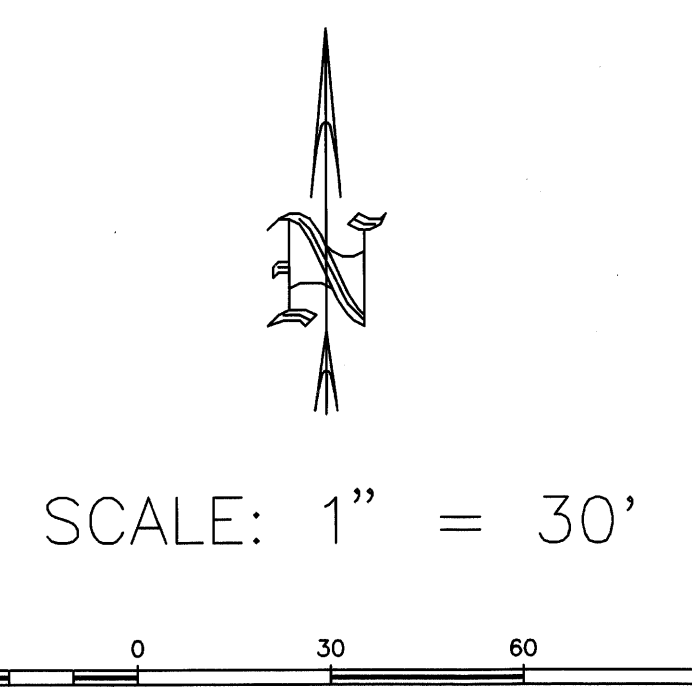


GENERAL NOTES
 1) BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 756.
 2) PROPERTY IS CURRENTLY ZONED "C" (COMMERCIAL).
 3) PROPOSED SUBDIVISION IS COMPOSED OF A REPLAT OF LOT 1, BLOCK 1, LA BRISA, PHASE 11, AND A PORTION OF A CALLED 17.359 ACRE TRACT AS RECORDED IN VOLUME 1215, PAGE 232, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
 4) THERE SHALL BE A BLANKET ACCESS AND FIRE HYDRANT EASEMENT BETWEEN LOT 1 AND LOT 2 OF THIS SUBDIVISION.
 5) THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, EFFECTIVE DATE: 07-02-1992.

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF COLLEGE STATION G.P.S. MONUMENTS.



METES AND BOUNDS DESCRIPTION OF A 2.6115 ACRE TRACT ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 1, LA BRISA, PHASE 11, ACCORDING TO THE PLAT RECORDED IN VOLUME 693, PAGE 331 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALLED 1.490 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO CABO FUELS, L.L.C., RECORDED IN VOLUME 3088, PAGE 158 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 17.359 ACRE TRACT AS DESCRIBED BY A DEED TO R. COKE MILLS, TRUSTEE, RECORDED IN VOLUME 1215, PAGE 232 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2818 (VARIABLE WIDTH R.O.W.), SAME BEING THE EAST LINE OF SAID REMAINDER OF 17.359 ACRE TRACT;

THENCE: S 25° 20' 01" E ALONG THE WEST LINE OF F.M. 2818 FOR A DISTANCE OF 23.11 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN SAID LINE, FOR REFERENCE A BROKEN CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: N 70° 08' 16" E FOR A DISTANCE OF 0.28 FEET;

THENCE: S 19° 30' 01" E CONTINUING ALONG THE WEST LINE OF F.M. 2818, AT 27.01 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 1.490 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 445.88 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95° 35' 47" FOR AN ARC DISTANCE OF 41.71 FEET (CHORD BEARS: S 28° 35' 10" W - 37.04) TO A 1/2 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF VILLA MARIA ROAD (100' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 76° 14' 02" W ALONG THE NORTH LINE OF VILLA MARIA ROAD, SAME BEING THE SOUTH LINE OF SAID LOT 1, BLOCK 1, LA BRISA, PHASE 11, AT 173.30 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 1.490 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 208.48 FEET TO A 5/8 INCH IRON ROD SET MARKING THE MOST SOUTHERLY WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 19° 31' 06" W THROUGH SAID REMAINDER OF 17.359 ACRE TRACT PARALLEL TO AND 35 FEET FROM THE SOUTHWEST LINE OF SAID 1.490 ACRE TRACT FOR A DISTANCE OF 473.14 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 70° 35' 06" E CONTINUING THROUGH SAID REMAINDER OF 17.359 ACRE TRACT PARALLEL TO AND 50 FEET FROM THE NORTHWEST LINE OF SAID 1.490 ACRE TRACT FOR A DISTANCE OF 232.80 FEET TO THE POINT OF BEGINNING CONTAINING 2.6115 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND JULY, 1998. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I (We) Jim Hansen owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1 and 2, Block 1, Cabo Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s) Jim Hansen

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jim Hansen known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 10th day of March, 1999.

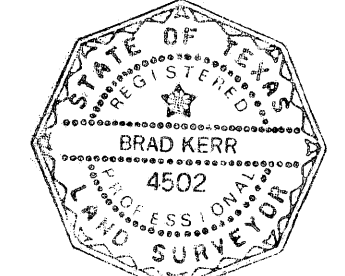
Jim Hansen
 Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

Brad Kerr, R.P.S., No. 4502



Filed for Record in:
 BRAZOS COUNTY,
 On: Feb 02, 2000 at 04:02PM
 As a
 Plat
 Document Number: 0707703
 Amount: \$5.00
 Receipt Number: 145804
 Karen McQueen

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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.

My Name
 Planning Administrator, City of Bryan

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development 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.

My Name
 Development Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

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 on the day of 1999, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____

County Clerk
 Brazos County, Texas

CURVE DATA - C1
 D=95°35'47"
 R=25.00
 L=41.71
 T=27.57
 LC=37.04
 CB=S 28°35'10" W

FINAL PLAT
 OF
CABO SUBDIVISION
 LOT 1 & 2, BLOCK 1
 2.6115 ACRES
 REPLAT OF LOT 1, BLOCK 1
 LA BRISA, PHASE 11
 VOLUME 693, PAGE 331
 AND A PORTION OF A
 17.359 ACRE TRACT, VOL. 1215, PG. 232
 ZENO PHILLIPS LEAGUE, A-45
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: 02-06-98
 PLAT DATE: MARCH, 1999
 JOB NUMBER: 98-407
 CAD NAME: 98-407F
 CRS FILE: 98-054 (job)

PREPARED BY:
 KERR SURVEYING CO.
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (409) 268-3195

OWNER:
 CABO FUELS LLC
 700-C BOX 281B
 COLLEGE STATION, TEXAS 77845
 PHONE (000) 000-0000

on line bnc wd elev