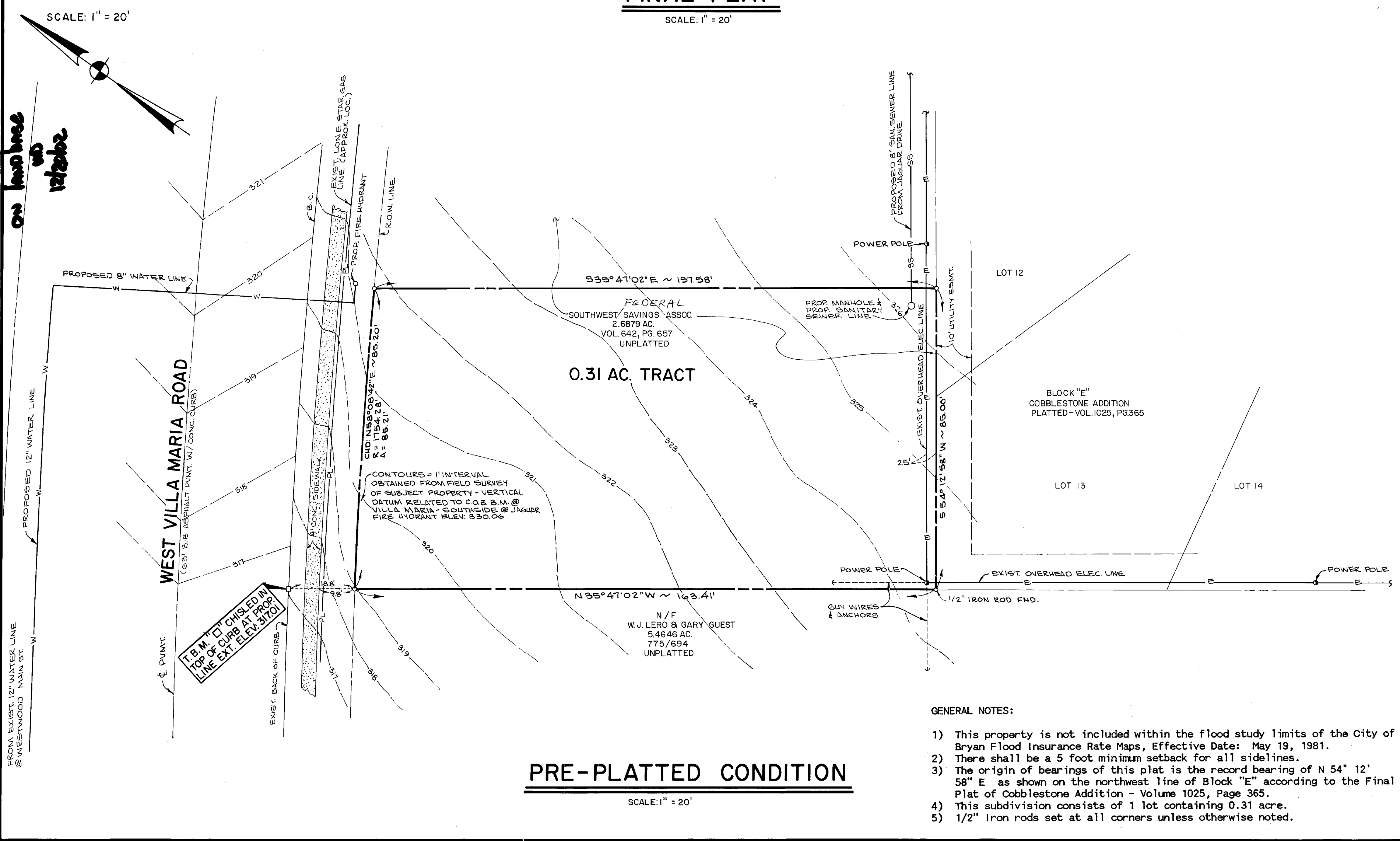


FINAL PLAT
SCALE: 1" = 20'



PRE-PLATTED CONDITION
SCALE: 1" = 20'

- GENERAL NOTES:
- 1) This property is not included within the flood study limits of the City of Bryan Flood Insurance Rate Maps, Effective Date: May 19, 1981.
 - 2) There shall be a 5 foot minimum setback for all sidelines.
 - 3) The origin of bearings of this plat is the record bearing of N 54° 12' 58" E as shown on the northwest line of Block "E" according to the Final Plat of Cobblestone Addition - Volume 1025, Page 365.
 - 4) This subdivision consists of 1 lot containing 0.31 acre.
 - 5) 1/2" Iron rods set at all corners unless otherwise noted.

Field notes of a 0.31 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being part of the called 2.6879 acre tract described in the deed from Manorwood Development Corporation, Gary D. Guest and William J. Lero to Brazos Banc Savings Association of Texas, a division of Lamar Savings Association, Austin, Texas, as recorded in Volume 642, Page 657, of the Official Records of Brazos County, Texas, and said 0.31 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the west corner of Cobblestone Addition, according to the plat recorded in Volume 1025, Page 365, of the Official Records of Brazos County, Texas; same being the south corner of the beforementioned 2.6879 acre tract;

THENCE N 35° 47' 02" W along the southwest line of the beforementioned 2.6879 acre tract, same being the northeast line of the 5.4646 acre tract described in Volume 775, Page 694, of the Official Records of Brazos County, Texas, for a distance of 163.41 feet to a 1/2" iron rod set at the west corner of the 2.6879 acre tract in the south or southeast right-of-way line of Villa Maria Road (100 foot right-of-way), a 1/2" iron rod found bears S 35° 47' E 0.59 feet, said 1/2" iron rod set being in a curve, concave to the southeast, having a radius of 1754.28 feet;

THENCE Northeastly along the southeast right-of-way line of Villa Maria Road, with said curve for an arc length of 85.21 feet to a 1/2" iron rod set, the chord bears N 58° 08' 42" E 85.20 feet;

THENCE S 35° 47' 02" E across the beforementioned 2.6879 acre tract, for a distance of 157.58 feet to a 1/2" iron rod set in the southeast line of the 2.6879 acre tract, same being in the northwest line of the beforementioned Cobblestone Addition;

THENCE S 54° 12' 58" W along the common line between the beforementioned 2.6879 acre tract and Cobblestone Addition, for a distance of 85.00 feet to the PLACE OF BEGINNING, containing 0.31 acre of land, more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF TOM GREEN

We, GTE Southwest Incorporated, Owners and Developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, Texas, Volume 1198, Page 45, and designated herein as G.T.E. - Villa Maria West, 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.

Ownership Deed Reference:
Volume 1198, Page 45

H. B. Elam
H. B. Elam, Vice-President - General Manager
G.T.E. Southwest Incorporated

STATE OF TEXAS
COUNTY OF TOM GREEN

Before me, the undersigned authority, on this day personally appeared H. B. Elam, Vice-President - General Manager, for G.T.E. Southwest Incorporated, 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 purposes and considerations therein stated.

Given under my hand and seal this 27th day of July, 1990.

Deborah K. Wyatt
Deborah K. Wyatt
Notary Public in and for the State of Texas
Printed Name
My Commission Expires: 8-11-93

APPROVAL OF THE PLANNING COMMISSION

I, ED WAGONER, 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 14th day of FEBRUARY, 1990, and same was duly approved on the 2ND day of AUGUST, 1990.

Ed Wagoner
Ed Wagoner
Chairman, Bryan Planning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Bruce Karr, P.E., 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.

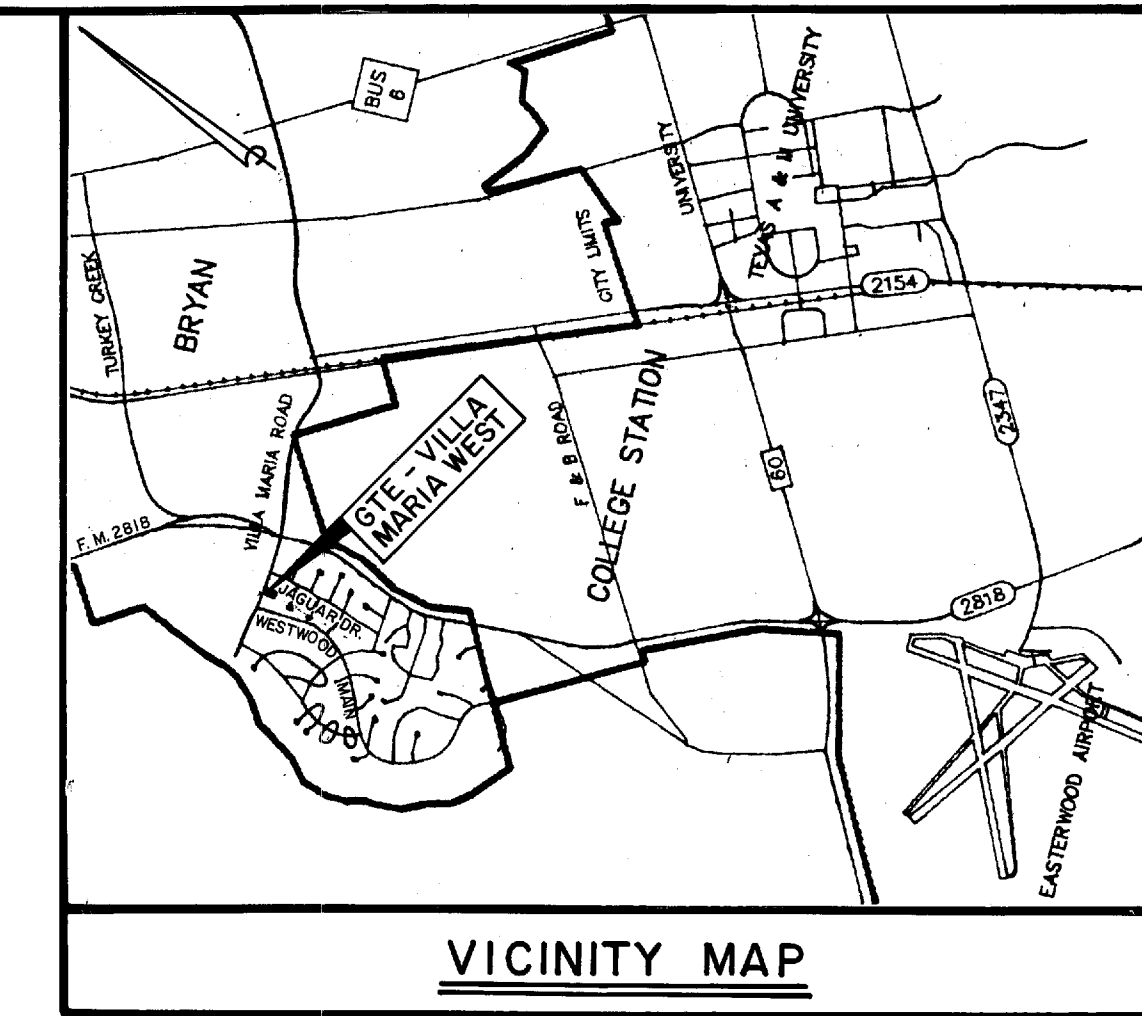
Bruce Karr
Bruce Karr, P.E. - City Engineer
City of Bryan, Texas

FILED
90 AUG 15 PM 1:19

Frank Boriskie
Frank Boriskie, County Clerk
Brazos County, Texas

45009

OWNER
G.T.E. Southwest Incorporated
2701 S. Johnson Street
San Angelo, Texas 76902-1001



CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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 15 day of AUGUST, 1990, in the Official Records of Brazos County, Texas, in Volume 1203, Page 3.

Witness my hand and official seal, at my office in Bryan, Texas.

Frank Boriskie
Frank Boriskie, County Clerk, Brazos County

CERTIFICATE OF 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.

Ray Shanaa
Ray Shanaa
City Planner, City of Bryan, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

S. M. Kling
S. M. Kling, R.P.L.S. No. 2003

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, B. J. Kling, Registered Professional Engineer No. 24705 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

B. J. Kling
B. J. Kling, P.E. No. 24705

FINAL PLAT
GTE - VILLA MARIA WEST
0.31 ACRE
LOT I, BLOCK I
ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS
JANUARY, 1990
PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AVENUE + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212