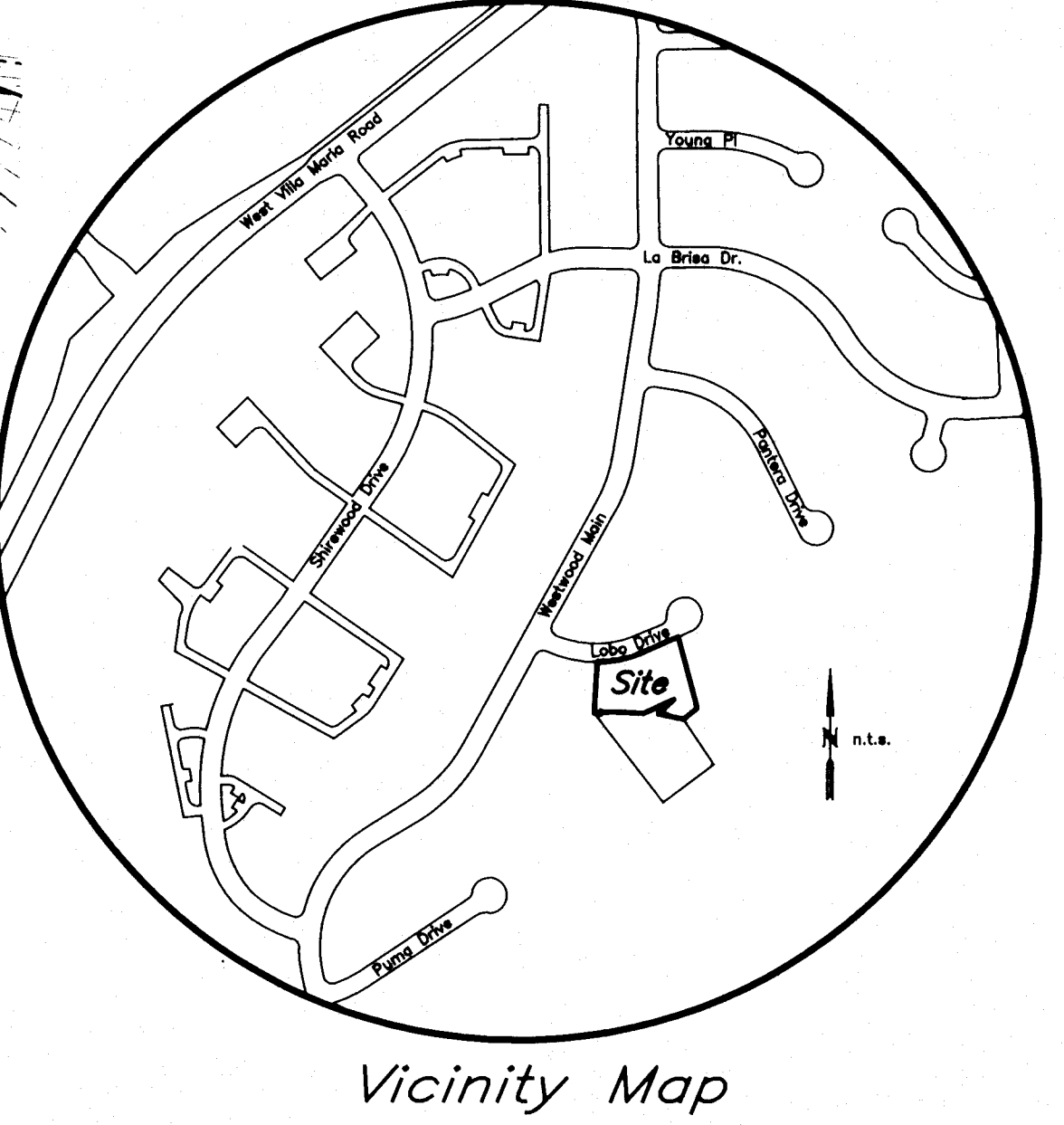


LINE	BEARING	DISTANCE
L1	S 51°11'01" W	50.42'
L2	N 75°49'08" W	73.40'
L3	N 49°47'00" E	62.20'
L4	S 68°13'21" W	97.43'
L5	S 88°10'45" W	58.32'
L6	S 15°03'04" W	25.81'
L7	S 69°07'27" W	22.67'
L8	S 85°01'21" W	14.14'

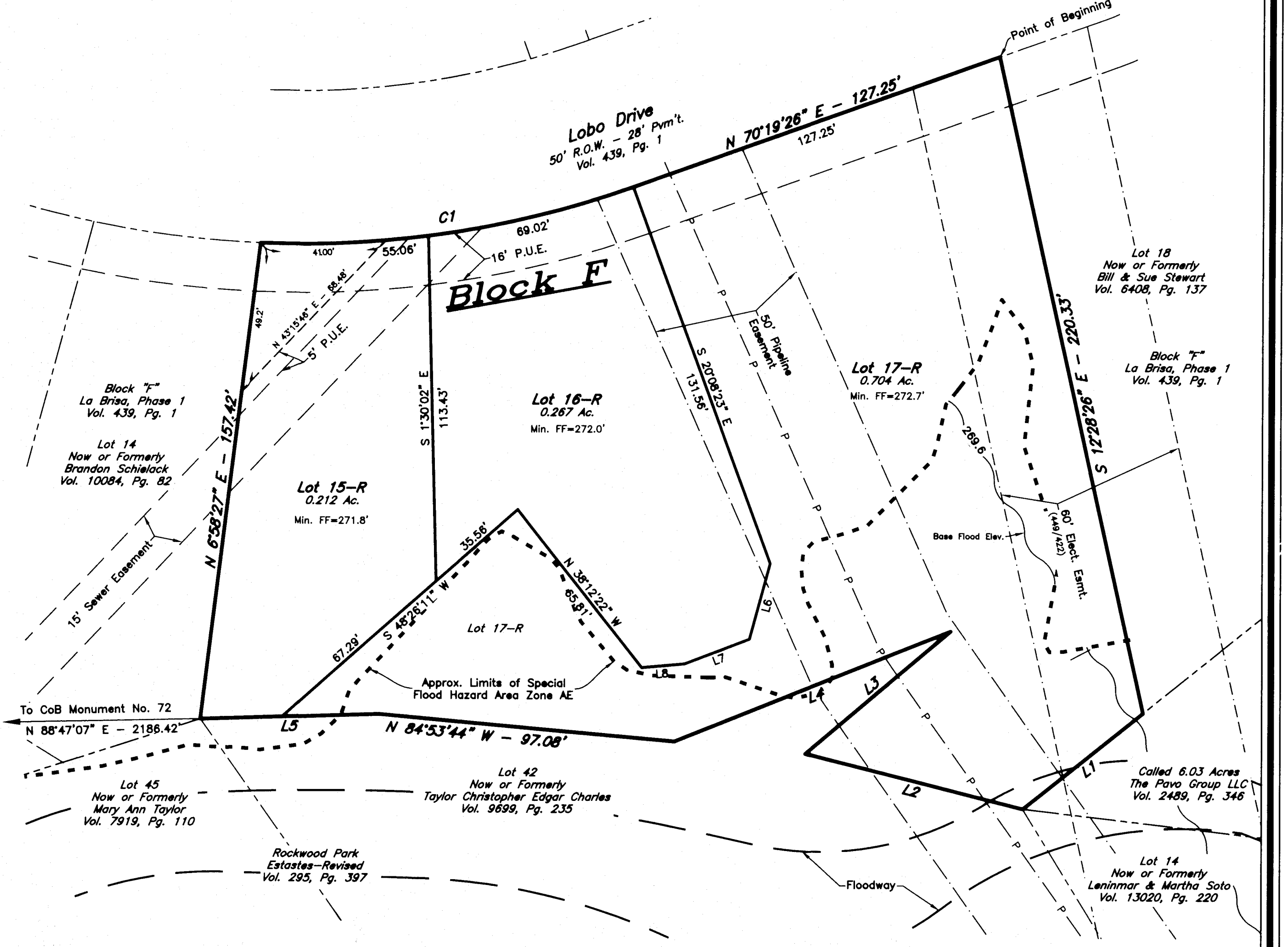
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	21°45'39"	326.71'	124.08'	62.80'	N 81°12'19" E	123.34'

**LEGEND**  
P.U.E. - Public Utility Easement

Filed for Record in:  
BRAZOS COUNTY  
On: Mar 09, 2016 at 09:50A  
As a  
Plat  
Document Number: 01257853  
Amount: 73.00  
Receipt Number: 569218  
By:  
Debbie Baker



Vicinity Map



STATE OF TEXAS COUNTY OF BRAZOS  
I, Debbie Baker, Surveyor, do hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

**REPLAT**

LOTS 15-R, 16-R, AND 17-R, BLOCK "F"  
LA BRISA, PHASE 1

BRAZOS COUNTY  
as stamped hereon by me.  
Mar 09, 2016

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 50 in Bryan, Brazos County, Texas and being all of Lots 15, 16 and 17, Block "F", LA BRISA, PHASE 1 Subdivision as recorded in Volume 439, Page 1 of the Brazos County Deed Records (B.C.D.R.), said lots also being all of the same land conveyed to Brandon Schielack and Blake Cathey from Christopher Taylor by deed recorded in Volume 10084, Page 82 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common most northerly corner of said Lot 17 and Lot 18, Block "F" of said LA BRISA, PHASE 1 Subdivision, said iron rod also being in the south right-of-way line of Lobo Drive (width varies at this location);

THENCE: S 12° 28' 28" E along the common line of said Lots 17 and 18 for a distance of 220.33 feet to a found 1/2-inch iron rod marking the most southerly corner of said lots, said iron rod also being in the south line of said LA BRISA, PHASE 1 and the north line of the called 6.03 acre The Pavo Group, LLC tract recorded in Volume 2489, Page 346 (O.R.B.C.);

THENCE: S 51° 11' 01" W along the common line of said PHASE 1 and the called 6.03 acre tract for a distance of 50.42 feet to a found 1/2-inch iron rod for corner marking the northwest corner of Lot 14, Block "F" of said LA BRISA, PHASE 1 Subdivision as recorded in Volume 295, Page 397 (B.C.D.R.);

THENCE: along the common line of said LA BRISA, PHASE 1 and ROCKWOOD PARK ESTATES for the following five (5) calls:

- 1) N 75° 49' 08" W for a distance of 73.40 feet to a found 1/2-inch iron rod for corner;
  - 2) N 49° 47' 00" E for a distance of 62.20 feet to a found 1/2-inch iron rod for corner;
  - 3) S 68° 13' 21" W for a distance of 97.43 feet to a found 1/2-inch iron rod for corner;
  - 4) N 84° 53' 44" W for a distance of 97.08 feet to a found 1/2-inch iron rod for corner and
  - 5) S 88° 10' 45" W for a distance of 58.32 feet to a found 1/2-inch iron rod marking the common most southerly corner of said Lot 15 and Lot 14, Block "F" of said LA BRISA, PHASE 1 Subdivision;
- THENCE: N 08° 58' 27" E along the common line of said Lots 14 and 15 for a distance of 157.42 feet to a found 1/2-inch iron rod for corner in the before-said south line of Lobo Drive (based on a 50' width);
- THENCE: 124.08 feet in a counter-clockwise direction along the arc of a curve in said line of Lobo Drive, said curve having a central angle of 21° 45' 39", a radius of 326.71 feet, a tangent of 62.80 feet and a long chord bearing N 81° 12' 19" E at a distance of 123.34 feet for corner;
- THENCE: N 70° 19' 26" E continuing along the said Lobo Drive line for a distance of 127.25 feet to the POINT OF BEGINNING and containing 1.183 acres of land, more or less.

**ORIGINAL PLAT**  
LOTS 15, 16, AND 17, BLOCK "F"  
LA BRISA, PHASE 1 AS RECORDED  
IN VOLUME 439, PAGE 1

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

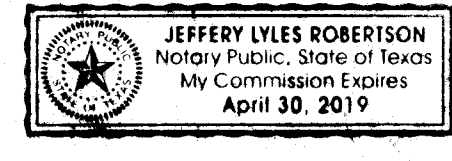
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Blake Cathey, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10321, Page 265 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Blake Cathey  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Blake Cathey, 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 stated.

Given under my hand and seal on this 26th day of February, 2016.

[Signature]  
Notary Public, Brazos County, Texas



**APPROVAL OF THE CITY ENGINEER**

I, the undersigned, 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 and was approved on the 9th day of March, 2016.

[Signature]  
City Engineer, Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, Melan Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 9th day of March, 2016.

[Signature]  
City Planner, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Bobby Gutierrez, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 9th day of March, 2016, and some was duly approved on the 12th day of February, 2016 by said Commission.

[Signature]  
Chairman, Planning and Zoning Commission

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

[Signature]  
Kevin R. McClure, R.P.L.S. No. 5650  
2/24/16



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

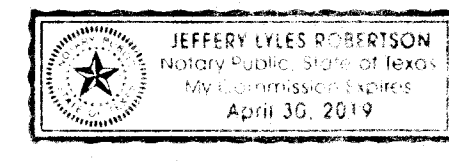
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Brandon Schielack, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10321, Page 265 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

[Signature]  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Brandon Schielack, 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 stated.

Given under my hand and seal on this 16th day of March, 2016.

[Signature]  
Notary Public, Brazos County, Texas



**CERTIFICATION BY THE COUNTY CLERK**

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)  
I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of publication was filed in my office on the 9th day of March, 2016, in the Official Records of Brazos County, Texas in Volume 132522, Page 138.

[Signature]  
County Clerk, Brazos County, Texas

**REPLAT**

**LA BRISA, PHASE I**  
LOTS 15-R, 16-R, AND 17-R, BLOCK "F"  
BEING A REPLAT OF LA BRISA, PHASE 1  
LOTS 15, 16, AND 17 BLOCK "F"  
1.183 ACRES  
ZENO PHILLIPS LEAGUE, A-50  
BRYAN, BRAZOS COUNTY, TEXAS  
JANUARY 2016  
SCALE: 1" = 30'

OWNER: Brandon Schielack and Blake Cathey  
PO Box 9080  
College Station, Texas 77842-9080  
(979) 778-5079

SURVEYOR: McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3638

