

- GENERAL NOTES**
1. P.U.E. - PUBLIC UTILITY EASEMENT
 2. B-B - BACK TO BACK OF CURB
 3. R.O.W. - RIGHT OF WAY
 4. B.M. - BENCH MARK (MANHOLE)
 5. E.E. - ELECTRICAL EASEMENT
 6. ° - LOT CORNER
 7. O - EXISTING MANHOLE
 8. B.L. - BUILDING LINE (5' SIDE, 10' BACK, FRONT AS NOTED)

**La Brisa
Phase VI**

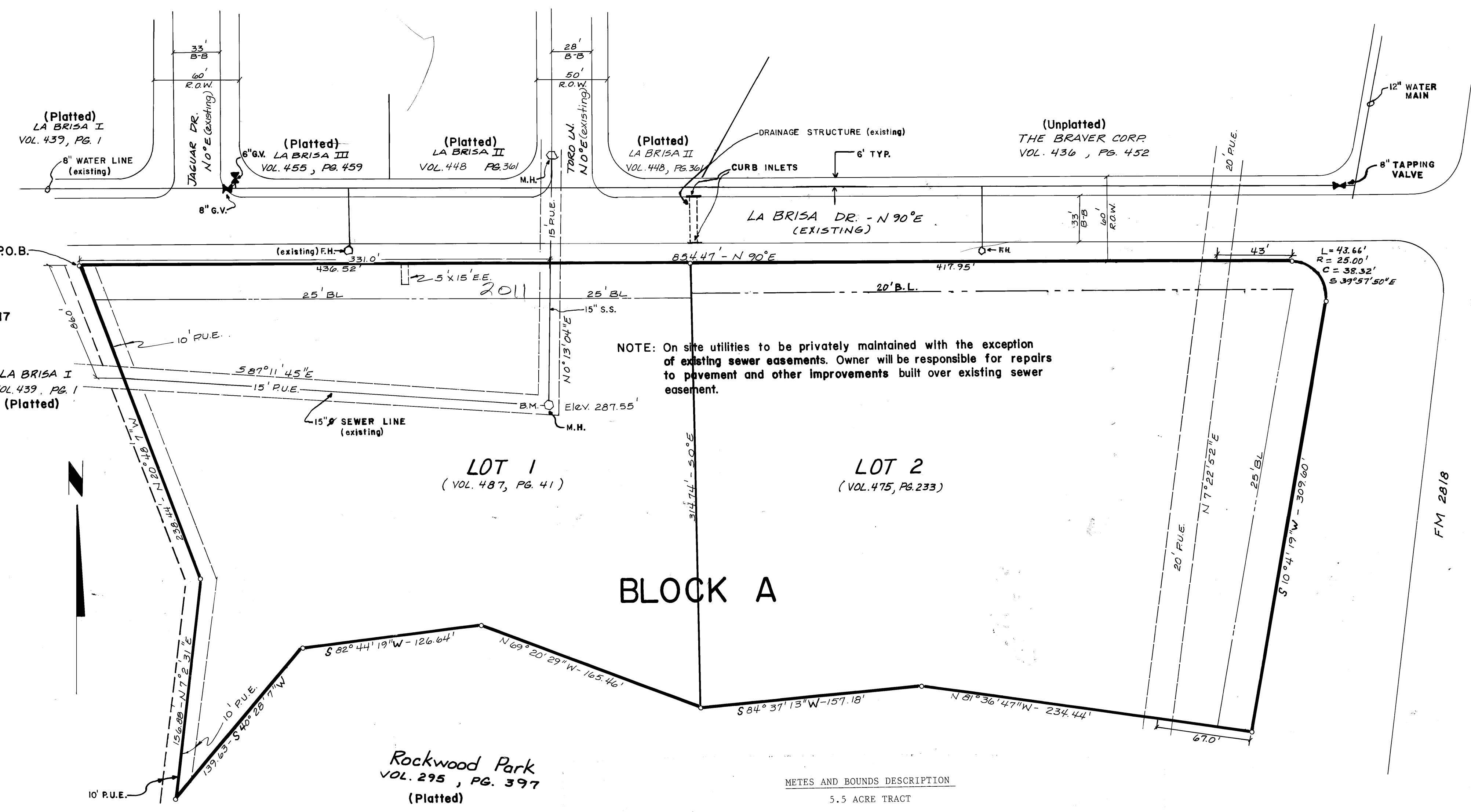
Zeno Phillip League
Brazos County, Texas

JULY 1981 scale: 1" = 50'

OWNED & DEVELOPED BY: CARL THOMPSON PROPERTIES 704 CITIZENS TOWER WACO, TEXAS 76701 (817) 752-5521	PREPARED BY: GALINDO ENGRS & PLANNERS 4103 S. TEXAS AVE. BRYAN, TEXAS 77801 (713) 846-8750
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Area of subdivision - 5.55 acres

FINAL PLAT



NOTE: On site utilities to be privately maintained with the exception of existing sewer easements. Owner will be responsible for repairs to pavement and other improvements built over existing sewer easement.

METES AND BOUNDS DESCRIPTION
5.55 ACRE TRACT
LA BRISA VI
Brazos County, Texas

Being a 5.55 acre tract of land located in the Zeno Phillips League, Abstract No. 45, Brazos County, Texas and being all of a 5.55 acre tract of land conveyed to Don B. Mauro, Trustee and A. Leon Thompson, Jr., Trustee, by The Braver Corporation, as recorded in Volume 475, Page 233 and Volume 487, Page 41, Deed Records, Brazos County, Texas and more properly described as follows:

BEGINNING at the northeasternmost corner of Lot 17, Block H, La Brisa I, as shown in plat recorded in Volume 439, Page 1, Deed Records, Brazos County, Texas,

THENCE N 90° E for a distance of 854.47' along the southern right of way of La Brisa Drive,

THENCE 43.66' along a curve to the right, said curve having the following data: radius 25.00', chord distance 38.32', chord bearing S 39° 57' 50" E, tangent distance 29.83',

THENCE S 10° 4' 19" W along the western right of way of FM 2818 for a distance of 309.60',

THENCE N 81° 36' 47" W for a distance of 234.44',

THENCE S 84° 37' 43" W for a distance of 157.18',

THENCE N 69° 20' 29" W for a distance of 165.46',

THENCE S 82° 44' 19" W for a distance of 126.64',

THENCE S 40° 28' 7" W for a distance of 139.63',

THENCE N 7° 2' 31" E along the common boundary of La Brisa I for a distance of 156.88',

THENCE N 20° 48' 7" W along the boundary with La Brisa I for a distance of 238.44' to the POINT OF BEGINNING containing 5.55 acres approximately.

Owner's Acknowledgment & Dedication

State of Texas
County of Brazos

We, Don B. Mauro, Trustee, and A. Leon Thompson, Jr., Trustee, owners and developers of the land on this plat, and designed herein as La Brisa Phase VI and whose name is subscribed hereto hereby dedicate to the use of the public forever all streets, alleys, marks, water courses, drains, easements and public places thereon shown for the purpose and consideration expressed.

Don B. Mauro, Trustee
A. Leon Thompson, Jr., Trustee

State of Texas
County of Brazos

Before me the undersigned authority, on this day personally appeared Don B. Mauro, and A. Leon Thompson, Jr., known to be the persons whose names are 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 on this 8th day of July, 1981.

DIANE LINN
My Commission Expires 12-8-84
Notary Public, State of Texas

Diane Linn
Notary Public

Certification by Director of Planning

I, Hulert Nelson, Director of Planning of the City of Bryan hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Bryan.

Hulert Nelson
Director of Planning
Bryan, Texas

Approval of the Planning Commission

I, Steve Arden, 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 Planning Commission of the City of Bryan on the 3 day of September, 1981 approved 9/17/81

Steve Arden

Certification of the County Clerk

State of Texas
County of Brazos

I, Frank Boriski, County Clerk in and for said county, do hereby certify that this plat together with certificates of authentication was filed in my office the 13 day of Oct., 1981, in the Deed Records of Brazos County in Volume 498, Page 135

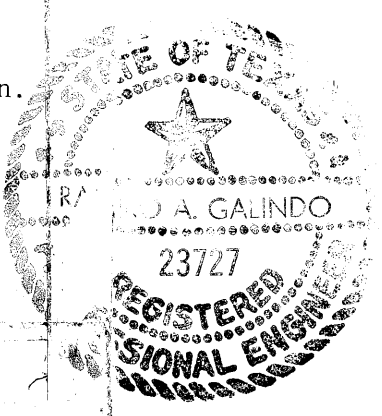
Frank Boriski
County Clerk

Certification by the Engineer

State of Texas
County of Brazos

I, Ramiro A. Galindo, registered professional engineer No. 23727 in the state of Texas, hereby certify that proper engineering consideration has been given this plat and further that this plat is true and correct according to an actual survey made under my supervision.

R. Galindo
Registered Professional Engineer



D
K
P
M

Marjorie Phillips
2003