

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, A-45, Bryan, Brazos County, Texas, and being two tracts of land out of that 29.781 acre tract of land as conveyed to Manorwood Development Corporation, Gary D. Guest and William J. Lero by Braver Joint Venture by deed recorded in Volume 506, Page 518 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

TRACT ONE (BLOCKS A, B & C)

BEGINNING: at an iron rod marking the northwest corner of Lot 19, Block "A" of LA BRISA PHASE III Subdivision as recorded in Volume 455, Page 439, said iron rod also being in the East Right-of-way Line of Jaquar Drive; THENCE: N 00° 00' 00" E for a distance of 529.62 feet to the Point of Curvature of a curve to the left; THENCE: 304.75 feet in a northwesterly direction along the arc of a curve having a central angle of 10° 45' 44", a radius of 1622.44 feet, a tangent of 152.83 feet and a long chord bearing N 05° 22' 52" W at a distance of 304.31 feet to the Point of Tangency; THENCE: N 10° 45' 44" W for a distance of 60.95 feet for corner; THENCE: N 79° 12' 58" E for a distance of 505.60 feet and corner in the East line of the said 29.781 acre tract; THENCE: S 03° 22' 36" E for a distance of 336.55 feet for corner; THENCE: S 27° 39' 16" E for a distance of 373.80 feet; THENCE: S 04° 30' 00" W for a distance of 110.00 feet; THENCE: S 22° 30' 00" W for a distance of 190.00 feet; THENCE: S 51° 26' 27" W for a distance of 55.83 feet to an iron rod found at the northwest corner of the aforesaid LA BRISA PHASE III Subdivision; THENCE: S 90° 00' 00" W for a distance of 525.07 feet to the PLACE OF BEGINNING and containing 12.0423 acres of land, more or less.

TRACT TWO (BLOCKS D & E)

BEGINNING: at an iron rod marking the most northeasterly corner of LA BRISA PHASE V-A Subdivision as recorded in Volume 498, Page 145, said iron rod also being N 00° 00' 00" E at a distance of 240.00 feet from the most northeasterly corner of LA BRISA PHASE III as recorded in Volume 455, Page 439; THENCE: N 90° 00' 00" W for a distance of 525.41 feet along the north line of said LA BRISA PHASE V-A to an iron rod for corner; THENCE: N 13° 37' 02" E for a distance of 277.81 feet for corner; THENCE: N 35° 47' 02" W for a distance of 191.34 feet for corner; THENCE: N 54° 12' 58" E for a distance of 196.30 feet for corner; THENCE: N 90° 00' 00" E for a distance of 392.51 feet for corner; THENCE: 251.08 feet in a southeasterly direction along the arc of a curve having a central angle of 9° 12' 26", a radius of 1562.44 feet, a tangent of 125.81 feet and a long chord bearing S 04° 36' 13" E for a distance of 250.81 feet to the Point of Tangency; THENCE: S 00° 00' 00" E for a distance of 290.00 feet to the PLACE OF BEGINNING and containing 6.1512 acres of land, more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS COUNTY OF BRAZOS

The Cobblestone Builders, Inc., owner and developer of part of the land shown on this plat, being the tract of land as conveyed to it in the Deed Records of Brazos County in Volume 1008, Page 47, and designated herein as Lots 1, 2, 3 & 4, Block "C" and Lot 11, Block "B" 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. * (Pages: 524, 532, 540, 548 & 556)

Notary Public in and for Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared BILL LERO, 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.

Notary Public in and for Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared BETTY DAVISON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Notary Public in and for Brazos County, Texas

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Villa Maria Drive (100' R.O.W. - 63' Pvm't.)

STATE OF TEXAS COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, and Registered Public Surveyor No. 2859 in the State of Texas, hereby certify that proper engineering consideration has been given this plat and that this plat is true, correct and was prepared from an actual survey of the property made by me or my assistants in the field and that the metes and bounds describing said subdivision are correct and true to the ground.

Notary Public in and for Brazos County, Texas

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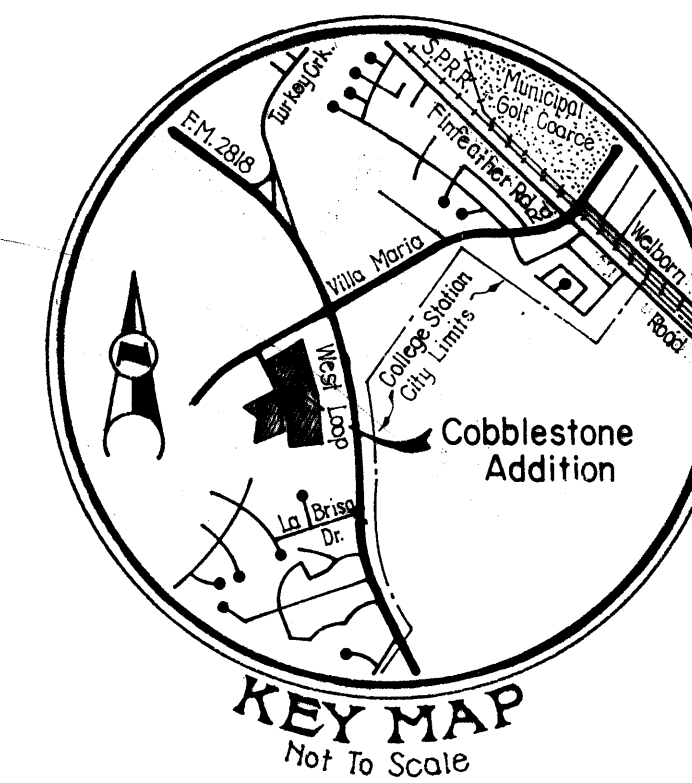
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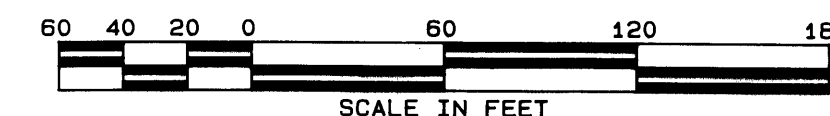
STATE OF TEXAS COUNTY OF BRAZOS

A CERTIFICATE BY THE ENGINEER/SURVEYOR:

CURVE DATA table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BRG. Contains 8 rows of curve data.



FILED 1988 JAN 26 PM 1:42 401729



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS I, Frank Borwick, 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 17th day of December, 1987, in the Deed Records of Brazos County in Volume 1025, Page 305.

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this ordinance.

APPROVAL OF THE PLANNING COMMISSION:

I, Ed Wagner, 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 9th day of December, 1987, and same was duly approved on the 17th day of December, 1987, by said Commission.

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City 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.

FINAL PLAT

COBBLESTONE ADDITION

18.1935 ACRES ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS DECEMBER, 1987

Engineer & Surveyor: MICHAEL R. MCCLURE ENGINEERING, INC. 1722 BROADMOOR DRIVE BRYAN, TEXAS

125 D-2 17.9500