

N 45° 39' 11" E - 101.95'

FIELD NOTES

Being all that certain tract or parcel of land, lying and being situated in the ZENO PHILLIPS LEAGUE, A-45 in Bryan, Brazos County, Texas, and being all of that tract called 6.89 acres of land conveyed to Villa Maria Partnership by Morris F. Hamilton, Jr., et al. by deed recorded in Volume 558, Page 65 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a concrete monument with brass cap found marking the most northeasterly corner of this tract, said monument also being in the south right-of-way line of Villa Maria Road, as recorded in Volume 346, Page 79, and being at the most northeasterly corner of the Western National Bank Subdivision as recorded in Volume 517, Page 707;

THENCE: S 10° 52' 44" W - 269.52 feet along the west line of the said Western National Bank to a concrete monument found for corner;

THENCE: S 46° 46' 29" W - 572.41 feet along the common boundary of this tract and the Texas A & M Dairy Farm Tract to a 1/4 inch iron rod found for corner;

THENCE: N 44° 25' 10" W - 484.88 feet to an iron rod for corner;

THENCE: N 45° 39' 11" E - 101.95 feet along the aforesaid Villa Maria right-of-way to a concrete monument with brass cap found for the Point of Curvature of a curve to the right;

THENCE: 794.35 feet in a northeasterly direction along the arc of said curve having a central angle of 51° 16' 55", a radius of 887.50 feet, a tangent of 426.00 feet and a long chord bearing N 71° 17' 38" E for a distance of 768.10 feet to the POINT OF BEGINNING and containing 6.859 acres of land, more or less.

Now or Formerly A.B. Syptak, Trustee
-Unplatted-
408,793

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS |
COUNTY OF BRAZOS |

I, **MICHAEL R. MCCLURE**, Registered Professional Engineer No. 28792 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure
REGISTERED PROFESSIONAL ENGINEER
32740

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS |
COUNTY OF BRAZOS |

I, **MICHAEL R. MCCLURE**, Registered Public Surveyor No. 2899 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.

Michael R. McClure
REGISTERED PUBLIC SURVEYOR

City of Bryan
City of College Station

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS |
COUNTY OF BRAZOS |

I, (We, The) **Richard P. Ruff** with Villa Maria Partnership owner(s) and developer(s) of the land shown on this plat, being the tract of land (along part of the road) as conveyed to us (us, 48) in the Deed Records of Brazos County in Volume 558, Page 65 and designated herein as the Casa Maria 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.

Richard P. Ruff
Owner

Frank Bowles
First Bank Trust

STATE OF TEXAS |
COUNTY OF BRAZOS |

Before me, the undersigned authority, on this day personally appeared **Richard P. Ruff**, 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 of office this 20th day of June 1983.

Michael R. McClure
Notary Public in and for Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS |
COUNTY OF BRAZOS |

I, **Frank Bowles**, 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 July 1983, in the Deed Records of Brazos County in Volume 5701 Page 263.

Frank Bowles By Cheryl Shope
County Clerk, Brazos County, Texas

TEXAS A & M UNIVERSITY
-Unplatted-

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.

Frank Bourque
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, **ROGER JACKSON**, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 17th day of FEBRUARY, 1983, and same was duly approved on the 22nd day of MARCH, 1983, by said Commission.

Roger Jackson
Chairman, City Planning Commission
Bryan, Texas

FILED
JUL 14 1983
FRANK BOURQUE
270087

LAND USE: SINGLE FAMILY COMPOUNDS
NUMBER OF DWELLING UNITS & TYPE:

G-11 - 2 Bedroom, 2 1/2 Baths
A-25 - 2 Bedroom, 2 Baths
O-40 - 1 Bedroom, 1 1/2 Baths
O-25 - 1 Bedroom, 1 Bath
708 Units (Total)

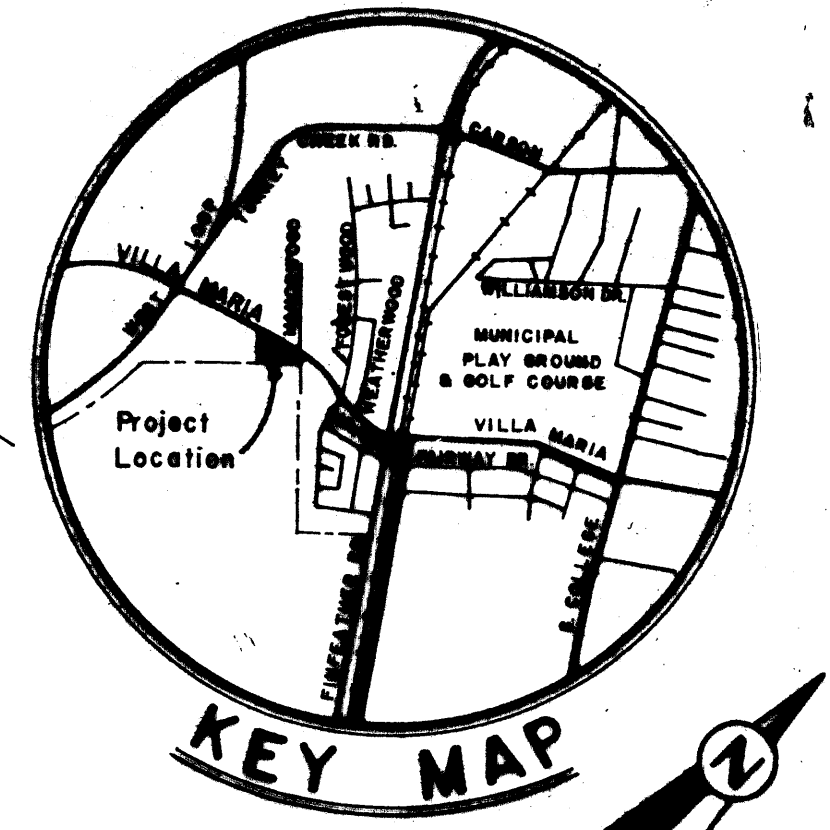
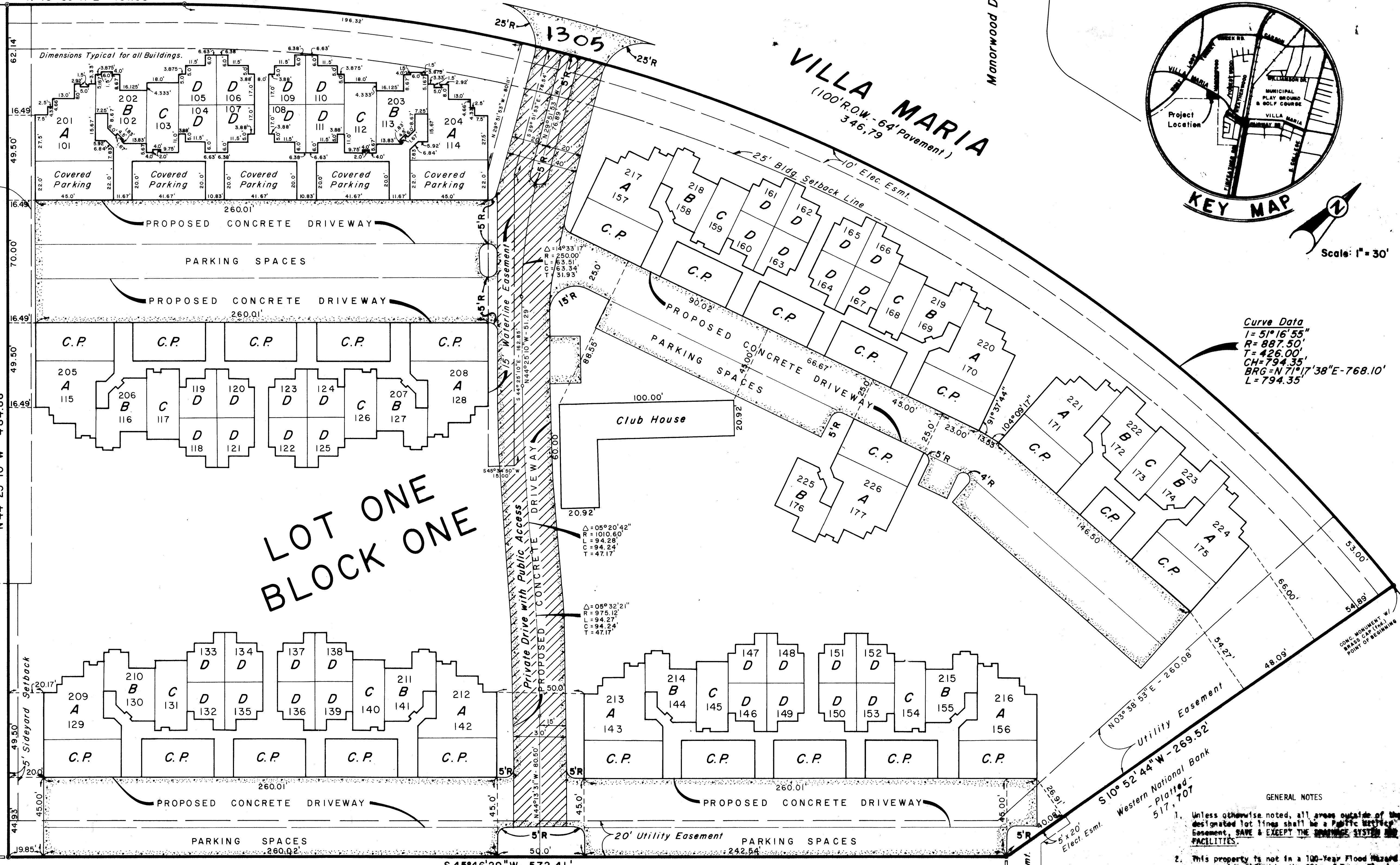
FINAL PLAT

CASA MARIA SUBDIVISION

6.859 Acre Tract
ZENO PHILLIPS LEAGUE
BRYAN, BRAZOS COUNTY, TX.
MARCH 1983

OWNER & DEVELOPER
Villa Maria Partnership
P.O. Box 1107
Lufkin, Texas 75901

ENGINEER & SURVEYOR
McClure Engineering, Inc.
P.O. Box 4604
Bryan, Texas 77805



Curve Data
I=51°16'55"
R=887.50'
T=426.00'
CH=794.35'
BRG=N71°17'38"E-768.10'
L=794.35'

GENERAL NOTES

- Unless otherwise noted, all areas outside of the designated lot lines shall be a Public Utility Easement, SAME & EXCEPT THE DRAINAGE SYSTEM AND FACILITIES.
- This property is not in a 100-Year Flood Hazard area as identified by the City of Bryan Flood Insurance Rate maps.
- 100 series numbers indicated on building units represent the downstairs units, 200 series numbers indicate upstairs units.
- A 4' sidewalk shall be constructed along Villa Maria in accordance with the Standard City of Bryan Details.

on lot lines and 11/16/83