

Patricia Place
7.377 Acres
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 7.377 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of the 7.492 acre tract described in the Special Warranty Deed from Jack W. Lester, Jr. as Trustee of the Jack W. Lester, Sr. Testamentary Trust to Patricia G. Lester, recorded in Volume 2446, Page 170, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod set at the north corner of Lot 15, Block 3, Lester's Windover Place 3rd Installation according to the plat recorded in Volume 270, Page 189, of the Deed Records of Brazos County, Texas, same being the west corner of the aforementioned 7.492 acre tract, said iron rod also being in the southeast right-of-way line of Bristol Street;

THENCE N 31° 43' 12" E along the southeast right-of-way line of Bristol Street for a distance of 434.24 feet to a 1/2" iron rod set in the transition curve from Bristol Street to the proposed right-of-way line of East 29th Street, said curve having a radius of 25.00 feet;

THENCE along the proposed southwest right-of-way line of East 29th Street as follows:

Northeasterly along said transition curve for an arc distance of 34.37 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 71° 06' 32" E - 31.73 feet;
S 69° 30' 08" E 228.83 feet to a 1/2" iron rod set in the west corner of a 20' wide right-of-way dedication as shown on the plat of Community Business Center according to the plat recorded in Volume 448, Page 809, of the Deed Records of Brazos County, Texas, (subsequent replat of Lot 1, Block 1, Community Business Center, Volume 1952, Page 17), an east corner of the aforementioned 7.492 acre tract bears N 20° 26' 26" E - 20.00 feet;

THENCE along the common line between the aforementioned 7.492 acre tract and the Replat of Community Business Center (Volume 1952, Page 17) as follows:

S 20° 26' 26" W 328.97 feet to a 1/2" iron rod found, S 81° 10' 51" E 223.00 feet to a 1/2" iron rod found marking the west corner of the 0.506 acre replat tract, continue on for a total distance of 407.60 feet to a 1/2" iron rod found marking the south corner of the said Lot 1, Block 1, same being in the west right-of-way line of Villa Maria Road (100' right-of-way);

THENCE S 05° 37' 19" E along the west right-of-way line of Villa Maria Road, for a distance of 307.40 feet to a 3/8" iron rod concrete monument found marking the northeast corner of a 2.00 acre tract described in the deed to the City of Bryan, Texas, recorded in Volume 249, Page 179, of the Deed Records of Brazos County, Texas;

THENCE S 84° 21' 24" W along the north line of the aforementioned 2.00 acre tract, at a distance of 3.1 feet pass a wood fence post, at a distance of 299.9 feet pass a 3/8" iron rod concrete monument found marking the common corner between the said 2.00 acre tract and Lot 9, Block 3, Lester's Windover Place, 3rd Installation, continue along the north line of said Lot 9, Block 3, for a total distance of 377.30 feet to a 1/2" iron pipe found marking an angle point in the north line of said Lot 9, Block 3, a chain link fence corner bears S 25° E - 0.4 feet;

THENCE N 45° 04' 00" W along the common line between the aforementioned 7.492 acre tract and Block 3, Lester's Windover Place, 3rd Installation, at a distance of 130.25 feet pass a 5/8" iron rod found marking the common corner between Lots 10 and 11, at a distance of 305.1 feet pass a 1/2" iron rod found marking the common corner between Lots 12 and 13, continue on for a total distance of 586.51 feet to the PLACE OF BEGINNING, containing 7.377 acres of land, more or less.

Patricia Place - Right-of-way Dedication
0.116 Acres
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 0.116 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of the 7.492 acre tract described in the Special Warranty Deed from Jack W. Lester, Jr. as Trustee of the Jack W. Lester, Sr. Testamentary Trust to Patricia G. Lester, recorded in Volume 2446, Page 170, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the north corner of the aforementioned 7.492 acre tract, same being at the intersection of the southwest right-of-way of East 29th Street with the southeast right-of-way line of Bristol Street (50' right-of-way);

THENCE S 69° 30' 08" E along the southwest right-of-way line of East 29th Street, for a distance of 245.37 feet to a 1/2" iron rod set at the north corner of a 20' wide right-of-way dedication as shown on the plat of Community Business Center according to the plat recorded in Volume 448, Page 809, of the Deed Records of Brazos County, Texas, (subsequent replat of Lot 1, Block 1, Community Business Center, Volume 1952, Page 17);

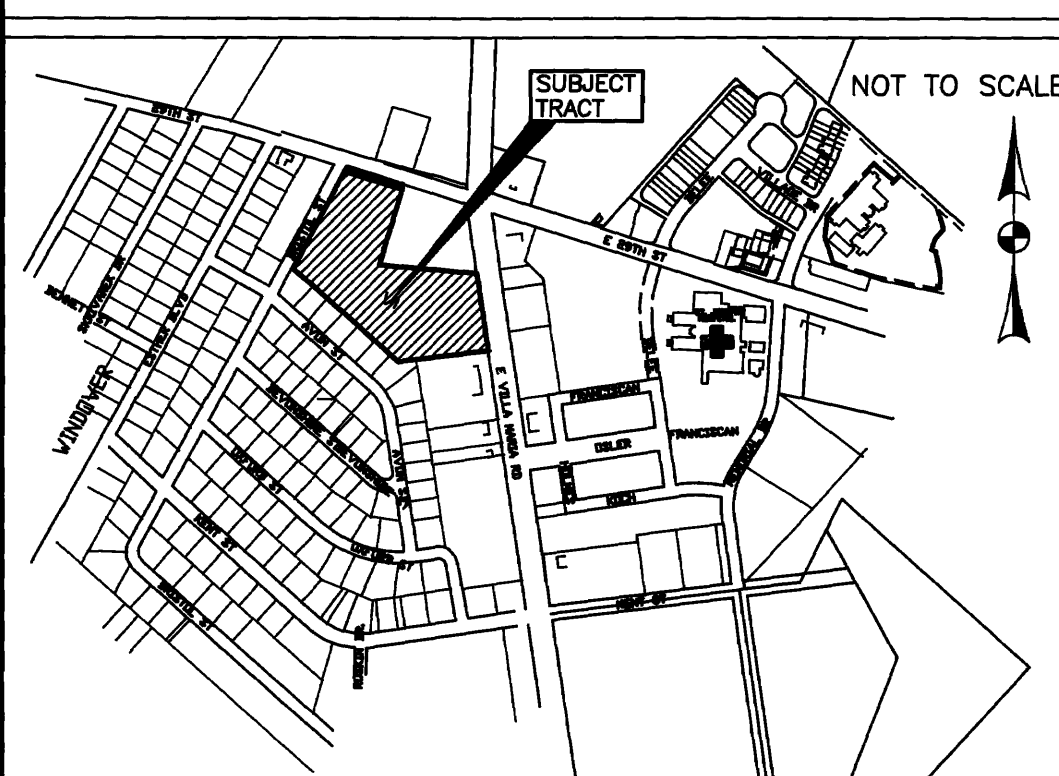
THENCE S 20° 26' 26" W along the northwest line of the aforementioned 20' wide right-of-way dedication, for a distance of 20.00 feet to the 1/2" iron rod set at the north corner of Lot 1, Block 1, Community Business Center;

THENCE N 69° 30' 08" W along the proposed right-of-way line of East 29th Street for a distance of 228.83 feet to a 1/2" iron rod set at the beginning of a transition curve for East 29th Street to Bristol Street, having a radius of 25.00 feet;

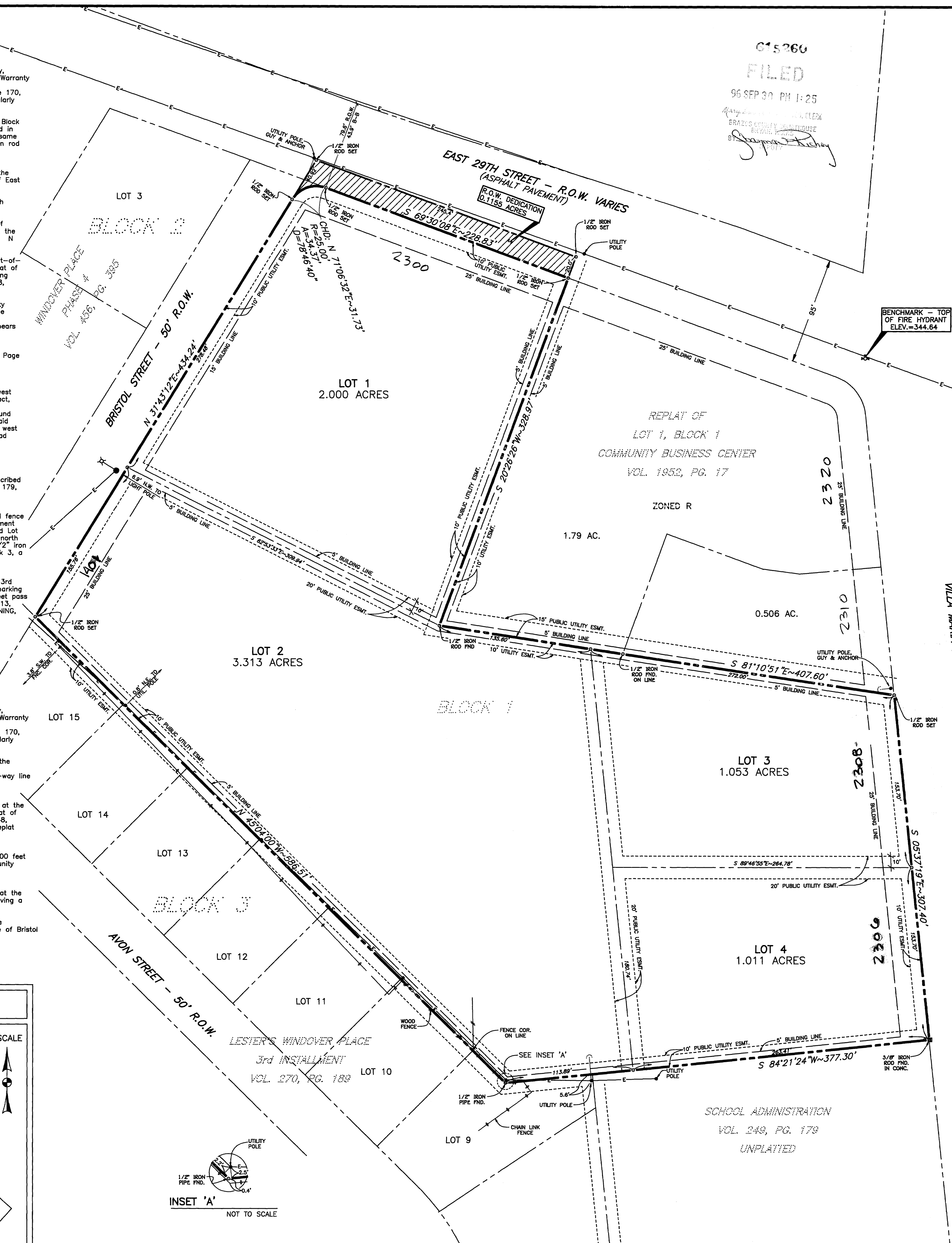
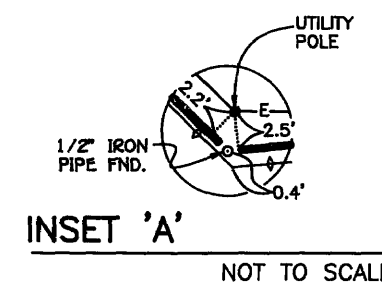
THENCE Southwesterly along said transition curve, for an arc distance of 34.37 feet to a 1/2" iron rod set in the southeast right-of-way line of Bristol Street, the chord bears S 71° 06' 32" W - 31.73 feet;

THENCE N 31° 43' 12" E along the southeast right-of-way line of Bristol Street for a distance of 40.9 feet to the PLACE OF BEGINNING, containing 0.116 acres of land, more or less.

VICINITY MAP



on base of 11/15/95



015260
FILED
96 SEP 30 PM 1:25
S.M. KLING
REGISTERED PROFESSIONAL LAND SURVEYOR
2003



CERTIFICATE OF SURVEYOR
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify 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.
S. M. Kling, R.P.L.S. No. 2003

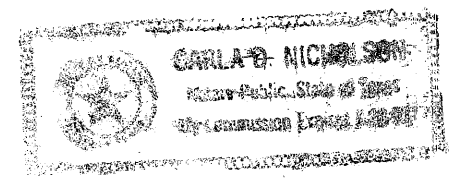
APPROVAL OF THE CITY ENGINEER
I, Bruce Karr, P.E., City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
Bruce Karr, P.E. - City Engineer
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Richard Perkins, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the 14th day of SEPTEMBER 1996.
Richard Perkins
Chairman of the Planning and Zoning Commission
City of Bryan, Texas

CERTIFICATE OF CITY PLANNER
I, Mark L. Smith, 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.
Mark L. Smith
City Planner
City of Bryan, Texas

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS
STATE OF TEXAS
COUNTY OF HARRIS
I, Patricia G. Lester, Owner and Developer of Lots 1-4, Block 1, Patricia Place, shown on this plat, as conveyed in Volume 2446, Page 170, of the Official Records of Brazos County, Texas, and designated herein as Lots 1-4, Block 1, Patricia Place, in the City of Bryan, Texas, Brazos County, 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.

STATE OF TEXAS
COUNTY OF HARRIS
Before me, the undersigned authority, on this day personally appeared Patricia G. Lester, 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 purposes and considerations therein stated.
Given under my hand and seal this 12 day of August, 1996.



Carla D. Nicholson
Notary Public in and for the State of Texas
Printed Name: Carla D. Nicholson
My Commission Expires: 12/31/97

STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Ward, 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, on the 12 day of August, 1996, in the Official Records of Brazos County, Texas, in Volume 2446, Page 170.
Witness my hand and official seal, at my office in Bryan, Texas.

Mary Ann Ward by Barbara Johnson
Mary Ward, County Clerk, Brazos County
Deputy Clerk

- NOTES:
- 1) BASIS OF BEARING IS THE MONUMENTED NORTHEAST LINE OF LESTER'S WINDOVER PLACE 3rd INSTALLMENT VOL. 270, PG. 189 WITH A RECORD BEARING OF N 45°04'00"W.
 - 2) THIS TRACT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0141 C, MAP NO. 48041C0141 C, EFFECTIVE DATE: JULY 2, 1992.
 - 3) A SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE BY LAWYER'S TITLE COMPANY OF BRAZOS COUNTY, OF NO. 515554 LPM, EFFECTIVE DATE: MARCH 15, 1995, TO WIT THE FOLLOWING COMMENTS:
A) CONTAINS NO PLOTTABLE EASEMENTS OR ENCUMBRANCES.
 - 4) TITLE IS VESTED IN PATRICIA G. LESTER ACCORDING TO VOL. 2446, PG. 170.
 - 5) THERE IS A 30' PRIVATE ACCESS EASEMENT RESERVED ACROSS LOT 4 TO PROVIDE ACCESS TO LOT 2. THE EXACT LOCATION TO BE DETERMINED AT THE TIME LOT 4 DEVELOPS.
THE OWNER OF LOT 4 IS REQUIRED TO FILE OF RECORD AN INSTRUMENT EFFECTING THE ABOVE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - 6) THERE WILL INDIVIDUAL ACCESS TO LOTS 3 & 4 FROM VILLA MARIA WITH ACCESS DRIVES BEING NO CLOSER THAN 50' TO THE COMMON LOT LINE.
 - 7) THERE IS A 5' SIDELINE SETBACK.
 - 8) LOTS 1-4 ARE ZONED RETAIL.
 - 9) 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 10) ACCESS TO LOT 1 SHALL BE A "RIGHT TURN IN-RIGHT TURN OUT", AT SUCH TIME THAT A CENTER TURN LANE EXISTS ON E. 29TH STREET, THIS STIPULATION MAY BE REMOVED.

FINAL PLAT
PATRICIA PLACE
7.377 ACRE TRACT
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
PATRICIA G. LESTER
4506 MANDELL
HOUSTON, TEXAS 77006
(713) 247-1927
SCALE: 1"=50' JUNE, 1996
PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212