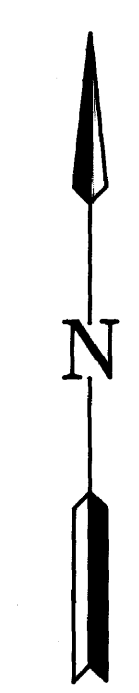


PROJECT LOCATION



VICINITY MAP  
n.t.s.



Scale: 1" = 100'

General Notes:

1. Basis of Bearing is the southeast line of bearing S 46°01'35" W being rotated to the Deed calls recorded in Volume 2349, page 35 Official Records, Brazos County, Texas.
2. No portion of this property lies within the 100 year flood plain according to FEMA Map No. 48041C0070 C, Effective Date: July 2, 1992.
3. A Blanket Right-Of-Way Easement conveyed to the City of Bryan recorded in Volume 570 page 675, Deed Records, Brazos County, Texas affects this property.
4. This property does lie within the extraterritorial jurisdiction of the City of Bryan.
5. Ten foot building setbacks exist on all side and rear lot lines.
6. Sewer for the property will be Septic System.

Field Notes  
23.79 Acres

Being all of that certain tract or parcel of land, lying and being situated in the MOSES BAINE LEAGUE, A - 3 Brazos County, Texas, and being all of that 23.79 acre tract (Called 23.886 Acres) of land conveyed to Benny D. Ponzio and Brenda K. Ponzio by Harry S. Lipscomb recorded in Volume 2349, page 35 Official Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found at the most northerly common corner of said Ponzio tract and the Stephen P. & Katherine A. Dettwyler 18.11 acre tract (1660/250), same being in the southwest right-of-way line of FM 2223;

THENCE: S 46°01'35" W - 926.95 feet along the common line between said Ponzio tract and said Dettwyler tract to a 5/8" iron rod found at the most easterly common corner of said Ponzio tract and the Richard D. & Michelle Allen 9.626 acre tract (2340/005);

THENCE: N 45°26'06" W - 897.25 feet along the common line between said Ponzio tract and said Allen tract to a 3/8" iron rod found at the most westerly common corner of said Ponzio tract and the Leon Garner, et ux, 2.00 acre tract (953/203);

THENCE: N 44°34'27" E - 290.34 feet along the common line between said Ponzio tract and said Garner tract to a 5/8" iron rod found at a common ell corner of said tracts;

THENCE: N 45°30'54" W - 294.32 feet continuing along said common line to a 1/2" iron rod set for corner in the new right-of-way line of Thurman Road;

THENCE: N 44°45'51" E - 648.88 feet along said Thurman Road line to a 1/2" iron rod set at it's intersection with said F.M. 2223 line;

THENCE: S 44°51'39" E - 1212.97 feet along said F.M. 2223 line to the PLACE ON BEGINNING; and containing 23.79 acres, more or less.

611104

FILED

95 AUG -2 PM 2:39

Mary Ann Ward, COUNTY CLERK  
BRAZOS COUNTY COURTHOUSE  
By Barbara Johnson  
DEPUTY

THE FOLLOWING VARIANCES WERE APPROVED AT THE  
BRYAN PLANNING AND ZONING COMMISSION MEETING  
ON THURSDAY, JUNE 27, 1996

1. VARIANCE TO SECTION 25-167 TO WAIVE FIRE HYDRANT STANDARDS.
2. VARIANCE TO SECTION 25-172 TO WAIVE THE REQUIREMENTS FOR A PUBLIC SIDEWALK ALONG FM 2223
3. VARIANCE TO SECTION 25-181 TO ALLOW A LAKEWATER SUPPLY SYSTEM NOT MEETING CITY STANDARDS.
4. VARIANCE TO SECTION 25-191 TO WAIVE THE THUNDERBOLT REQUIREMENTS.

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Benny Ponzio, (No. 100),  
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 (we) in the Official Records of Brazos County in Volume 2349, Page 35, and designated herein as the Lot 1-8, Block 1, Cowboy Country in the Moses Baine League, 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.

Benny Ponzio  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Benny Ponzio, 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 purposes and consideration therein stated.  
Given under my hand and seal on this 3rd day of July, 1996.

Donald Garrett  
Notary Public, State of Texas

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.  
Mark L. Smith  
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
JOY MARS HALL CALDWELL, 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 28th day of July, 1996, and same was duly approved on the 15th day of August, 1996, by said commission.  
Joy Marshall-Caldwell  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

CERTIFICATION OF THE COUNTY JUDGE  
I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that this plat with its dedications was duly approved by the Commissioners Court of Brazos County, Texas on the 16th day of JULY, 1996.  
Alvin W. Jones  
County Judge, Brazos County, 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 as prepared from an actual survey of the property made upon the ground and that the lines and boundaries described in this subdivision are 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.  
Donald D. Garrett  
Donald D. Garrett, P.E. No. 22790

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.  
Orinda Hubbs Huff  
City Engineer, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
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 the 2nd day of August, 1996, in the Deed / Official Records of Brazos County, Texas, in Volume 2349, Page 35.  
Mary Ann Ward by Barbara Johnson  
County Clerk, Brazos County, Texas  
Deputy Clerk

OWNER/DEVELOPER:  
Benny Ponzio  
6040 S.H. 21 East  
Bryan, Texas  
(409) 778-1640  
OFFICE - 778 - 7531

FINAL PLAT  
OF  
LOTS 1-8, BLOCK 1  
COWBOY COUNTRY  
23.79 ACRES  
MOSES BAINE LEAGUE, ABSTRACT NO. 3  
BRAZOS COUNTY, TEXAS

SCALE: 1" = 100' MAY 1996

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