

J.F. KONECNY
Vol. 148 Pg. 9
Unplatted

City of College Station
Water Line

N. 43°18'56" E. = 520.00' City Limits Line

10' Utility Easement

100' Power Line Easement
Bearing = N. 43°20'51" E.

LOT 1, BLK. A
3.814 Acres

DRAINAGE TO BE
ACCOMMODATED ON SITE

PROP ACCESS ROAD

NOTE: Exact location of Access
Road to be specified on Site
Plan at a later date.

1626

25' Building Line

S. 28°58'46" E. = 170.01'

PROP WATER LINE

PROP SANITARY SEWER

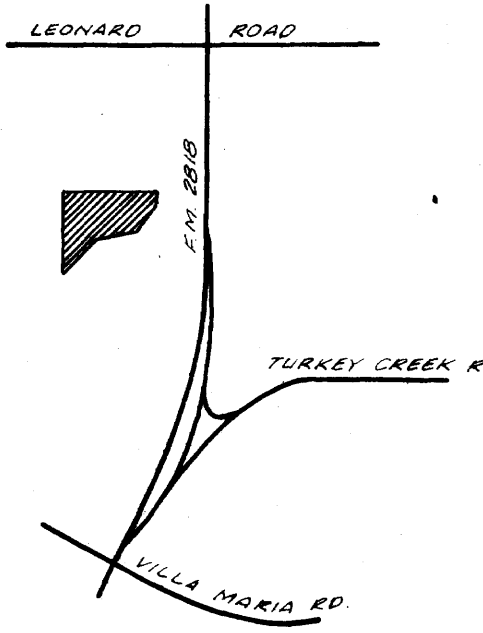
PROP FIRE HYDRANT

F.M. ROAD 2818

NOTE: According to Army Corp of Engineers
Study, the 100 Year Flood Plain Elevation
for this area is 295-296. And is
not to be an appreciable distance
of the proposed subdivision.
Any land use on this tract differing
from that indicated at the time of platting
must meet the drainage requirements
listed in the City of Bryan Subdivision
Control Ordinance.

WOODLAND TRAILS DEV. CORP.
Vol. 494 Pg. 521
Unplatted

WOODLAND TRAILS DEV. CORP.
Vol. 494 Pg. 521
Unplatted



Scale: 1" = 50'

LOCATION MAP
N.T.S.

METES AND BOUNDS DESCRIPTION
LOT 1, BLOCK A, DISCOVERY SUBDIVISION, 3.814 ACRE TRACT
BRYAN, BRAZOS COUNTY, TEXAS

BEING all that certain tract or parcel of land lying and being situated in the Zeno Phillips
League in Brazos County, Texas, and being part of a 77.53 acre tract conveyed to Woodland
Trails Development Corporation by Ramiro A. Galindo, Inc., by Warranty Deed with Vendor's
Lien in Volume 494, Page 521 of Deed Records of Brazos County and being more particularly
described as follows:

BEGINNING at the northwest corner of the said 77.53 acre tract, said point also being in
the southwest Right-of-Way of FM 2818;
THENCE S 48° 56' 25" E along the southwest Right-of-Way of FM 2818 for a distance of
79.00 feet to a point for corner;
THENCE S 28° 58' 46" E along the southwest Right-of-Way of FM 2818 for a distance of
170.01 feet to a point for corner;
THENCE S 34° 01' 14" W for a distance of 295.79 feet to a point for corner;
THENCE S 00° 37' 35" W for a distance of 328.31 feet to a point for corner;
THENCE N 39° 47' 23" W for a distance of 515.00 feet to a point for corner;
THENCE N 43° 18' 56" E along the southeast boundary line of the J. Konecny 85.37 acre
tract for a distance of 520.00 feet to the PLACE OF BEGINNING, containing 3.814 acres
of land, more or less.

Prepared from an actual survey made upon the ground under my supervision, June, 1983.

A. H. (Holland) Winder, R.P.S.
No. 3856

NOTE: UTILITY ESMTS. TO BE OBTAINED
AT A LATER DATE IN CONJUNCTION
WITH A PROPOSED SUBDIVISION.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS I
COUNTY OF BRAZOS I

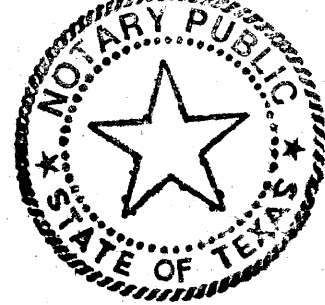
I, Don Jenson, owner and developer of the land shown on this plat, being
the tract of land or part of the tract of land as conveyed to me in the Deed
Records of Brazos County in Volume Page and designated herein
as Lot 1, Blk. A, Discovery Subd., Zeno Phillips Lga. in the City of Bryan,
Texas and whose 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 Jenson
Owner, Don Jenson

STATE OF TEXAS I
COUNTY OF BRAZOS I

Before me, the undersigned authority, on this day personally appeared
Don Jenson, known to me to be the person whose name is subscribed to the fore-
going 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 July, 1983.



Vickie S. Faulkner
Notary Public in and for the State of Texas
Vickie S. Faulkner (Print Name)
My Commission Expires: 2-4-87

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, Frank Boriskie, 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 20th day of July, 1983 in the Deed Records of
Brazos County in Volume 494 Page 521
Frank Boriskie, County Clerk, Brazos County,
Texas

CERTIFICATION BY THE CITY PLANNER

I, Cliff Miller, 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.

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 23
day of June, 1983 and same was duly approved on the 7 day of
July, 1983 by said Commission.

CERTIFICATION BY THE SURVEYOR

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, A. H. (Holland) Winder, Registered Public Surveyor, No. 3856 in the
State of Texas, hereby certify that this plat is true and correct and was pre-
pared from an actual survey of the property made under my supervision on the
ground.

CERTIFICATION BY THE ENGINEER

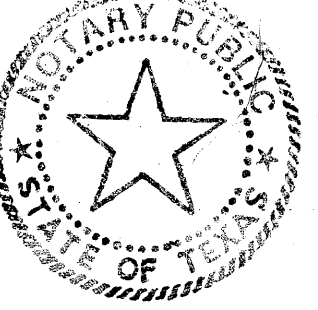
STATE OF TEXAS I
COUNTY OF BRAZOS I

I, A. H. (Holland) Winder, Registered Professional Engineer, No. 23313 in
the State of Texas, hereby certify that proper engineering consideration has
been given this plat.

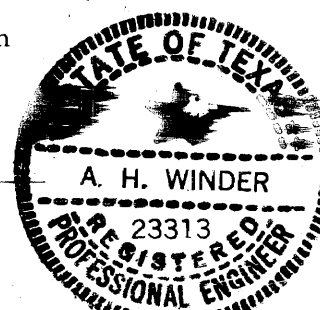
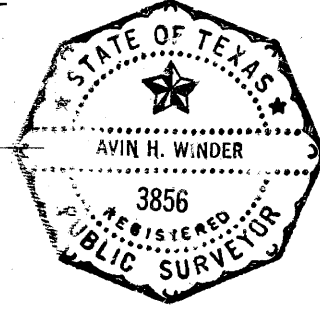
STATE OF TEXAS I
COUNTY OF BRAZOS I

Before me, the undersigned authority on this day personally appeared
A. H. (Holland) Winder, 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 July, 1983.



Sue M. Allen
Notary Public in and for the State of Texas
Sue M. Allen (Print Name)
My Commission Expires: 8-22-85



A FINAL PLAT OF
DISCOVERY SUBDIVISION
3.814 Acres Commercial
ZENO PHILLIPS LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS

OWNER & DEVELOPER
DON JENSON
301 W. BROOKSIDE DR.
BRYAN, TEXAS

WINDER AND ASSOCIATES
ENGINEERS INC.
1735 BRIARCREST DR. SUITE 211 BRYAN, TX. 775-5044
DISCOVERY SUBDIVISION FINAL PLAT
SCALE: 1" = 50' DRAWN BY: SHEET:
DATE: JUNE 1983 APPROVED BY:

on base
19/21
12/12/83

271065

7/30
7/27/83
A. H. Winder