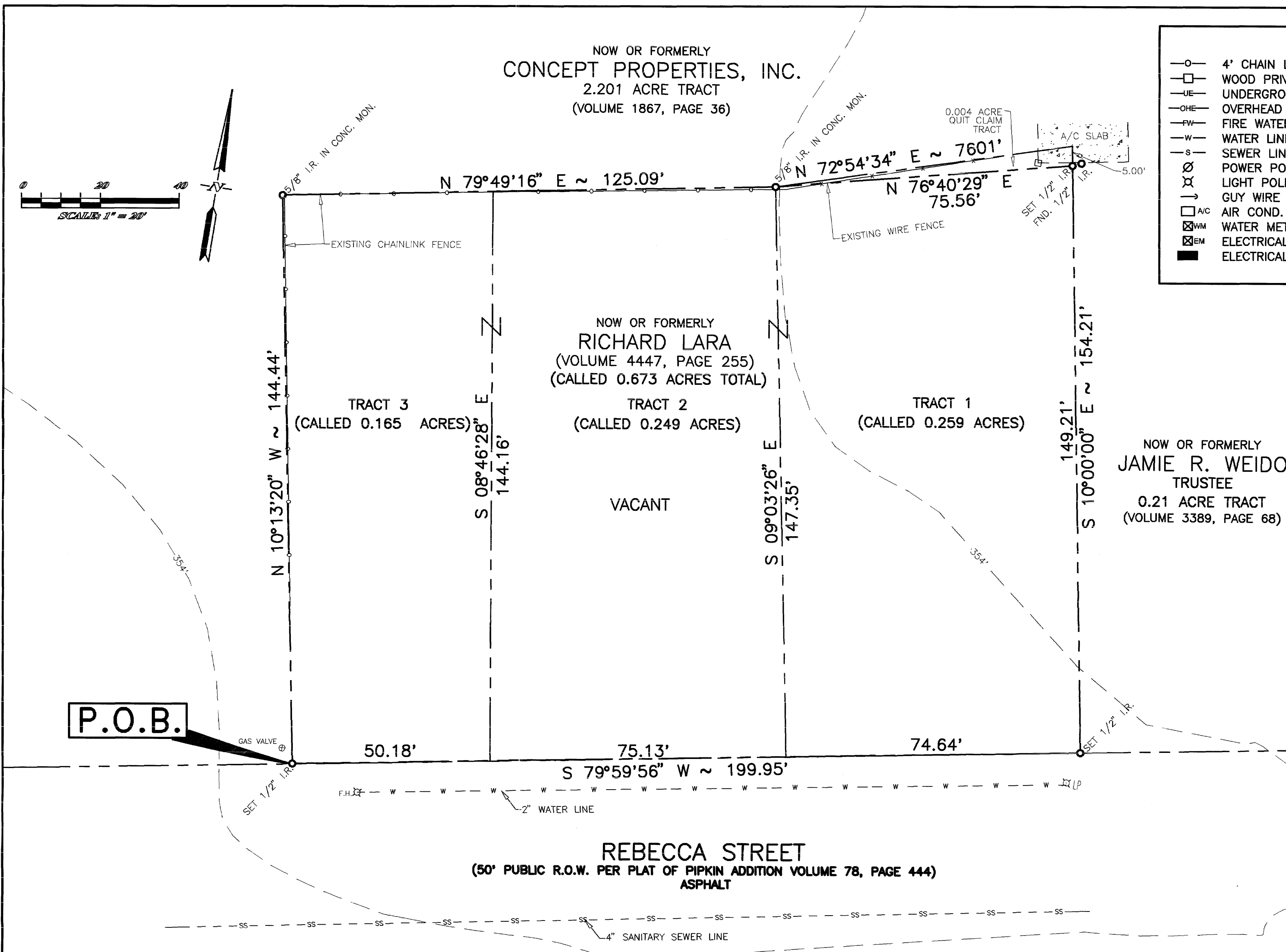
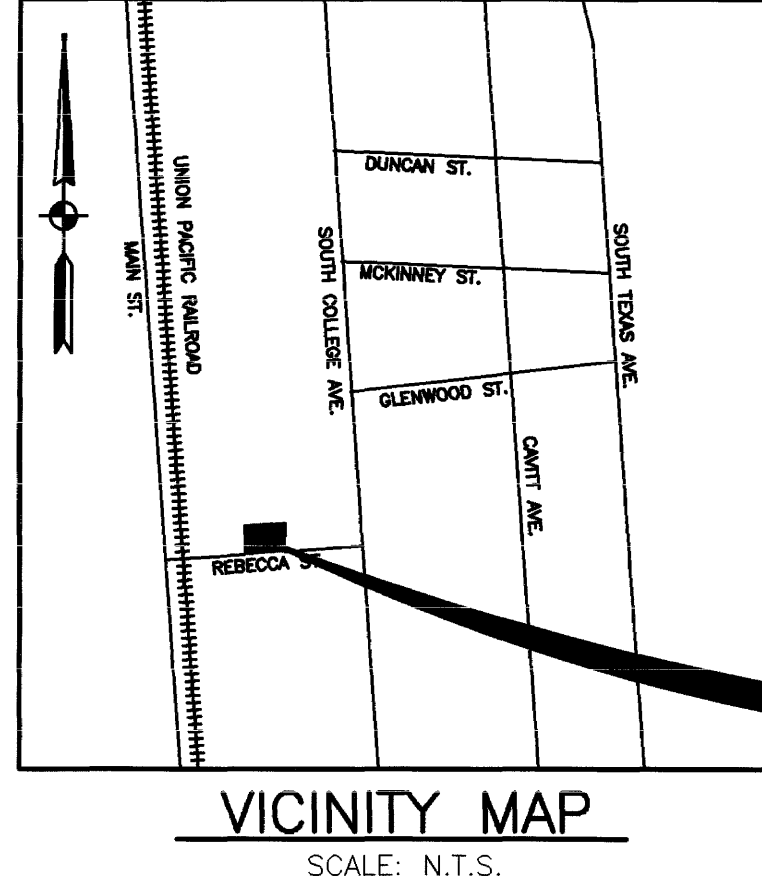


on base 9/6/02 w



SYMBOL LEGEND

—○—	4' CHAIN LINK FENCE	⊗	GAS METER
—□—	WOOD PRIVACY FENCE	⊗	MANHOLE
—UE—	UNDERGROUND ELEC. LINE	○C.C.	CLEANOUT
—OHE—	OVERHEAD ELEC. LINE	⊗FH	FIRE HYDRANT
—FW—	FIRE WATER LINE	⊗TP	TELEPHONE PEDESTAL
—W—	WATER LINE	⊗CATV	CABLE TV PEDESTAL
—S—	SEWER LINE	—	BUILDING SETBACK LINE
—P—	POWER POLE	—	PROPERTY LINE
—L—	LIGHT POLE	—	FIRE LANE
—G—	GUY WIRE ANCHOR	—	EASEMENT LINE
—AC	AIR COND. COMP.	—	STOP SIGN
—WM	WATER METER	—	STREET SIGN
—EM	ELECTRICAL METER	—	BENCHMARK
—ET	ELECTRICAL TRANSFORMER		



- GENERAL NOTES:**
1. THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON FEMA-FIRM COMMUNITY PANEL NO. 48041C0141 C, DATED JULY, 1992.
 2. UTILITIES SHOWN HEREON WERE TAKEN FROM THE CITY OF BRYAN MAPS.
 3. ALL PROPERTY CORNERS ARE 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 4. ALL BUILDING LINES PER SITE DEVELOPMENT REVIEW ORDINANCE (CITY ORDINANCE 819)
 5. BASIS OF BEARING: NORTHEAST LINE OF THE CALLED 0.673 ACRE COMPOSITE TRACT CALLED S 10°00'00" E IN VOLUME 4447, PAGE 255.
 6. CITY OF BRYAN MONUMENT NO. GPS-51, WHICH IS PHYSICALLY MARKED BY A CAP WHICH READS "53", BEARS S 06°07'59" E AT A DISTANCE OF 1413.33 FEET FROM P.O.B.

Metes and bounds description of all that certain 0.669 acre tract or parcel of land, lying and being situated in the Zeno Phillips League, Abstract No.45, Bryan, Brazos County, Texas, and being a portion out of that same called 0.673 composite acre tract, referred to as Tracts 1, 2, and 3, conveyed from Eric Todd to Richard Lara, as described by deed recorded in VOLUME 4447 PAGE 255 of the Official Records of Brazos County, Texas, said 0.669 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set marking the south corner of said called 0.673 acre composite tract, said corner being also an exterior "ell" corner of that same 2.201 acre tract conveyed from George K. Weir, et ux, to Concept Properties, Inc., as described by deed recorded in VOLUME 1897 PAGE 36 of said Official Records, and lying in the northwest right-of-way line of Rebecca Street, as depicted by plat of the Pipkin Addition, as recorded in VOLUME 78 PAGE 444 of the Deed Records of Brazos County, Texas;

THENCE N 10° 13' 20" W - 144.44 feet with the common line between said called 0.673 acre tract and said 2.201 acre tract to a 5/8" iron rod in a concrete monument found for corner;

HENCE N 79° 49' 16" E - 125.09 feet with said common line to a 5/8" iron rod in a concrete monument found for angle point;

THENCE N 76° 40' 29" E - 75.56 feet across said called 0.673 acre tract to a 1/2" iron rod set for corner, and lying in the southwest line of that same called 0.21 acre tract conveyed from Joey Weido to Jamie Weido, Trustee, as described by deed recorded in VOLUME 3389 PAGE 68 of said Official Records. The common north corner of said called 0.673 acre tract and said 0.21 acre tract, in the southeast line of said 2.201 acre tract, bears N 10° 00' 00" W - 5.00 feet, and from said corner a 5/8" iron rod in a concrete monument found for corner of said 2.201 acre tract, bears N 80° 12' 23" E - 151.74 feet;

THENCE S 10° 00' 00" E - 149.21 feet with the northeast line of said called 0.673 acre tract to a 1/2" iron rod set for corner in said Rebecca Street right-of-way line;

THENCE S 79° 59' 56" W - 199.95 feet with said right-of-way line to the PLACE OF BEGINNING and containing 0.669 acres of land.

NOW OR FORMERLY
JAMIE R. WEIDO
TRUSTEE
0.21 ACRE TRACT
(VOLUME 3389, PAGE 68)

NOW OR FORMERLY
CONCEPT PROPERTIES, INC.
2.201 ACRE TRACT
(VOLUME 1867, PAGE 36)

PRELIMINARY PLAN EXISTING CONDITIONS
SCALE: 1" = 20'

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, Richard Lara, owners and developers of 0.669 acres, shown on this plat as conveyed in Volume 4447, Page 255 of the Official Records of Brazos County, Texas, and designated herein as Lot 1, 2, 3 of the LARA Subdivision, in Brazos County, Texas, and whose names are 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.

Richard Lara
Owners

APPROVAL OF THE DEVELOPMENT ENGINEER

I, Linda Huff, P.E., Development Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Linda Huff, P.E.
Development Engineer
City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, 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 25th day of April, 2002, in the Official Records of Brazos County, Texas, in Volume 4782, Page 139.

Witness my hand and official seal, at my office in Bryan, Texas.

Karen McQueen
County Clerk, Brazos County

CERTIFICATE OF PLANNING ADMINISTRATOR

I, JOEY DUNN, Planning Administrator of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the applicable ordinances.

Joey Dunn
Planning Director
City of Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Richard Lara known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 24 day of May, 2002.

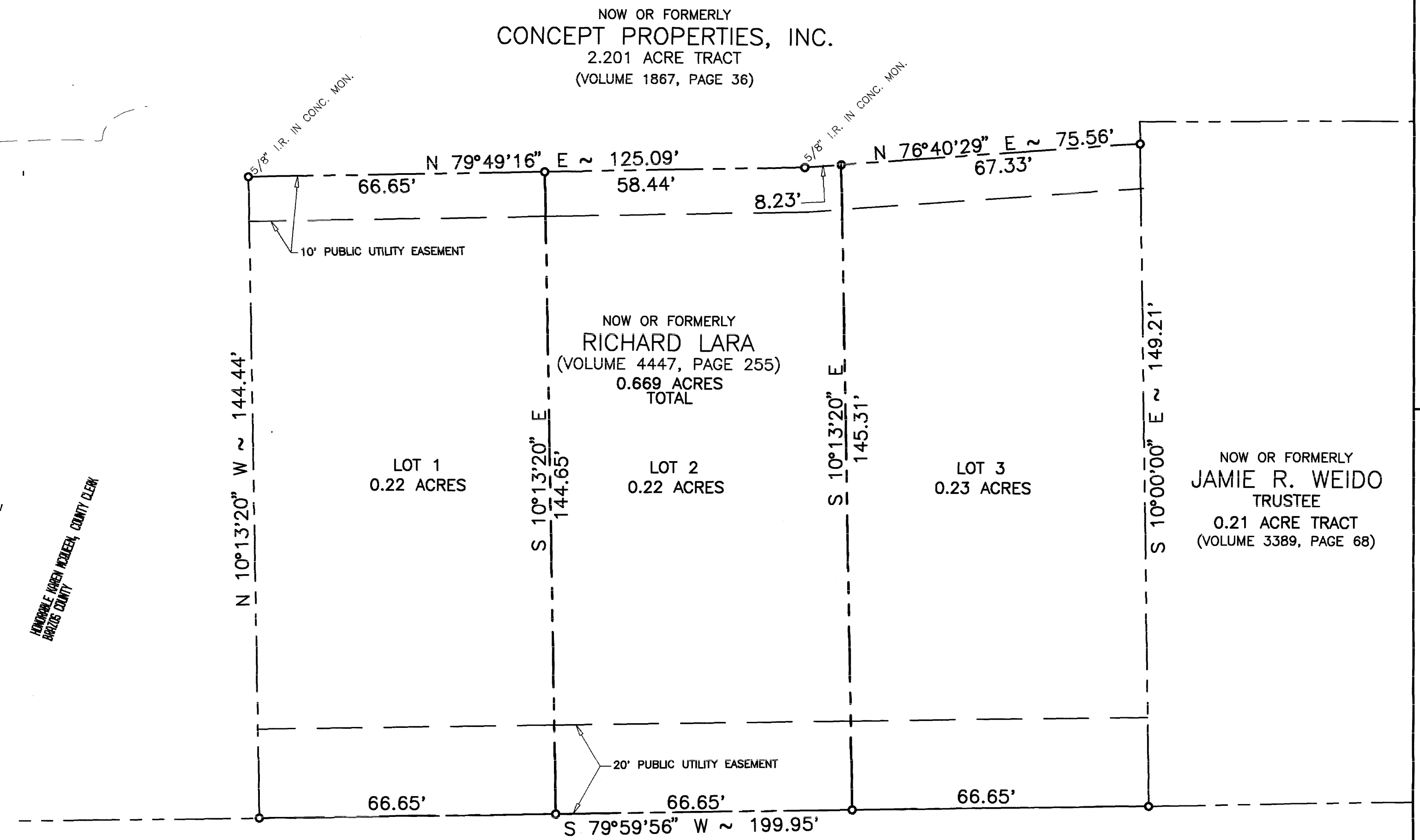
Larry Wells
Notary Public in and for the State of Texas

Printed Name: Larry Wells
My Commission Expires: December 04, 2005

STATE OF TEXAS
COUNTY OF BRAZOS

I, A. W. Kessler, Registered Professional Land Surveyor No. 1852, in the State of Texas, hereby state that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground and that there are no encroachments, conflicts or protrusions, except as shown hereon.

A. W. Kessler
R.P.L.S. No. 1852



REBECCA STREET
(50' PUBLIC R.O.W. PER PLAT OF PIPKIN ADDITION VOLUME 78, PAGE 444)
ASPHALT

FINAL PLAT
SCALE: 1" = 20'

2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840

Ph: (979) 693-5359
Fax: (979) 693-4243

EMAIL: mdgca@mdgca.com
WEB: www.mdgca.com

MUNICIPAL DEVELOPMENT GROUP
ENGINEERS, CONSULTANTS, MANAGERS

THIS DRAWING IS THE PROPERTY OF MUNICIPAL DEVELOPMENT GROUP AND MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNICIPAL GROUP. THIS DRAWING COPY RIGHTED AS OF PROJECT DATE.

REV.	DATE	BY	COMMENT
1	04/20/02	D.H.	REVISED PER CITY COMMENTS
2	04/11/02	D.H.	INITIAL SUBMISSION

PREPARED FOR:
RICHARD LARA
BOX 882
BRYAN, TEXAS 77806
(979) 578-5499

Scale: 1" = 20' File Name: 3529FP01B
Project Date: APRIL 30, 2002
Drawn By: D.H.
Checked By: G.K.T.

FINAL PLAT (WITH PRELIMINARY PLAN) OF THE LARA SUBDIVISION
0.669 ACRES

ZENO PHILLIPS LEAGUE, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000818-3529
SHEET NO. 1 OF 1