

FIELD NOTES

Being all of that certain tract or parcel of land, lying and being situated in the ZENO PHILLIPS LEAGUE, Bryan, Brazos County, Texas, and being all of that tract called 1.106 acres of land conveyed to David R. Bolton, Trustee and recorded in Volume 582, Page 182 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2" iron rod marking the southeast corner of the Braver Corporation 51.984 acre tract as recorded in Volume 436, Page 452 of the Deed Records;

THENCE: N 10° 19' 57" E along the west right-of-way line of Farm Market Road 2818 for a distance of 420.26 feet to a set 1/2" iron rod for point of curve and the POINT OF BEGINNING;

THENCE: along a curve convex to the southeast with a radius of 25.00 feet, central angle of 79° 40' 03", arc length of 34.76 feet, chord bears S 50° 09' 58" W 32.03 feet to a set 1/2" iron rod for point of tangent;

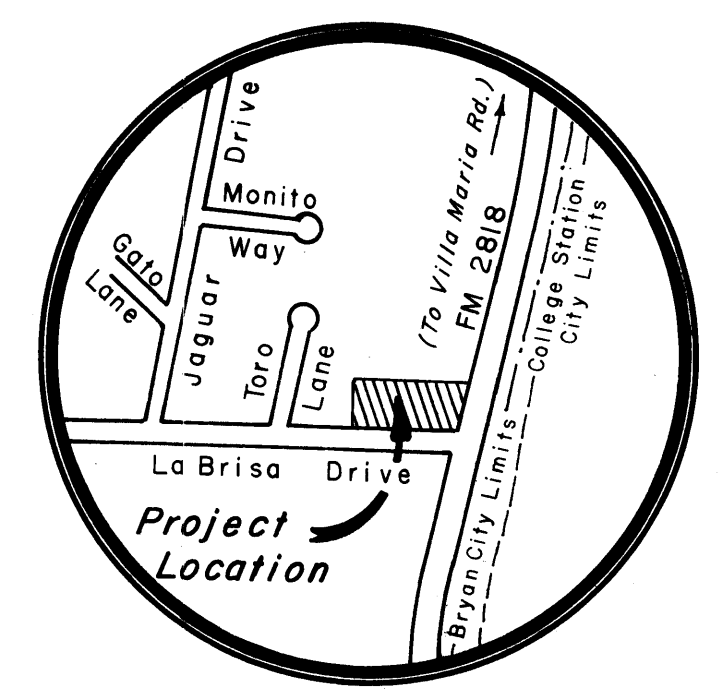
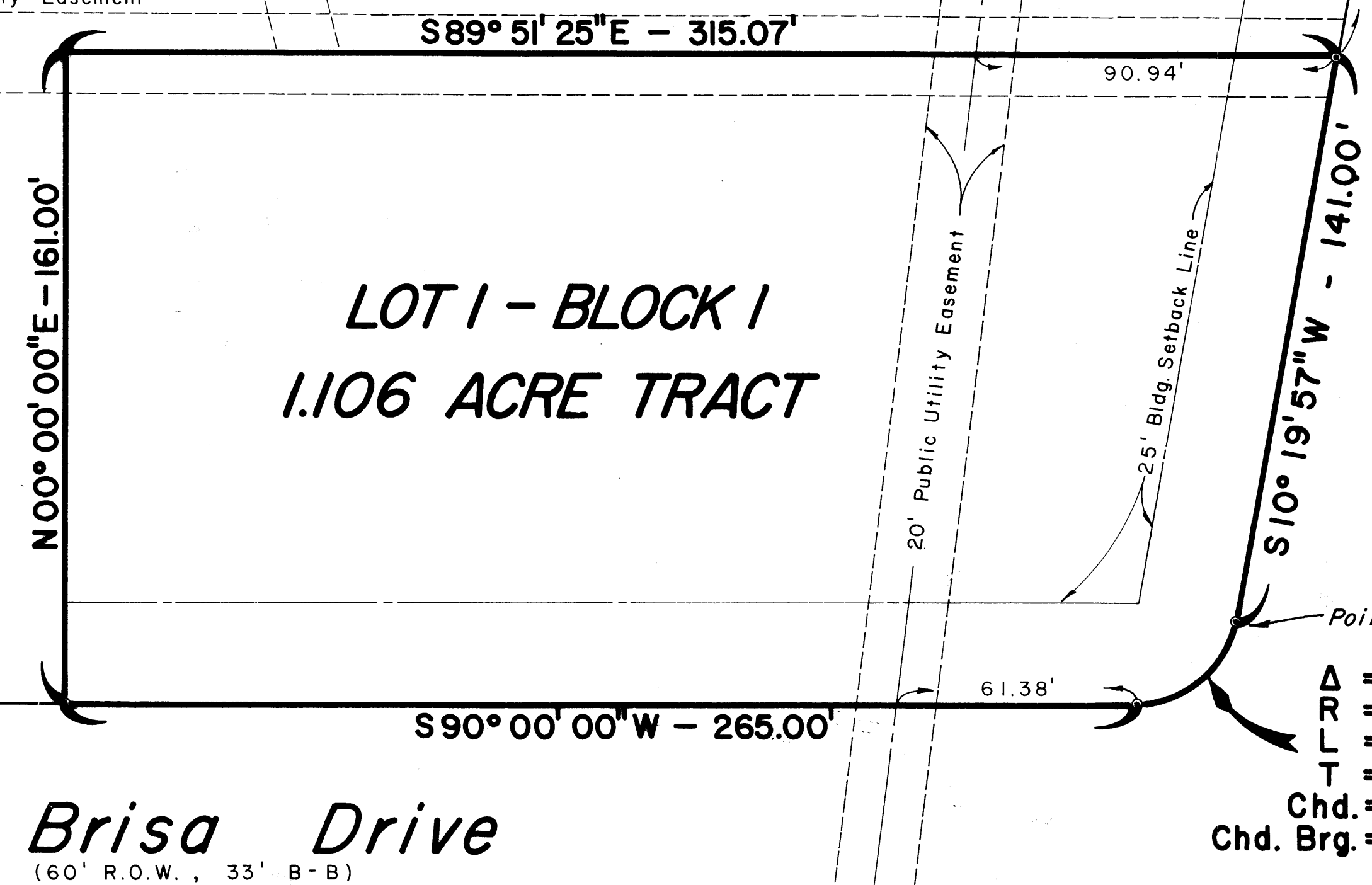
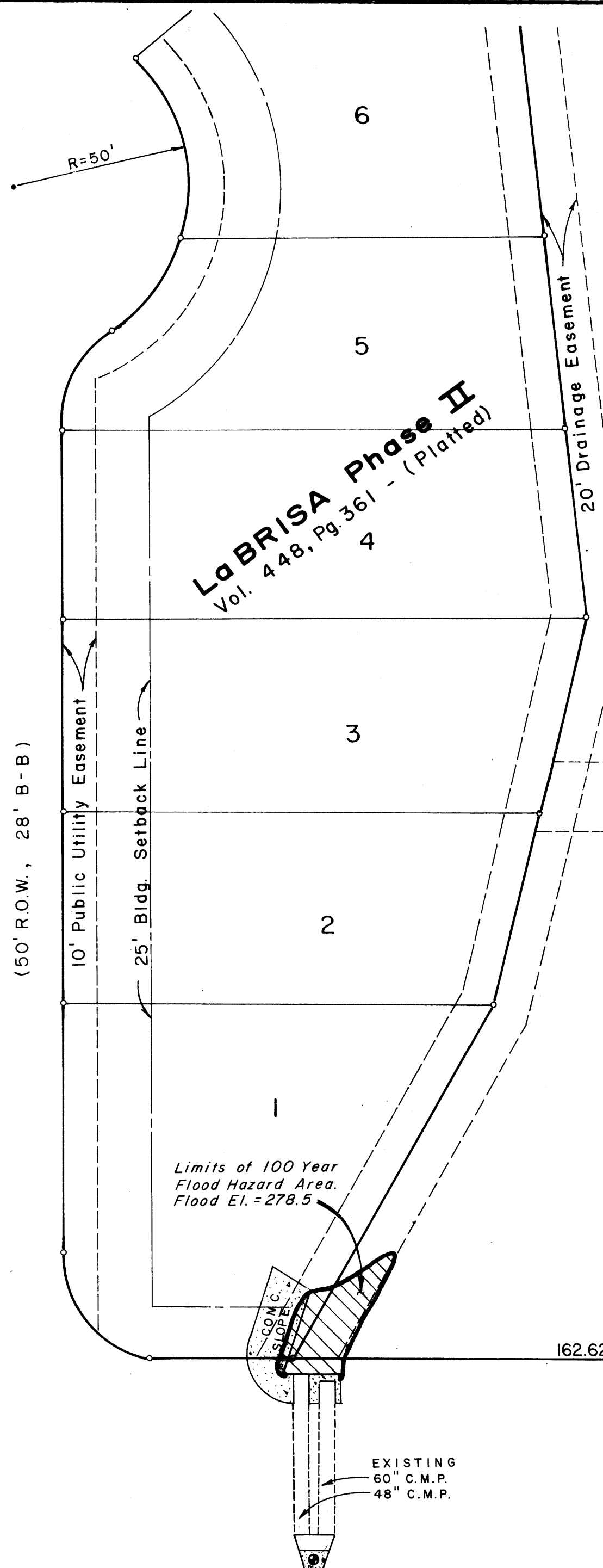
THENCE: S 90° 00' 00" W along the north right-of-way line of La Brisa Drive for a distance of 265.00 feet to a set 1/2" iron rod from which a found 1/2" iron rod for curve point from Jaguar Street on Lot 15, Block I La Brisa Phase I bears S 90° 00' 00" W along the north right-of-way line of La Brisa Drive for a distance of 578.20 feet;

THENCE: N 00° 00' 00" E for a distance of 161.00 feet to a set 1/2" iron rod;

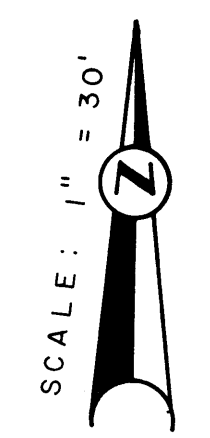
THENCE: S 89° 51' 25" E for a distance of 315.07 feet to a set 1/2" iron rod from which a concrete highway monument bears N 10° 19' 57" E along the west right-of-way line of Farm Market Road 2818 for a distance of 673.71 feet;

THENCE: S 10° 19' 57" W along the west right-of-way line of Farm Market Road 2818 for a distance of 141.00 feet to the POINT OF BEGINNING and containing 1.106 acres of land, more or less.

Toro Lane
(50' R.O.W., 28' B-B)



Vicinity Map
Not to Scale



Point of Beginning
 Δ = 79°40'03"
 R = 25.00'
 L = 34.76'
 T = 20.85'
 Chd. = 32.03'
 Chd. Brg. = S 50°09'58" W

CERTIFICATION BY THE 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 29th day of November, 1983, in the Deed Records of Brazos County in Volume 648 Page 239.

Frank Boriskie by Sally Dorman
 County Clerk, Brazos County, Texas Deputy

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.

[Signature]
 Director of Planning
 Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, ROGER JACKSON, 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 29th day of NOVEMBER, 1983, and same was duly approved on the 17th day of NOVEMBER, 1983, by said Commission.

Roger Jackson
 Chairman, City Planning Commission
 Bryan, Texas

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS |
 COUNTY OF BRAZOS |
 I, James W. MacArthur, Registered Public Surveyor No. 2089 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.

James W. MacArthur
 Registered Public Surveyor

STATE OF TEXAS |
 COUNTY OF BRAZOS |
 Before me, the undersigned authority, on this day personally appeared Is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this _____ day of _____, 19____

Notary Public in and for Brazos County, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS |
 COUNTY OF BRAZOS |
 I, (We, They), DAVID R. BOLTON, Trustee, 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, us) in the Deed Records of Brazos County in Volume 582, Page 182 and designated herein as the La BRISA ADDITION - Phase X 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.

David R. Bolton
 Trustee
 Owner

[Signature]
 Lienholder Approval

THE BRAVER CORP.
 Vol. 438, Pg. 452 - (Unplatted)

BENCHMARK: Chiseled on top of south end of east headwall located at the intersection of the South Fork of Turkey Creek and F.M. 2818. E.I. = 285.90 (U.S.G.S. Datum)

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS |
 COUNTY OF BRAZOS |
 I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure
 Registered Professional Engineer

NOV 29 1983
 County Clerk's Office
 Bryan, Texas

283532

FINAL PLAT
LA BRISA PHASE X
1.106 Acre Tract
Zeno Phillips League A-45
Bryan, Brazos County, Texas
 Scale: 1" = 30' Date: Nov., 1983
 OWNER & DEVELOPER: DAVID R. BOLTON, Trustee
 1713 Broadmoor, Suite 204
 Bryan, Texas 77802
 ENGINEER & SURVEYOR: McCLURE ENGINEERING INC.
 1722 Broadmoor, Suite 210
 Bryan, Texas 77802