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OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

We, the VILLA MARIA ROAD 2818 JOINT VENTURE owners and developers of the land shown on this plat, being the tract of land as conveyed to it in the Deed Records of Brazos County in Volume 520, Page 704, and designated herein as the LA BRISA PHASE IX SUBDIVISION 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.

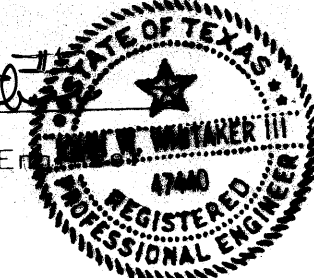
Owner _____

Lienholder Approval _____

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF BRAZOS

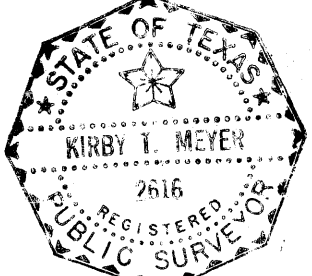
I, John W. Whitaker, III, Registered Professional Engineer No. 47440 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

John W. Whitaker, III
John W. Whitaker, III
Registered Professional Engineer


CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kirby T. Meyer, Registered Public Surveyor No. 2616 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.

Kirby T. Meyer
Kirby T. Meyer
Registered Public Surveyor


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 17th day of FEBRUARY, 1983 and same was duly approved on the 26th day of MARCH, 1983 by said Commission.

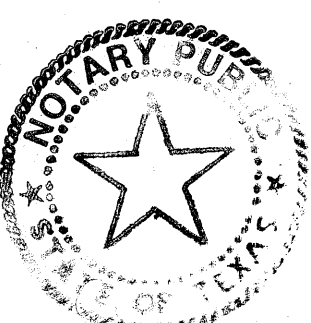
Roger Jackson
Chairman, City Planning Commission
Bryan, Texas

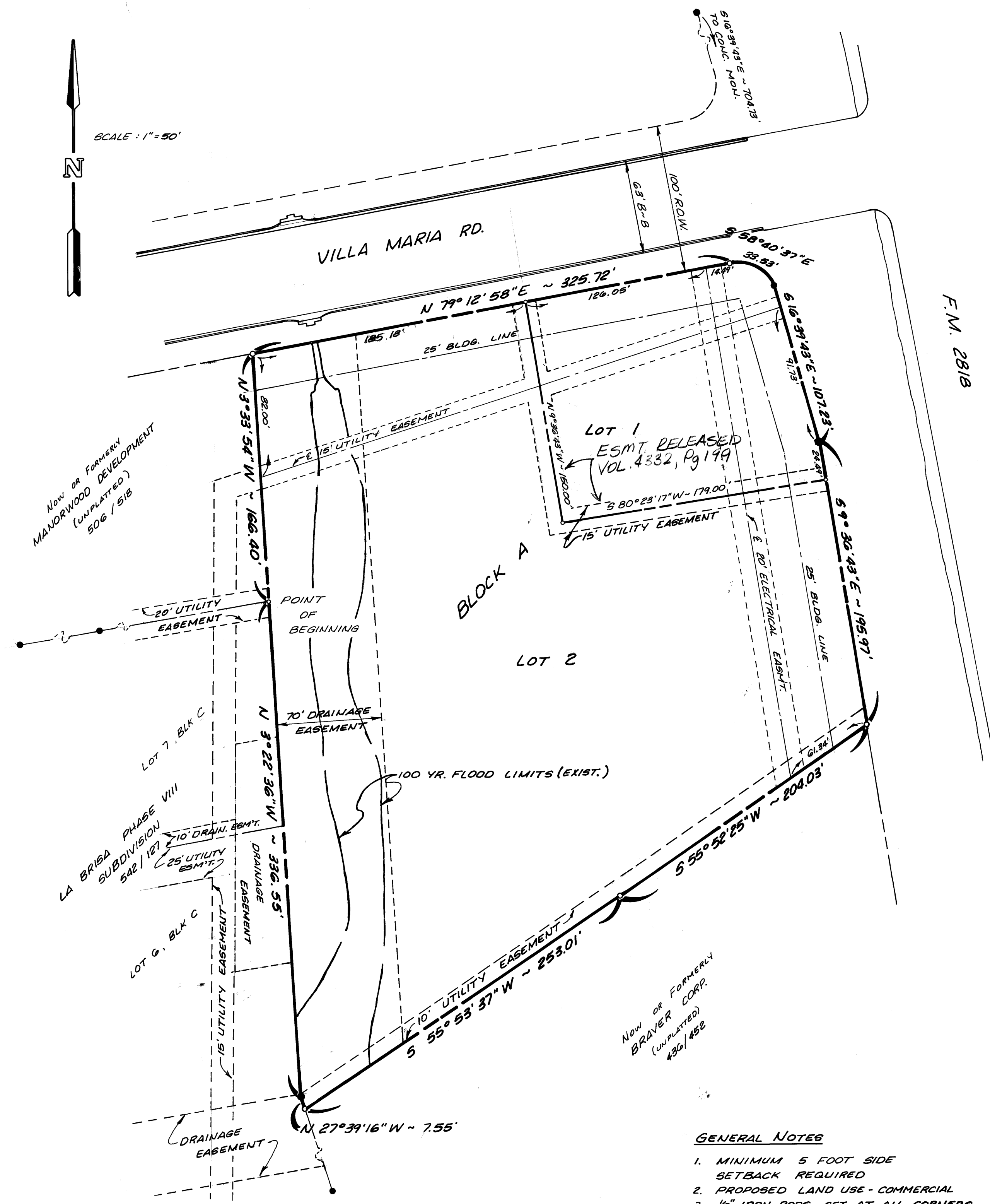
CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriski, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 3 day of March, 1983, in the Deed Records of Brazos County in Volume 597, Page 893.

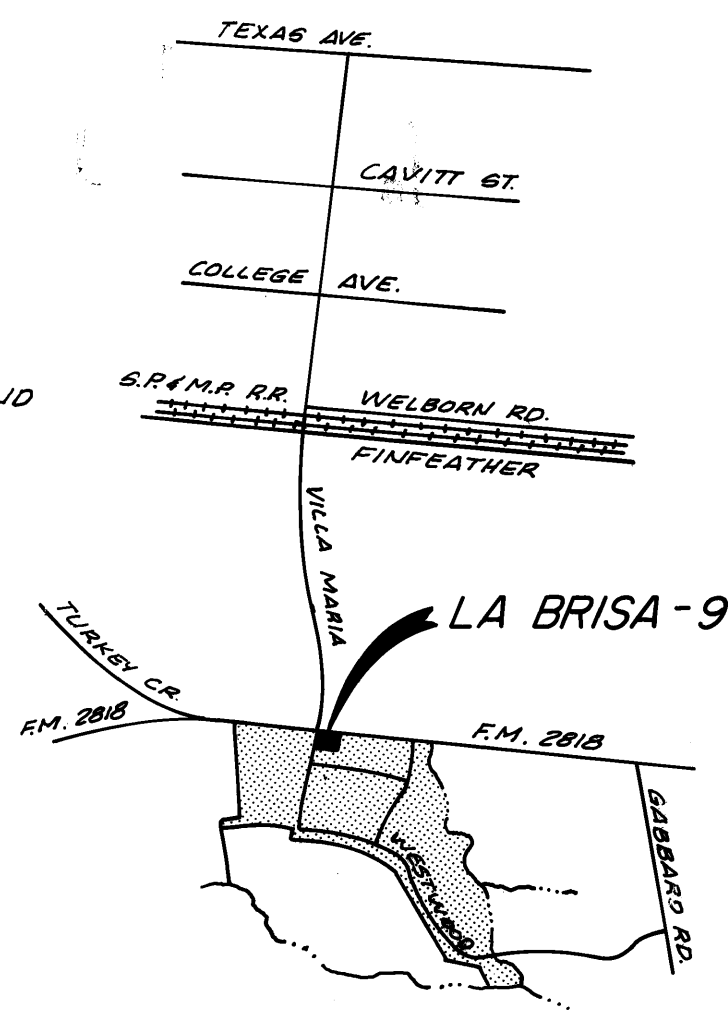
Frank Boriski by Cheryl Simpson
County Clerk, Brazos County, Texas

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 consideration therein stated.
Given under my hand and seal of office this 17 day of FEBRUARY, 1983.

James R. Wood
Notary Public in and for Brazos County, Texas



~ LEGEND ~
● IRON ROD FOUND
○ IRON ROD SET
● CONCRETE MONUMENT FOUND

CURVE DATA
Δ = 84°12'49"
R = 25.00'
T = 22.60'
A = 36.75'
C = 33.53'



METES AND BOUNDS FOR 3.66 ACRES ZENO PHILIPS LEAGUE, ABSTRACT 45 BRAZOS COUNTY, TEXAS

BEING A 3.66 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILIPS LEAGUE, ABSTRACT 45 OF BRAZOS COUNTY, TEXAS AND BEING THE SAME PARCEL OF LAND CONVEYED TO A. LEON THOMPSON, JR., TRUSTEE OF THE VILLA MARIA ROAD/2818 JOINT VENTURE AND RECORDED IN VOLUME 520, PAGE 704 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod set for the northeast corner of Lot 7, Block C of the La Brisa Phase VIII Subdivision as recorded in Volume 542, Page 127 of the Deed Records of Brazos County, Texas.

THENCE N 3° 33' 54" W, 166.40 feet to an iron rod set in the south right of way of Villa Maria Road,

THENCE N 79° 12' 58" E, 325.72 feet along the south right of way line of Villa Maria Road to an iron rod set,

THENCE S 58° 40' 37" E, 33.53 feet along the chord of a curve to the right to an iron rod found in the west right of way of F.M. 2818, said curve having a radius of 25.00 feet,

THENCE S 16° 39' 43" E, 107.23 feet along the west right of way of F.M. 2818 to a concrete monument found,

THENCE S 9° 36' 43" E, 195.97 feet continuing along the west right of way of F.M. 2818 to an iron rod set,

THENCE S 55° 52' 25" W, 204.03 feet to an iron rod set,

THENCE S 55° 53' 37" W, 253.01 feet to an iron rod set in the common line of the La Brisa VIII Subdivision,

THENCE N 27° 39' 16" W, 7.55 feet along the common line of La Brisa VIII to an iron rod found,

THENCE N 3° 22' 36" W, 336.55 feet continuing along the common line of La Brisa VIII to an iron rod and PLACE OF BEGINNING and containing 3.66 acres of land, more or less.

- GENERAL NOTES
1. MINIMUM 5 FOOT SIDE SETBACK REQUIRED
 2. PROPOSED LAND USE - COMMERCIAL
 3. 1/2" IRON RODS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

NOTE:

ON-SITE DRAINAGE DETENTION SYSTEM
The present owners of this property, 2818/Villa Maria Joint Venture, do hereby state that prior to obtaining approval of any site plan for Lot Number Two, (2), contained within La Brisa Phase IX, shall submit to the City of Bryan, Engineering Department, for their review and approval, an On-Site Drainage Detention System to adequately service both Lots Number One (1), and Number Two, (2). This note further certifies that if we (2818/Villa Maria Joint Venture) do not develop Lot Number Two (2), this obligation will transfer to whoever buys and/or develops said Lot Number Two (2).

272483
4-30-83
[Signatures]

FINAL PLAT
LA BRISA PHASE IX
3.66 ACRES
ZENO PHILIPS LEAGUE
ABSTRACT 45
BRAZOS COUNTY TEXAS
PREPARED
FEBRUARY 1983
SCALE
1"=50'
OWNED & DEVELOPED BY:
VILLA MARIA ROAD 2818 JOINT VENTURE
P.O. BOX 44
COLLEGE STATION, TEXAS