

VICINITY MAP

GENERAL NOTES:

1. ZONING AND LAND USE: This property is currently Zoned A-0.
2. ORIGIN OF BEARING SYSTEM: Monuments found and called bearings in the 92.491 acre "parent tract" deed description as recorded in Volume 994, Page 106 of the Official Records were used as the Basis of Bearings for this plat.
3. This property is not located in a special flood hazard area according to the Brazos County Flood Hazard Boundary Maps, Community Panel No. 481195 0006A, dated October 18, 1977.
4. All building setback lines are in accordance with the requirements for A-0 Zoning as per the City of Bryan Zoning Ordinance No. 756.

BRYAN-COLLEGE STATION GIRL SCOUTS
VOL. 177, PG. 497 & 501
53.6 ACRE TRACT
UNPLATTED

CULLY LIPSEY, TRUSTEE
VOL. 994, PG. 106
REMAINDER OF 92.491 ACRE TRT
UNPLATTED

LOT ONE
BLOCK ONE
31.643 ACRES

BRAZOS CHRISTIAN SCHOOL
10.000 ACRE TRACT
UNPLATTED
VOL. 1175, PG. 608

FILED

92 JUL 22 AM 8:59

BRAZOS COUNTY CLERK
BRYAN, TEXAS
498056

S 45°08'24" W - 1107.50
(S.D.H.P.T. CALL S 42° 22' 25" W)

Villa Maria Road
180' R.O.W.

FIELD NOTES
31.643 ACRE TRACT

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTEN LEAGUE, Abstract No. 59 of Bryan, Brazos County, Texas and being a part of the 92.491 acre tract conveyed to Cully Lipsey, Trustee by ACCO Feeds, Inc. by deed dated July 29, 1987 and recorded in Volume 994, Page 106 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a 4" X 4" concrete monument found at an interior ell corner along the northwest lines of the said 92.491 acre tract, said monument also marking the east corner of the Bryan-College Station Girl Scouts 53.6 acre tract recorded in Volume 177, Page 497 and Volume 177, Page 501;

THENCE: S 44° 51' 36" E for a distance of 1155.69 feet through the interior of said 92.491 acre tract to a 1/2-inch iron rod set for corner in the new right-of-way line of Villa Maria Road (based on a 180-foot width);

THENCE: S 45° 08' 24" W (S.D.H.P.T. call S 42° 22' 25" W) along the said Villa Maria Road line for a distance of 1107.50 feet to a 1/2-inch iron rod set for the common most southerly corner of this tract and the 10.000 acre Brazos Christian School tract;

THENCE: N 44° 51' 36" W along said common line for a distance of 621.23 feet to a 1/2-inch iron rod set for corner;

THENCE: N 78° 30' 26" W for a distance of 647.54 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the northwest line of the beforementioned 92.491 acre tract;

THENCE: N 45° 19' 10" E for a distance of 1466.29 feet to the POINT OF BEGINNING and containing 31.643 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

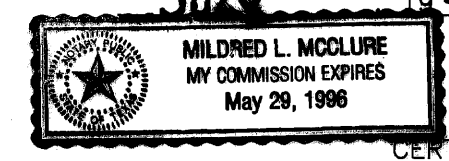
I, Darrell L. Campbell owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 1252, Page 636, and designated herein as the CAMPBELL ESTATE in the City of Bryan, Texas, and whose name is subscribed hereto, hereby 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.

Darrell L. Campbell
Darrell L. Campbell
None
Lienholder

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Darrell L. Campbell, 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 and consideration therein stated.

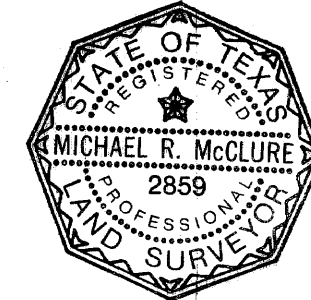
Given under my hand and seal on this 6th day of July, 1992.



Mildred L. McClure
Mildred L. McClure
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, 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 metes and bounds describing said subdivision will describe a closed geometric form.



Michael R. McClure 6/30/92
Michael R. McClure, R.P.L.S. No. 2859

CERTIFICATION BY THE ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.



Michael R. McClure 6/30/92
Michael R. McClure, P.E. No. 32740

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Bruce Kew
City Engineer
City of Bryan, Texas

CERTIFICATION OF 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.

Ray Shonora
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, ART KIMS, Chairman of the Planning and Zoning Commission of the City of Bryan, 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 22ND day of JUNE, 1992, and same was duly approved on the 2ND day of JULY, 1992.

Art Kims
Chairman, Bryan Planning and Zoning Commission

CERTIFICATE OF THE COUNTY CLERK

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 22ND day of JULY, 1992, in the Official Records of Brazos County, Texas in Volume 1533, Page 177.

Mary Ann Ward
County Clerk
Brazos County, Texas

FINAL PLAT

CAMPBELL ESTATE
LOT ONE, BLOCK ONE
THOMAS J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS CO., TEXAS
JUNE 1992

Owner & Developer: DARRELL L. CAMPBELL
2809 BROADMOOR DRIVE
BRYAN, TEXAS 77802
(409) 776-2164

Surveyor: MCCLURE ENGINEERING, INC
1722 BROADMOOR DRIVE STE 210
BRYAN, TEXAS 77802
(409) 776-6700

on 10/19/92
2/16/91

17.7300