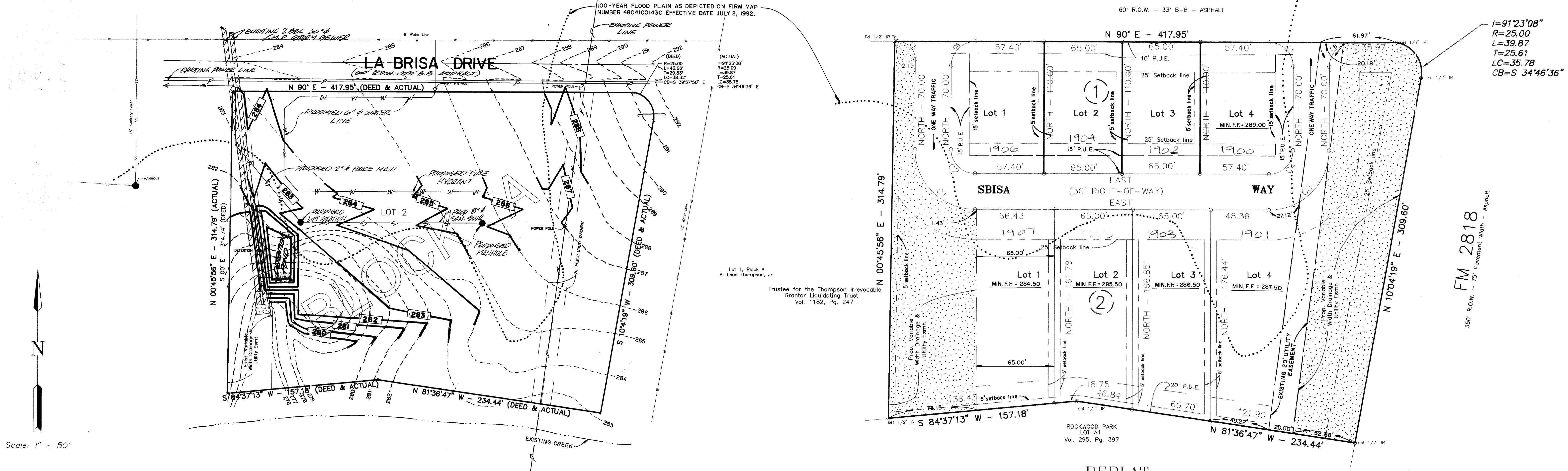


LA BRISA DR.

60' R.O.W. - 33' B-B - ASPHALT

I=91'23"08"
R=25.00
L=39.87
T=25.61
LC=35.78
CB=S 34'46"36" E

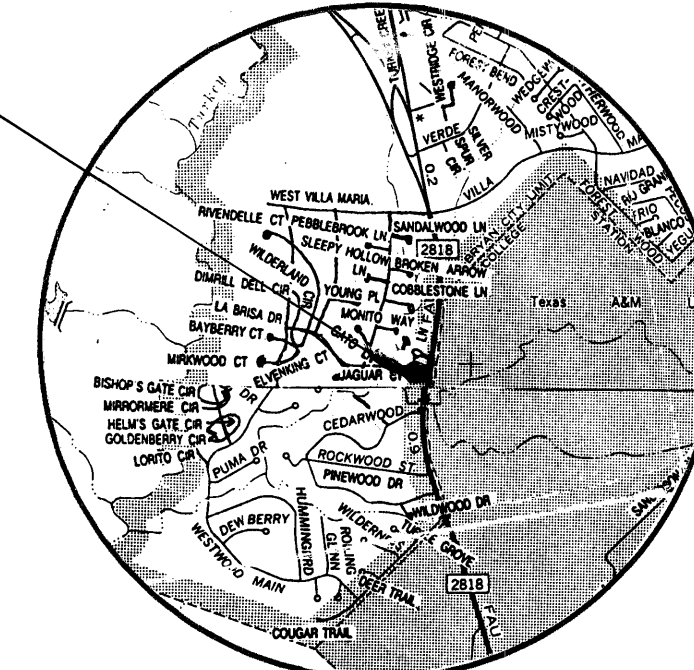
FM 2818
350' R.O.W. - 75' Pavement Width - Asphalt



ORIGINAL

REPLAT

PROJECT LOCATION



VICINITY MAP
n.t.s.

FIELD NOTES
3.00 Acres

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 Lot 1, Block A of LA BRISA - PHASE VI (498/135).

BEGINNING: at a 1/2" iron rod found at the most northerly common corner of Lots 1 and 2, Block A of said subdivision, some being on the south right-of-way line of La Brisa Drive;

THENCE: N 90° 00' 00" E - 417.95 feet along said La Brisa Drive line to a 1/2" iron rod set at the beginning of a curve to the right;

THENCE: 43.66 feet continuing along said La Brisa Drive line around said curve to the right with a central angle of 91° 23' 08" R., a radius of 25 feet, and whose chord bears S 34° 46' 36" E - 35.78 feet to a 1/2" iron rod found at the intersection of said La Brisa Drive line and the west right-of-way line of F.M. 2818;

THENCE: S 10° 33' 17" W - 286.22 feet along said F.M. 2818 to a 1/2" iron rod set at the most easterly common corner of this tract and Rockwood Park (295/397);

THENCE: N 81° 36' 47" W - 234.44 feet and S 84° 37' 13" W - 157.18 feet along the common line between said Lot 2 and said Rockwood Park to a 1/2" iron rod set at the most southerly common corner of said Lots 1 and 2;

THENCE: N 00° 45' 56" E - 314.79 feet along the common line between said Lots 1 and 2 to the PLACE OF BEGINNING, and containing 3.00 acres more or less.

GENERAL NOTES:

- North Orientation is based on the Northernmost line being rotated to deed calls as recorded on the original plot of La Brisa Phase W, of record in Volume 475, Page 233, Deed Records of Brazos County, Texas.
- A portion of this property does lie in a 100-year flood plain according to Flood Insurance Rate Map No. 48041C0143 C, effective date July 2, 1992, as prepared by the Federal Emergency Management Agency.
- All property corners are set 1/2" iron rods unless otherwise noted.
- All improvements shown are existing unless otherwise noted.
- A sidewalk shall be constructed along the South side of La Brisa Drive.
- The Planning and Zoning Commission granted a Variance to the Sidewalk Requirement along F.M. 2818 on December 19, 1996.
- No parking will be allowed along Sbisu Way and "No Parking" signs will be required.
- A 200' Depth Overlay District exists along F.M. 2818 and is measured from the Right-of-way line of F.M. 2818.
- All Site Plans must conform to the Standards of the Overlay District.
- XXX--- DENOTES EXISTING CONTOUR.
- XXX--- DENOTES PROPOSED CONTOUR.
- SBISA WAY SHALL BE ONE WAY.
- THE PLANNING & ZONING COMMISSION GRANTED A VARIANCE JANUARY 9, 1997 ALLOWING THE 30' RIGHT-OF-WAY FOR SBISA WAY TO BE DEDICATED TO THE CITY OF BRYAN, TEXAS BY THIS REPLAT.

CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	90'00"00"	44.00	69.12	44.00	S 45'00"00" E 62.23
C2	90'00"00"	20.00	31.42	20.00	S 45'00"00" E 28.28
C3	90'00"00"	44.00	69.12	44.00	N 45'00"00" E 62.23
C4	90'00"00"	20.00	31.42	20.00	N 45'00"00" E 28.28
C5	90'00"00"	15.00	23.56	15.00	S 45'00"00" E 21.21
C6	90'00"00"	20.00	31.42	20.00	N 45'00"00" E 28.28
C7	90'00"00"	20.00	31.42	20.00	N 45'00"00" W 28.28
C8	90'00"00"	20.00	31.42	20.00	N 45'00"00" E 28.28

IMPORTANT NOTE:
THE OWNER OF LOT 1, BLOCK 2, OF A REPLAT OF LOT 2, BLOCK A, LA BRISA - PHASE VI SHALL OWN AND MAINTAIN THE PRIVATE LIFT STATION THAT WILL BE LOCATED WITHIN THE BOUNDS OF SAME LOT.

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We, They), Dennis Pempell, 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, it) in the Official Records of Brazos County in Volume _____ Page _____ and designated herein as the _____ 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.

CERTIFICATION OF THE CITY PLANNER
I, the undersigned, City Planner 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]
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
Richard Robins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 21st day of April, 1997, and same was duly approved on the 30th day of January, 1997, by said commission.
[Signature]
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER
I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
[Signature]
Development Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Dennis Pempell, 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 purpose and consideration therein stated.
Given under my hand and seal on this 16th day of January, 1997.

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 land and that it meets and bounds describing said subdivision as I describe a closed geometric form.
[Signature]
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.
[Signature]
Donald D. Garrett, P.E. No. 22790

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 certification of authentication was filed for record in my office the 16th day of April, 1997, in Volume 2801 Page 475 of the Deed/Official Records of Brazos County, Texas, in Volume _____ Page _____.

626363
FILED

97 APR - 1 PM 12:59
Mary Ann Ward, CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
[Signature]
DEPUTY

REPLAT
OF
LOT 2, BLOCK A
LA BRISA - PHASE VI
3.00 Acres

ZENO PHILLIPS LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40'
DECEMBER 1996

OWNER/DEVELOPER:
P & B Builders
3706 East 29th Street
Bryan, Texas

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2688