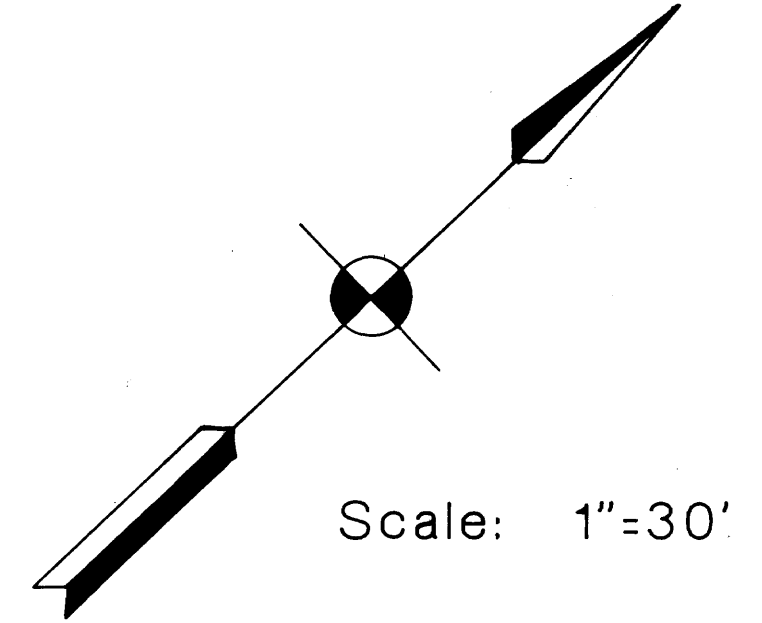


PROJECT LOCATION



VICINITY MAP
- not to scale -

BASIS OF BEARINGS:

NORTHWEST LINE OF SUBJECT TRACT ROTATED TO NORTH LINE DEED CALL OF 0.752 ACRE TRACT IN DEED RECORDED IN VOLUME 685, PAGE 211 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

FIELD NOTES

All that certain tract or parcel of land lying or being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Bryan, Brazos County, Texas and being part of the remainder of the 25.005 Acre Tract conveyed to Rudolph E. Frieda et ux by Deed recorded in volume 272, page 278 Deed Records, Brazos County, Texas; said 0.75 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument in the northwest ROW line of Leonard Road for the most easterly corner of said 0.75 acre tract and the most southerly corner of a called 2.0 acre tract conveyed to R. Ray Drury in Volume 474, Page 365 of the Official Records, Brazos County, Texas;

THENCE, S 45°21'42" W along said northwest ROW line of Leonard Road for a distance of 93.74 feet to a ROW marker for most southerly corner;

THENCE, N 87°37'50" W continuing along said northwest ROW line of Leonard Road, a distance of 89.40 feet, to a point for corner of said 0.75 acre tract, the ROW line of Leonard Road, and the northeast ROW line of F.M. Road No. 2818;

THENCE, N 46°01'00" W along said northeast ROW line of F.M. Road No. 2818 for a distance of 155.36 feet to a point for most westerly corner;

THENCE, N 45°48'41" E across said remainder of 25.005 acre Frieda tract, for a distance of 161.46 feet to a concrete monument for corner of said 0.75 acre tract, said remainder of 25.005 acre Frieda tract, and said 2.0 acre Drury tract;

THENCE, S 43°51'11" E along said Drury tract line for a distance of 219.46 feet to the **PLACE OF BEGINNING** and containing 0.75 acres of land more or less.

GENERAL NOTES

- 1.) Building Setbacks Lines to be in compliance with City of Bryan ordinances; Minimum of 5.0 foot Sideyard on all Lots.
- 2.) No portion of this subdivision is within the 100 year Flood Hazard Area. (FEMA MAP 48041C0141 C)
- 3.) All Drainage Requirements to be in accordance with City of Bryan current drainage ordinances and policies as per approved Site Plan by the City of Bryan Engineering Department.
- 4.) All improvements shown are existing unless otherwise noted.
- 5.) Sidewalks to be provided in accordance with City of Bryan ordinance requirements. A Texas Department of Transportation permit will be required for construction of sidewalks within the right-of-way and proposed access.

FINAL PLAT
of
LOT 1 BLOCK 1
DABBS SUBDIVISION

0.75 Acre Tract
VOLUME 685, PAGE 211
Zeno Phillips League - A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 30'
FEBRUARY 1995

58073

FILED

95 APR 27 PM 1:29

CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
By *Russell Pittman*
CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us) in the Deed Records of Brazos County in Volume 685, Page 211, and designated herein as the Lot 1 Block 1 Dabbs 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.
Don Dabbs
Owner

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, and use plan, and the standards and specifications set forth in this ordinance.
Rebecka Shuman
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
I, JOHN GODFREY, 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 18TH day of JANUARY, 1995, and same was duly approved on the 2ND day of FEBRUARY, 1995 by said commission.
John Godfrey
Chairman of the Planning & Zoning Commission
Bryan, Texas

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.
Bruce Ten
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Don Dabbs, 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 purpose and consideration therein stated.
Given under my hand and seal on this 2nd day of March, 1995.
Donald D. Garrett
Notary Public, State of 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 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.
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 to this plat.
Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

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 certificate of authentication was filed for record in my office on the 21st day of February, 1995, in the Deed/Official Records of Brazos County, Texas, in Volume 685, Page 211.
Mary Ann Ward
County Clerk
Brazos County, Texas

OWNER and DEVELOPER
DON DABBS
P.O. BOX 786
BRYAN, TEXAS
778-1570

PREPARED BY:
GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway, Suite 108
Bryan, Texas 77802
Phone: (409) 846-2688 Fax: (409) 846-3094

on
hand
no
4/21/01