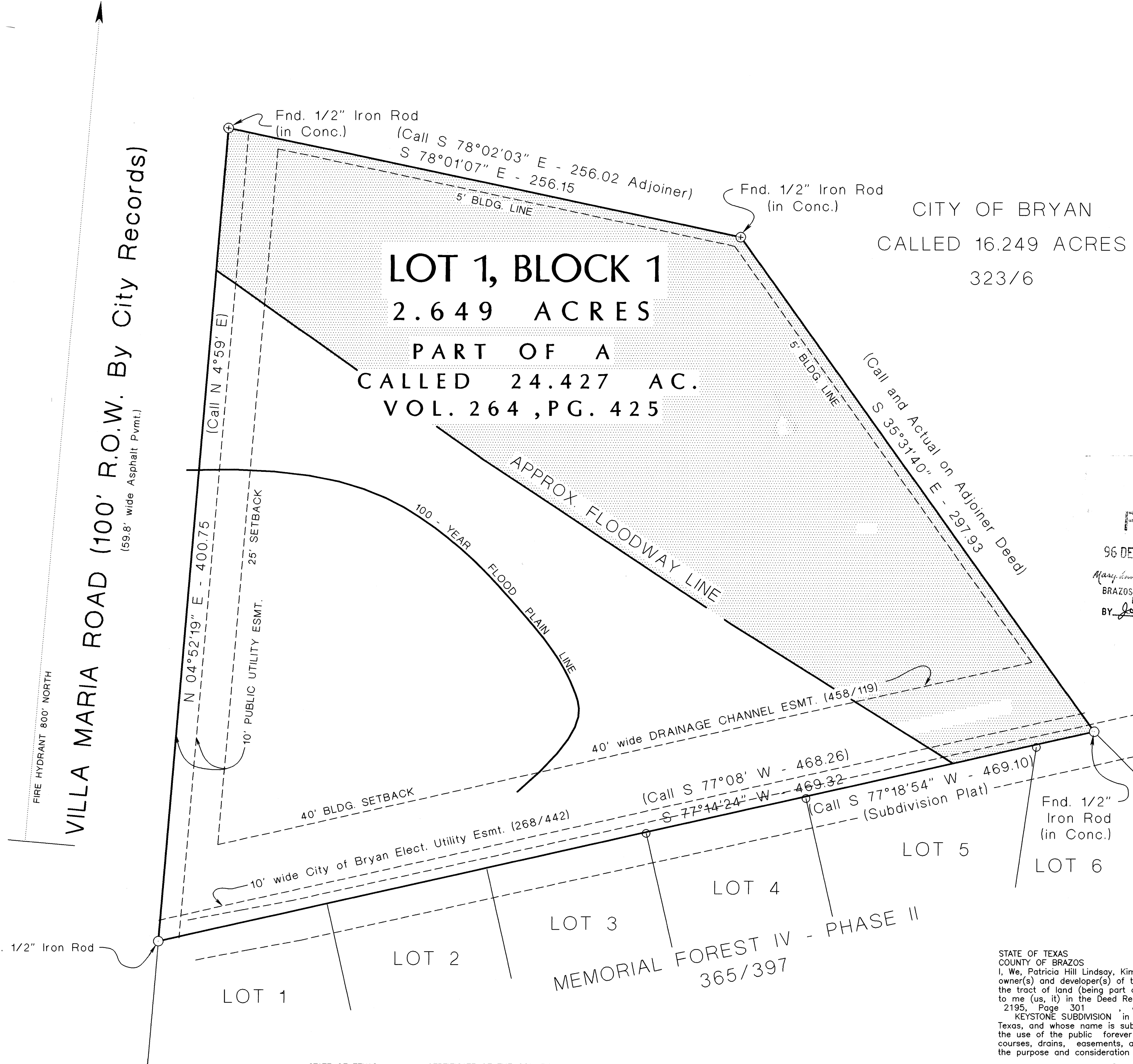
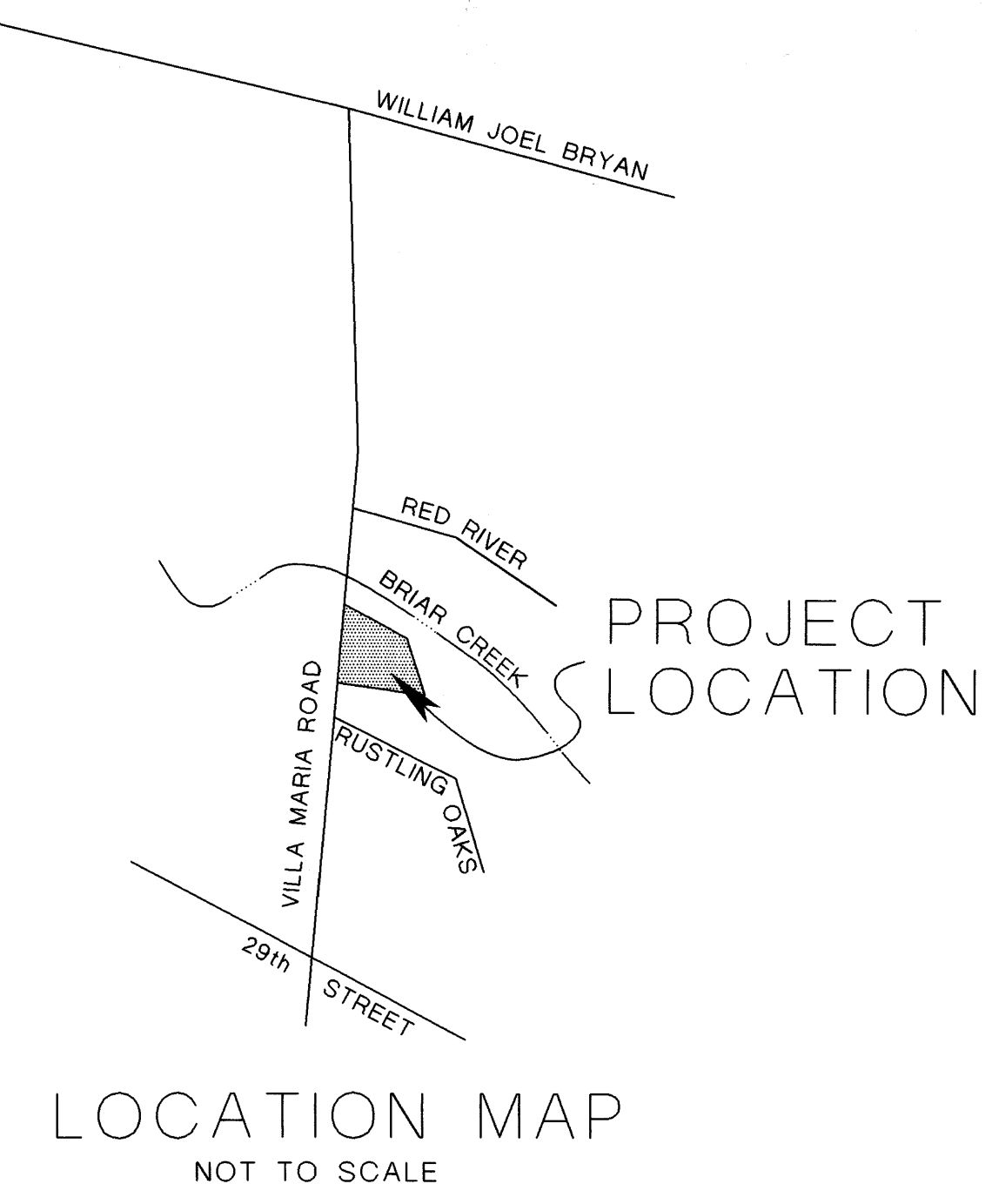


VILLA MARIA ROAD (100' R.O.W. By City Records)
(69.8' wide Asphalt Pkmt.)



NOTES:
North Orientation is based on rotating the most southerly northeast line to Deed Calls in adjoinder tract to the City of Bryan (323/6).
This survey was prepared with the benefit of a Title Policy prepared by University Title Company. All easement information applicable to this survey is shown according to this Policy in GF No. 941589.
The Ferguson Crossing Esmt. as described in 557/295, does not appear to apply to this tract.
THE FOLLOWING BLANKET ESMTS. MAY APPLY TO THIS TRACT:
Lone Star Gas Co. (71/390)
City of Bryan Utility Esmt. (98/27)
VERTICAL DATUM: FEMA RM 26 Square cut in southwest corner of Broadmoor Street Bridge at Briar Creek.
Sanitary Sewer is located off of this site on north side of creek.
Fire Hydrant will be needed to service this tract during building phase.



620321
FILED
96 DEC 20 PM 3:39
Mary Ann Ward, CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY *Joanne* DEPUTY

FIELD NOTES
2.649 ACRES
All that certain lot, tract or parcel of land being 2.649 acres situated in the JOHN AUSTIN LEAGUE, Brazos County, Texas, said 2.649 acre tract being all of that certain 2.649 acre tract as described in deed from Jeffery N. Chapman and wife, Ann Yager Chapman to Keystone Montessori School, Inc. of record in Volume 2195, Page 301 Official Records of Brazos County, Texas, said 2.649 acre tract being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" Iron Rod found in the East right-of-way line of VILLA MARIA ROAD for the southwest corner, same being the most southerly corner of said 2.649 acre tract and also being the most southerly corner of a 24.427 acre tract as described in Volume 264, Page 425, and also being the northwest corner of Lot 1 of Memorial Forest IV, Phase II as described in 365/397;
THENCE N 4°52'19" E along said East right-of-way line of VILLA MARIA ROAD a distance of 400.75 feet to a 1/2" Iron Rod found in concrete for the most northerly corner, said corner being the most westerly southwest corner of the City of Bryan Called 16.249 acre tract as described in Volume 323, Page 6;
THENCE S 78°01'07" E along the south line of said Called 16.249 acre tract a distance of 256.15 feet to a 1/2" Iron Rod found in concrete for an exterior corner, same being an interior corner of said Called 16.249 acre tract;
THENCE S 35°31'40" E continuing along the south line of said 16.249 acre tract a distance of 297.93 feet to a 1/2" Iron Rod found in concrete for the most easterly corner, said corner being an exterior corner of said Called 16.249 acre tract and an exterior corner of the before mentioned 24.427 acre tract, said corner also being the most northerly corner of Lot 6 of Memorial Forest IV, Phase II;
THENCE S 77°14'24" W along the common line between said 24.427 acre tract and Memorial Forest IV, Phase II Subdivision a distance of 469.32 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 2.649 ACRES OF LAND MORE OR LESS.

FINAL PLAT
for
LOT 1, BLOCK 1
KEYSTONE SUBDIVISION
2.649 ACRES
VOLUME 2195, PAGE 301
PART OF A 24.427 ACRE TRACT
VOLUME 264, PAGE 425
JOHN AUSTIN LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS
SCALE : 1" = 30'
AUGUST 1996
REVISED: OCTOBER 11, 1996

STATE OF TEXAS
COUNTY OF BRAZOS
I, We, Patricia Hill Lindsay, Kim McBride Oehme, and Kamy R. Kryger 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, it) in the Deed Records of Brazos County in Volume 2195, Page 301, and designated herein as the KEYSTONE SUBDIVISION in the City of Bryan, Brazos County, 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.

Patricia Hill Lindsay
Owner
Kim McBride Oehme
Owner
Kamy R. Kryger
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Patricia Hill Lindsay, Kim McBride Oehme, and Kamy R. Kryger 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 18th day of November, 1996.

Karen F. Wilson
Notary Public, State of Texas
JULY 1, 1998

CERTIFICATE OF SURVEYOR
I, H. CURTIS STRONG, Registered Professional Land Surveyor No. 4961, 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 shown by metes and bounds describing said subdivision will describe the same in geometric form.

H. Curtis Strong
H. CURTIS STRONG, No. 4961
LAND SURVEYOR

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 20th day of November, 1996, in the Deed / Official Records of Brazos County, Texas, in Volume 2195, Page 301.

Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
Richard C. Perkins
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 20th day of November, 1996, and same was duly approved on the 18th day of DECEMBER, 1996 by said commission.

Richard C. Perkins
Chairman of the Planning & Zoning Commission
Bryan, Texas

CERTIFICATE OF DEVELOPMENT ENGINEER
I, the undersigned, Development 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.

Shirley G. Gubbs-Huff
Development Engineer, Bryan, 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.

Debbie Johnson
City Planner, Bryan, Texas

OWNER: KEYSTONE MONTESSORI SCHOOL, INC.
2320 E. VILLA MARIA RD.
BRYAN, TEXAS
PHONE: 823 - 4751

STRONG SURVEYING
1212 Neal Pickett
College Station TX 77840
Phone: (409) 696-6609
Fax: (409) 764-1094
email: cstrong@cybernet