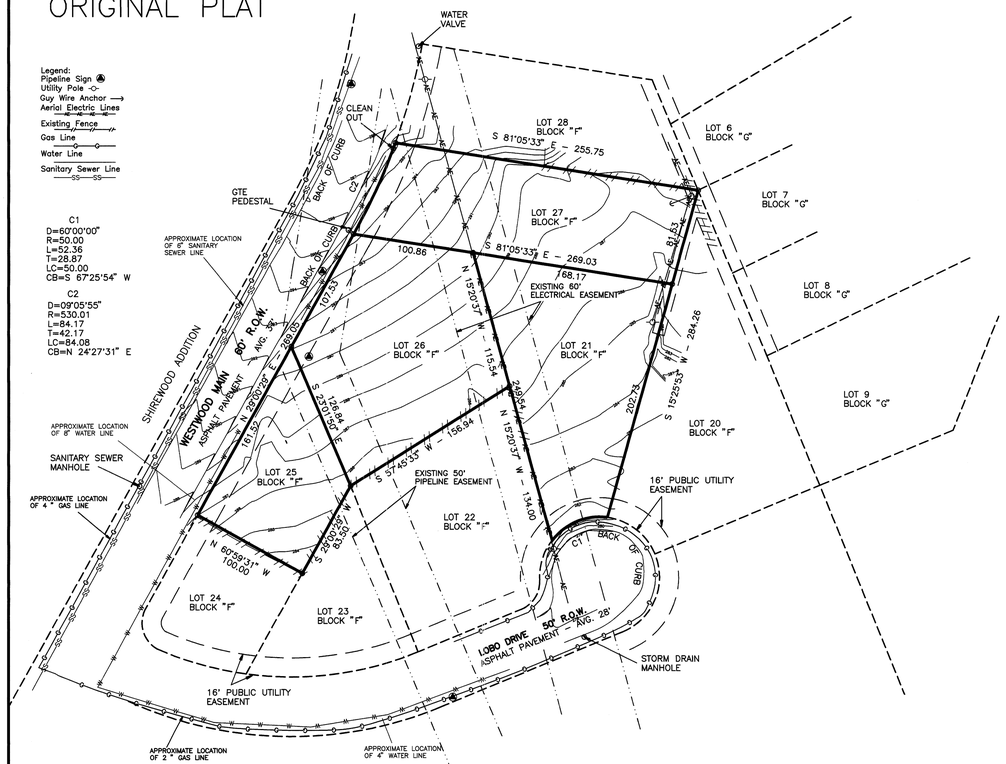
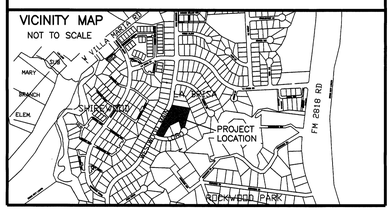
ORIGINAL PLAT



Scale: 1" = 60'

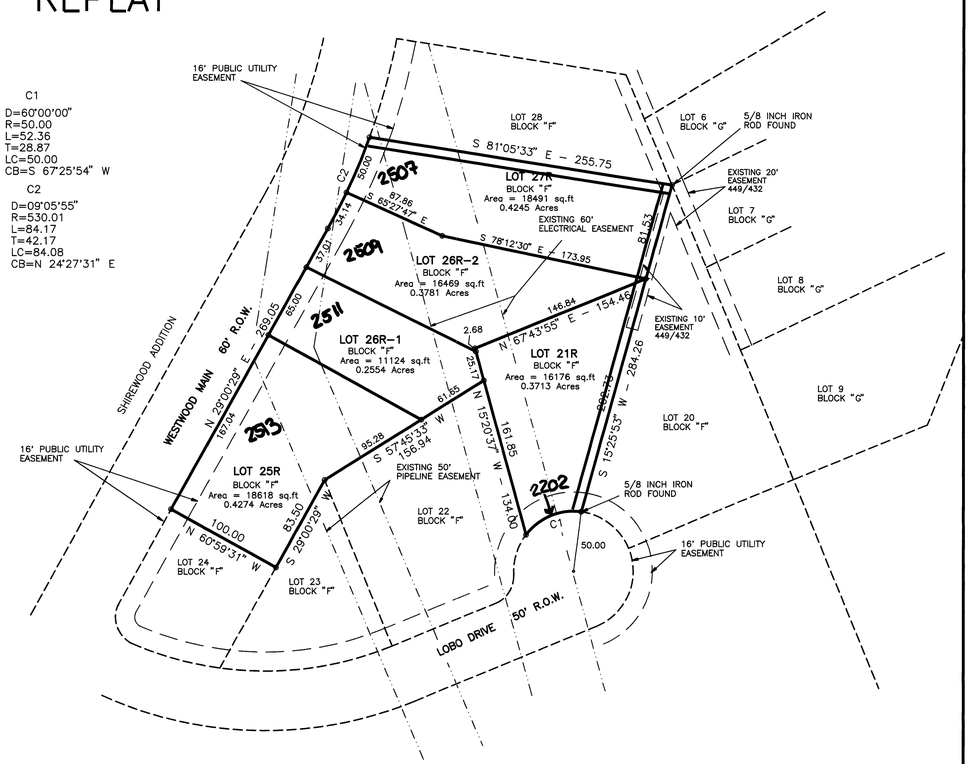
60 0 60 120 180 Feet

VICINITY MAP
NOT TO SCALE



GENERAL NOTES
1. ALL PROPERTY CORNER 5/8 INCH IRON ROD SET UNLESS OTHERWISE NOTED.
2. DISTANCES SHOWN FOR CURVES ARE CHORD LENGHTS.
3. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
4. ANY RELOCATION OF TELEPHONE FACILITIES AS A RESULT OF THIS REPLAT SHALL BE AT OWNER'S EXPENSE.
5. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS COMMUNITY PANEL NO. 480410C0143 C, EFFECTIVE DATE JULY 2, 1992.
6. BUILDING SETBACK LINES SHALL BE ESTABLISHED ACCORDING TO CITY OF BRYAN ORDINANCE NO. 756.
7. SUBJECT PROPERTY IS CURRENTLY ZONED "SF-5".

REPLAT



0711865

0037650029091

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 14 day of December, 1999.

Chairman

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF TEXAS

I (We) SHABEER JAFFAR, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 21R, 25R, 26R-1, 26R-2 and 27R, Block "F", La Brisa, Phase I, to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ 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 the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2000.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

Brad Kerr, R.P.L.S. No. 4502

STATE OF TEXAS REGISTERED BRAD KERR 4502 LAND SURVEYOR

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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.

Planning Administrator, City of Bryan

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.

W. Paul Kapper, P.E.
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ann Ward, County Clerk, in and for said county, do hereby certify that this plat, together with its certificates of authentification was filed for record in my office on the 29 day of December, 2000, in the Official Public Records of Brazos County, Texas, in Volume 5965, Page 291.

Mary Ann Ward
County Clerk
Brazos County, Texas
By: Barbara Johnson

Filed for Record in:
BRAZOS COUNTY,
On: Mar 29,2000 at 01:06PM
As a
Plats
Document Number: 0711865
Amount 55.00
Receipt Number - 148916
By,
Barbara Johnson

STATE OF TEXAS COUNTY OF
I 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 named records of:
BRAZOS COUNTY,
as stamped hereon by me.

Mar 29,2000

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

METES AND BOUNDS DESCRIPTION
OF A
1.8568 ACRE TRACT
LOTS 21, 25, 26 AND 27, BLOCK "F"
LA BRISA, PHASE I
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, AND BEING ALL OF LOTS 21, 25, 26 AND 27, BLOCK "F", LA BRISA, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 439, PAGE 1 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 27 AND LOT 20, BLOCK "F", AND LOTS 6 AND 7, BLOCK "G";

THENCE: S 15° 25' 53" W ALONG THE COMMON LINE OF SAID LOT 27 AND LOT 20 FOR A DISTANCE OF 284.26 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOBO DRIVE (50' R.O.W.) MARKING THE COMMON CORNER OF SAID LOT 21 AND LOT 20, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60° 00' 00" FOR AN ARC DISTANCE OF 52.36 FEET (CHORD BEARS: S 67° 25' 54" W – 50.00) TO A 5/8 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID LOT 21 AND LOT 22, BLOCK "F";

THENCE: N 15° 20' 37" W ALONG THE COMMON LINE OF SAID LOT 21 AND LOT 22 FOR A DISTANCE OF 134.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID LOT 26 AND LOT 22;

THENCE: S 57° 45' 33" W ALONG THE COMMON LINE OF SAID LOT 26 AND LOT 22 FOR A DISTANCE OF 156.94 FEET TO A 5/8 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID LOTS 25 AND 26 AND LOTS 22 AND 23, BLOCK "F";

THENCE: S 29° 00' 29" W ALONG THE COMMON LINE OF SAID LOT 25 AND LOT 23 FOR A DISTANCE OF 83.50 FEET TO A 5/8 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID LOT 25 AND LOT 24, BLOCK "F";

THENCE: N 60° 59' 31" W ALONG THE COMMON LINE OF SAID LOT 25 AND LOT 24 FOR A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHEAST RIGHT-OF-WAY LINE OF WESTWOOD MAIN (60' R.O.W.) MARKING THE COMMON CORNER OF SAID LOTS 25 AND 24;

THENCE: N 29° 00' 29" E ALONG THE SOUTHEAST LINE OF WESTWOOD MAIN FOR A DISTANCE OF 269.05 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 530.01 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 05' 55" FOR AN ARC DISTANCE OF 84.17 FEET (CHORD BEARS: N 24° 27' 31" E – 84.08) TO A 5/8 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID LOT 27 AND LOT 28, BLOCK "F";

THENCE: S 81° 05' 33" E ALONG THE COMMON LINE OF SAID LOT 27 AND LOT 28 FOR A DISTANCE OF 255.75 FEET TO THE POINT OF BEGINNING CONTAINING 1.8568 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND OCTOBER, 1999. SEE PLAT PREPARED NOVEMBER, 1999, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

ON hard base 5/3/2000 MS

REPLAT
OF
LOTS 21, 25, 26 AND 27, BLOCK "F"
LA BRISA, PHASE I
VOLUME 439, PAGE 1
TO CREATE
LOTS 21R, 25R, 26R-1, 26R-2
AND 27R, BLOCK "F"
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 60 FEET
SURVEY DATE: OCTOBER, 1999
PLAT DATE: 11-19-99
REVISED: 03-07-2000
JOB NUMBER: 99-1207
CAD NAME: 99-1207a
CR5 FILE: LABRISA (cont); 99-1207 (job)

PREPARED BY:
KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (409) 268-3195

PREPARED FOR:
SHABEER JAFFAR
P.O. BOX 3135
COLLEGE STATION, TEXAS 77841
PHONE (409) 846-2423