

- General Notes:**
- Coordinates and Bearing System shown herein are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan control monument GPS-72 (Y:10212121.82; X:3538404.605) and as established from GPS observation.
  - Distances shown herein are grid distances. To obtain surface distances multiply by a combined scale factor of 1.00010638472328 (calculated using GEOD12B).
  - This tract does not lie within a designated 100-yr floodplain according to the FIRM Maps, Panel No. 48041C0195E, effective date: May 16, 2012.
  - This property is Zoned (C-2), Retail District as approved by the Bryan City Council on April 14, 2020.
  - Building setback lines per City of Bryan Ordinance.
  - The following blanket easements apply to these tracts:
    - Blanket easement to City of Bryan, 141/581, does apply to this tract.
    - Blanket easement to Sinclair Refining Co, 132/105, does apply to this tract, although actual pipe line does not cross this tract.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Fath Rainis, Managing Partner of Whitworth Financial Inc., owner of the 13.121 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 4370, Page 168, and designated herein as La Brisa Ph 10 Block 1, Lots 2 & 3, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

**APPROVAL OF THE CITY PLANNER**  
I, Justin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and 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 day of December, 2022.  
City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**  
I, W. R. Koppal, 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 day of December, 2022.  
City Engineer, Bryan, Texas

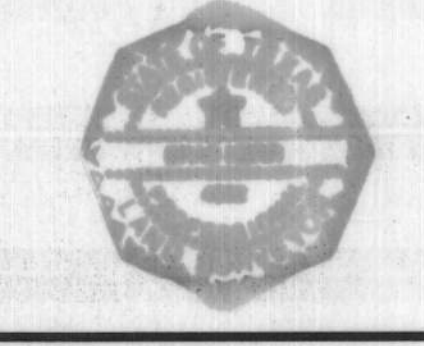
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared, Fath Rainis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.  
Given under my hand and seal on this 26th day of December, 2020.  
Paige Jackson  
Notary Public, Brazos County, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 1/13/2021 11:19:17 AM  
in the PLAT Records  
Doc Number: 2021-1417765  
Volume - Page: 16658 - 165  
Number of Pages: 1  
Amount: 73 00  
Order#: 202 0113000063  
By: PD  
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me Page

LINE #	LENGTH	DIRECTION
L1	56.35'	N 48° 36' 49" E
L2	45.44'	S 29° 11' 24" E
L3	103.48'	S 0° 56' 38" E
L4	45.88'	S 52° 54' 47" E
L5	61.04'	S 12° 42' 25" E
L6	59.07'	S 82° 32' 04" E
L7	17.23'	S 50° 19' 29" E
L8	68.47'	S 82° 35' 17" W
L9	38.98'	S 30° 32' 29" E
L10	92.13'	N 81° 51' 50" E
L11	60.39'	N 68° 54' 12" E
L12	106.56'	N 55° 26' 17" E
L13	70.51'	N 16° 36' 51" E
L14	36.68'	N 58° 07' 23" E
L15	36.79'	S 1° 57' 45" W
L16	79.69'	S 43° 39' 59" W
L17	40.00'	S 10° 10' 29" W
L18	103.14'	S 12° 44' 46" W

LINE #	LENGTH	DIRECTION
L19	75.60'	S 88° 11' 26" W
L20	125.25'	S 4° 42' 52" W
L21	6.70'	S 85° 17' 09" E
L22	46.52'	S 17° 40' 25" E
L23	28.67'	N 74° 15' 02" E
L24	55.79'	S 39° 29' 46" E
L25	128.39'	S 10° 14' 57" W
L26	203.66'	S 56° 54' 59" W
L27	217.28'	S 44° 33' 31" W
L28	207.97'	S 13° 48' 15" E
L29	95.77'	S 1° 13' 00" W
L30	57.42'	S 11° 17' 09" W
L31	44.53'	S 33° 15' 17" E
L32	25.05'	S 9° 58' 19" W
L33	70.17'	S 33° 27' 22" W

**METES AND BOUNDS DESCRIPTION**  
OF A  
13.121 ACRE TRACT  
ZENO PHILLIPS LEAGUE, A-48  
BRYAN, BRAZOS COUNTY, TEXAS  
Said tract being more particularly described by metes and bounds as follows:  
BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET (Y:10212121.82, X:3538404.605) ON THE NORTH LINE OF LA BRISA DRIVE (60' R.O.W.) MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 'A', LA BRISA PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 513, PAGE 775 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-72 (Y:10212121.82; X:3538404.605) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010638472328 (CALCULATED USING GEOD12B):  
THENCE: ALONG THE EAST LINE OF SAID BLOCK 'A', LA BRISA PHASE II FOR THE FOLLOWING CALLS:  
N 28° 44' 57" E FOR A DISTANCE OF 115.15 FEET (PLAT CALL: N 29° 45' 00" E - 115.18 FEET, 513/775) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET;  
N 10° 12' 14" E FOR A DISTANCE OF 112.93 FEET (PLAT CALL: N 13° 05' 46" E - 112.94 FEET, 513/775) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET;  
N 09° 25' 18" W FOR A DISTANCE OF 177.77 FEET (PLAT CALL: N 08° 20' 00" W - 177.14 FEET, 448/361) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE NORTHEAST CORNER OF LOT 6, BLOCK 'A', LA BRISA PHASE II AS SHOWN ON THE PLAT RECORDED IN VOLUME 448, PAGE 361 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;  
N 19° 41' 17" E FOR A DISTANCE OF 365.96 FEET (PLAT CALL: N 33° 00' 00" W - 98.81 FEET, 448/361) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE NORTHEAST CORNER OF LOT 7 OF SAID BLOCK 'A', LA BRISA PHASE II, AND THE SOUTHWEST CORNER OF LOT 12, BLOCK 'A', LA BRISA PHASE III, AS SHOWN ON THE PLAT RECORDED IN VOLUME 455, PAGE 459 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;  
THENCE: ALONG THE EAST LINE OF SAID BLOCK 'A', LA BRISA PHASE III, FOR THE FOLLOWING CALLS:  
N 41° 02' 26" E FOR A DISTANCE OF 124.00 FEET (PLAT CALL: N 44° 00' 00" E - 124.00 FEET, 455/459) TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 12 AND 13 OF SAID BLOCK 'A';  
N 25° 35' 40" E FOR A DISTANCE OF 133.75 FEET (PLAT CALL: N 29° 00' 00" E - 135.00 FEET, 455/459) TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 13 AND 14 OF SAID BLOCK 'A';  
N 14° 26' 18" E FOR A DISTANCE OF 118.41 FEET (PLAT CALL: N 16° 22' 22" E - 118.53 FEET, 455/459) TO A 1 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 14 AND THE SOUTHWEST CORNER OF LOT 6, BLOCK 'A', COBBLESTONE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 1025, PAGE 365 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;  
THENCE: ALONG THE EAST LINE OF SAID COBBLESTONE ADDITION FOR THE FOLLOWING CALLS:  
N 48° 39' 49" E FOR A DISTANCE OF 56.35 FEET (PLAT CALL: N 51° 28' 27" E - 55.83 FEET, 1025/365) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET;  
N 19° 41' 17" E, AT 24.05 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 6 AND 7 OF SAID BLOCK 'A' (1025/365), CONTINUE ON FOR A TOTAL DISTANCE OF 190.02 FEET (PLAT CALL: N 22° 30' 00" E - 190.00 FEET, 1025/365) TO A 1/2 INCH IRON ROD FOUND;  
N 01° 42' 23" E FOR A DISTANCE OF 109.95 FEET (PLAT CALL: N 04° 30' 00" E - 110.00 FEET, 1025/365) TO A 5/8 INCH IRON ROD FOUND;  
N 30° 33' 29" W, AT 304.72 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOT 6, BLOCK 'B' AND LOT 6, BLOCK 'C' OF SAID COBBLESTONE ADDITION, CONTINUE ON FOR A TOTAL DISTANCE OF 365.96 FEET (PLAT CALL BEARING: N 27° 39' 15" W, 1025/365) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE SOUTHWEST CORNER OF LOT 2, BLOCK 'A', LA BRISA PHASE IX, AS SHOWN ON THE PLAT RECORDED IN VOLUME 597, PAGE 843 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;  
THENCE: ALONG THE SOUTHWEST LINE OF SAID LA BRISA PHASE IX, FOR THE FOLLOWING CALLS:  
N 53° 03' 27" E FOR A DISTANCE OF 253.26 FEET (PLAT CALL: N 55° 53' 37" E - 253.01 FEET, 597/843) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET;  
N 53° 00' 35" E FOR A DISTANCE OF 202.72 FEET (PLAT CALL: N 55° 52' 25" E - 204.03 FEET, 597/843) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET ON THE WEST LINE OF N. HARVEY MITCHELL PARKWAY - FM 2818 (R.O.W. WIDTH VARIES) MARKING THE SOUTHWEST CORNER OF SAID LOT 2;  
THENCE: ALONG THE WEST LINE OF N. HARVEY MITCHELL PARKWAY FOR THE FOLLOWING CALLS:  
S 12° 26' 29" E FOR A DISTANCE OF 440.11 FEET (CALLED BEARING: S 09° 57' 00" E PER FM 2818 R.O.W. PLANS) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1223.43 FEET;  
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 34' 00" FOR AN ARC DISTANCE OF 417.80 FEET (CHORD BEARS: S 02° 39' 29" E - 415.78 FEET) TO A CONCRETE RIGHT-OF-WAY MARKER FOUND MARKING THE END POINT OF SAID CURVE;  
S 07° 07' 31" W FOR A DISTANCE OF 687.11 FEET (CALLED BEARING: S 09° 37' 00" W PER FM 2818 R.O.W. PLANS) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 5676" FOUND MARKING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, LA BRISA PHASE X, AS SHOWN ON THE PLAT RECORDED IN VOLUME 648, PAGE 843 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;  
THENCE: S 87° 04' 38" W ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 316.31 FEET (PLAT CALL: N 89° 51' 25" W - 315.07 FEET, 648/239) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 1;  
THENCE: S 02° 57' 11" E ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 161.15 FEET (PLAT CALL: S 00° 00' 00" E - 161.00 FEET, 648/239) TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF LA BRISA DRIVE MARKING THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE: S 86° 50' 18" W ALONG THE NORTH LINE OF LA BRISA DRIVE FOR A DISTANCE OF 162.49 FEET (DEED CALL BEARING: N 90° 00' 00" W, 4370/168) TO THE POINT OF BEGINNING CONTAINING 13.121 ACRES OF LAND (CALCULATED SURFACE) (13.118 ACRES AS MEASURED BY GRID DISTANCES), AS SURVEYED ON THE GROUND JULY 2018. SEE PLAT PREPARED JULY 2018 FOR MORE DESCRIPTIVE INFORMATION.



**FINAL PLAT**

**La Brisa Ph. 10  
Block 1, Lots 2 & 3**

Being  
Zeno Phillips League, A-48  
~13.121 Acres  
Bryan, Brazos County, Texas  
Oct 2020

**Owner:**  
Whitworth Financial Inc.  
4403 Regal Oaks Dr  
College Station, TX 77845

**Engineer:**  
I4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951

**Developer:**  
Proverb Construction LLC  
10099 SH 30  
College Station, TX 77842

**Surveyor:**  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3125  
Project # 18-291

11/13/2020 Zero Substitution-Resubplat.dwg 14 Engineering L&E Project # 20-021