

ON LAND BASE 3/24/2000
WD

Now or Formerly
Braver Corp.
436/428
unplatted
N 79° 12' 58" E - 150.00'

Now or Formerly
Braver Corp.
436/428
unplatted

N 16° 34' 12" W - 150.00'

LOT 1
BLOCK ONE

ELECTRICAL ESMT.

15' UTILITY ESMT.

S 16° 34' 12" E - 122.34'

F.M. 2818

25' BUILDING LINE

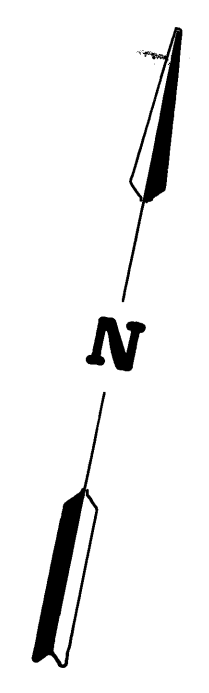
25' BUILDING LINE

10' UTILITY ESMT.

S 79° 12' 58" W - 122.34'

Δ=95° 47' 10"
R=25.00'
T=27.66'
C=37.10'
L=41.80'

P.O.B.



FIELD NOTES

Being all of that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, A-45 Brazos County, Texas, and being a part of that 206.71 acre tract of land conveyed to the Braver Corporation, inc. by R.A. Galindo, Trustee, by deed recorded in Volume 436, Page 428 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

COMMENCING: at the most northwest corner of lot 15, Block A, La Brisa III, according to the plat recorded in Volume 455 Page 459 of the Deed Records of Brazos County, Texas;

THENCE: N 90° 00' 00" E - 8.99 feet along the boundary of said La Brisa III to a point;

THENCE: N 37° 35' 13" E - 424.52 feet to a point;

THENCE: N 26° 14' 05" W - 276.09 feet to a point;

THENCE: N 55° 53' 37" E - 360.65 feet and N 55° 52' 25" E - 204.79 feet to a point in the west right-of-way line of F.M. 2818;

THENCE: N 9° 45' 31" W - 193.95 feet and N 16° 34' 12" W - 259.58 feet along said west line of F.M. 2818 to the PLACE OF BEGINNING;

THENCE: 41.80 feet around a curve to the right with a central angle of 95° 47' 10", a radius of 25.00 feet and whose chord bears S 31° 19' 23" W - 37.10 feet to a point in the north right-of-way line of Villa Maria Road;

THENCE: S 79° 12' 58" W - 122.34 feet along said Villa Maria Road line to an iron rod for corner;

THENCE: N 16° 34' 12" W - 150.00 feet to an iron rod for corner;

THENCE: N 79° 12' 58" E - 150.00 feet to an iron rod for corner in said F.M. 2818 line;

THENCE: S 16° 34' 12" E - 122.34 feet along said F.M. 2818 line to the PLACE OF BEGINNING, and containing 0.51 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett Registered Public Surveyor No. 2972 in May, 1983.

NOTE:
Drainage Report to be submitted with Site Plan.

NOTE: all applicable parts of sec. 14(D) of the Subdivision Control Ordinance will be met at the time the site plan is developed and submitted for approval.

301721

Handwritten signature

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (we), J. W. WOOD, Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, volume 436, Page 428, and designated herein as the LA BRISA - PHASE ELEVEN Subdivision to 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.

J. W. Wood
Owner

Lien Holder Approval

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared J. W. Wood, 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 and therein stated.

GIVEN under my hand and seal on this 19 day of June, 1983.

Donald D. Garrett
Registered Professional Engineer
No. 2972
Brazos County, Texas

A CERTIFICATE BY THE REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Engineer, No. 22790, in the State of Texas, hereby certify that proper consideration has been given this plat.

CERTIFICATION OF THE REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor No. 2972, in the State of Texas, hereby certify that the plat was prepared and was prepared from an actual survey of the property under my supervision on the ground.

Donald D. Garrett
Registered Public Surveyor
No. 2972

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Barisick, County Clerk in and for the said County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 19 day of June, 1983, in the Deed Records of Brazos County, Texas, Volume 693, Page 331.

Frank Barisick
County Clerk, Brazos County, Texas
Margaret Wade
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, and use plan, and the standards and specifications set forth in the Ordinance.

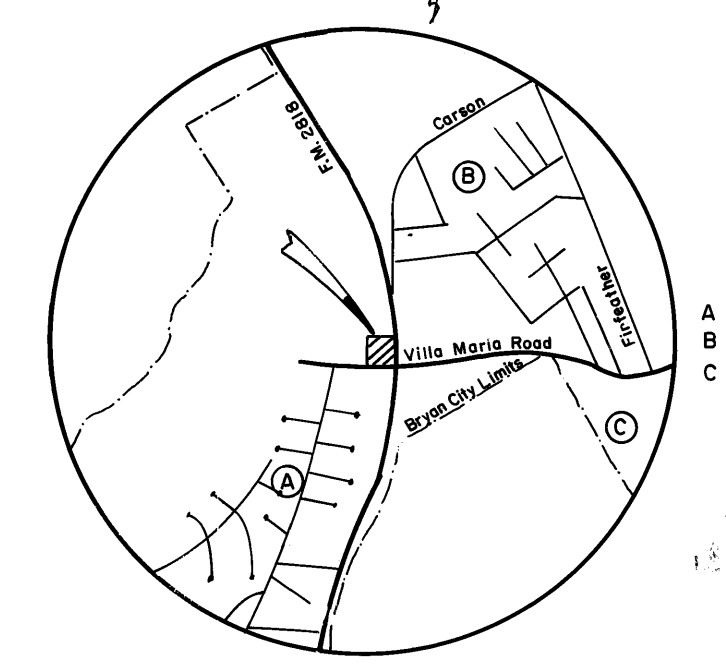
Robin S. Davis
Director of Planning, Bryan, Texas
(Acting)

VILLA MARIA ROAD
100' R.O.W. - 63' b-b

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 23rd day of JUNE, 1983 and same was duly approved on the 7th day of JULY, 1983, by said Commission.

Roger Jackson
Chairman, City Planning Commission
Bryan, Texas



LOCATION MAP
n.t.s.

NOTE: 5' Sideyard & Rearyard Setback
PROPOSED LAND USE: 1 Commercial Lot

FINAL PLAT

LA BRISA-PHASE ELEVEN

0.51 ACRE
ZENO PHILLIPS LEAGUE A-45
BRYAN, BRAZOS COUNTY, TEXAS

June 1983
SCALE: 1"=10'

OWNER & DEVELOPER:
Southland Corporation
8871 Tallwood Dr.
Austin, Texas 78759

GARRETT ENGINEERING
CORPORATION ENGINEERING & LAND SURVEYING
P.O. BOX 4085 BRYAN, TEXAS 77802

24.620c