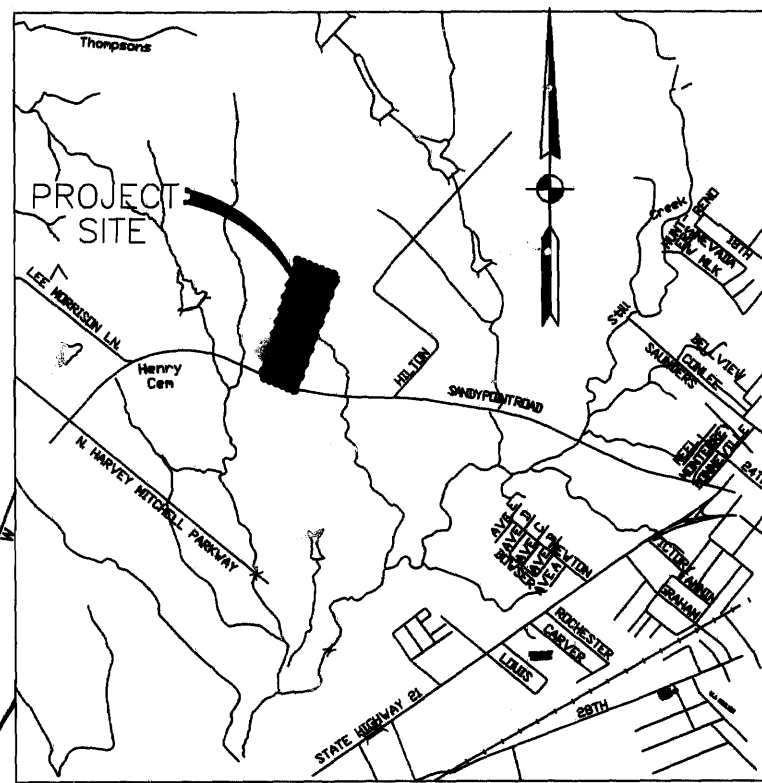
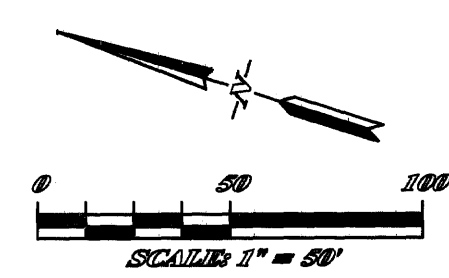


**SYMBOL LEGEND**

○	4' CHAIN LINK FENCE	⊗	GAS METER
□	WOOD PRIVACY FENCE	⊙	MANHOLE
—	UNDERGROUND ELEC. LINE	○	CLEANOUT
—	OVERHEAD ELEC. LINE	⊙	FIRE HYDRANT
—	FIRE WATER LINE	⊗	TELEPHONE PEDESTAL
—	WATER LINE	□	CABLE TV PEDESTAL
—	SEWER LINE	—	CABLE TELEVISION
—	POWER POLE	—	BUILDING SETBACK LINE
—	LIGHT POLE	—	PROPERTY LINE
—	GUY WIRE ANCHOR	—	FIRE LANE
—	AIR COND. COMP.	—	EASEMENT LINE
—	WATER METER	—	STOP SIGN
—	ELECTRICAL METER	—	STREET SIGN
—	ELECTRICAL TRANSFORMER	—	(1 OR 2 LEAF)
		—	BENCHMARK

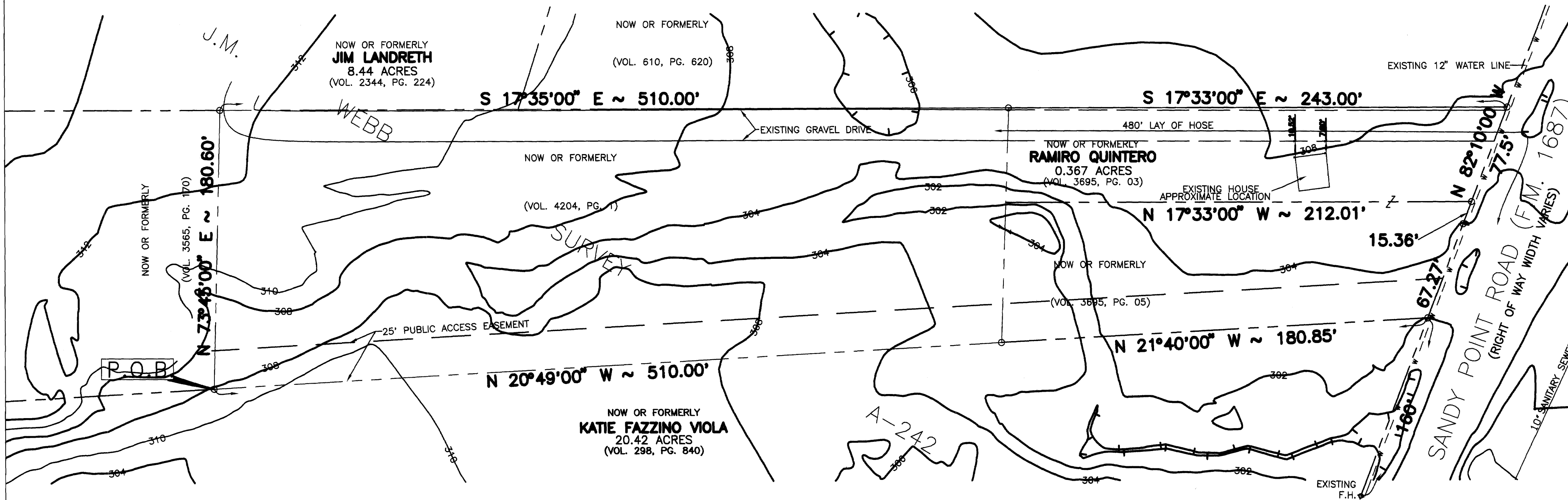


- GENERAL NOTES:**
- THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON FEMA-FIRM COMMUNITY PANEL NO. 48041C0133 C, DATED JULY, 1992.
  - UTILITIES SHOWN HEREON WERE TAKEN FROM THE CITY OF BRYAN MAPS.
  - ALL PROPERTY CORNERS ARE 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - ALL BUILDING LINES PER SITE DEVELOPMENT REVIEW ORDINANCE
  - BASIS OF BEARING: GRID BASED ON TIE TO CITY OF BRYAN MONUMENT #39.

**METES AND BOUNDS DESCRIPTION**  
 OF A  
 2.67 ACRE TRACT  
 J.M. WEBB SURVEY ABSTRACT NO. 242  
 BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all the certain 2.67 acre tract or parcel of land, being comprised of all that certain called 1.94 acre tract, all that certain called 0.367 acre tract and all that certain called 0.352 acre tract, conveyed to Ramiro Quintero as described by deeds recorded in VOLUME 4204, PAGE 1, VOLUME 3695, PAGE 03, and VOLUME 3695, PAGE 05 of the Official Records of Brazos County, Texas, said 2.67 acre tract being more particularly described as follows:

- BEGINNING:** at a 1/2" iron rod found marking the northwest corner of said called 1.94 acre tract;
- THENCE** N 70° 38' 35" E - 179.91 feet with the northwest line of said tract to a 1/2" iron rod found for corner;
- THENCE** S 20° 23' 04" E - 756.16 feet to a 1/2" iron rod set for corner in the northeast right-of-way line of Sandy Point Road;
- THENCE** N 85° 59' 42" W - 92.63 feet with said right-of-way line to a TexDOT standard concrete right-of-way monument found for angle point;
- THENCE** N 81° 38' 35" W - 67.58 feet with said right-of-way line to a 1-1/4" diameter axle found for corner;
- THENCE** N 23° 23' 53" W - 689.59 feet with the southwest line of said tract to the PLACE OF BEGINNING and containing 2.67 acres of land.



**PRELIMINARY PLAN EXISTING CONDITIONS (ORIGINAL DEED CALLS)**  
 SCALE: 1" = 50'

Doc 00789526 Bk DR Vol 4852 Pg 91

Filed for Record in:  
 BRAZOS COUNTY  
 On: Sep 18, 2002 at 08:42A  
 As a  
 Plat  
 Document Number: 00789526  
 Amount: 55.00  
 Receipt Number - 202856  
 By: Susie Cohen

**OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Ramiro Quintero owners and developers of 2.67 acres, shown on this plat, as conveyed in Volume 4852 Page 91 of the Official Records of Brazos County, Texas, and designated herein as Block One, Quintero 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.

*[Signature]*  
 Owners

**APPROVAL OF THE CITY ENGINEER**  
 I, Linda Huff, 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.  
 Linda Huff, P.E., City 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 18 day of September, 2002, in the Official Records of Brazos County, Texas, in Volume 4852 Page 91.  
 Witness my hand and official seal, at my office in Bryan, Texas.  
*[Signature]*  
 Mary Ward, County Clerk, Brazos County

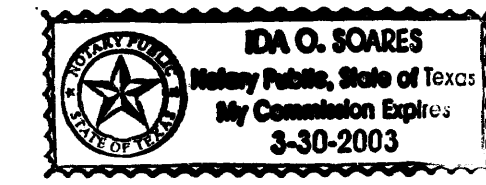
**CERTIFICATE OF PLANNING ADMINISTRATOR**  
 I, JOEY DUNN, of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the applicable ordinances.  
 Planning Administrator  
 City of Bryan, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the said records at:  
 BRAZOS COUNTY  
 as stamped hereon by me.  
 Sep 18, 2002

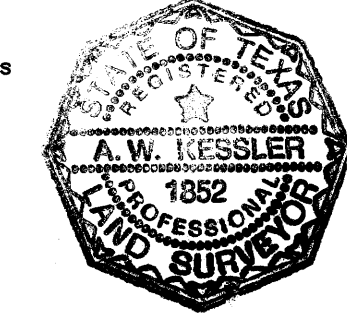
HONORABLE KAREN McQUEEN, COUNTY CLERK  
 BRAZOS COUNTY

Before me, the undersigned authority, on this day personally appeared Ramiro Quintero 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 16th day of September, 2002.

Notary Public in and for the State of Texas  
 Printed Name: INA O. SOARES  
 My Commission Expires: 3-30-2003



**CERTIFICATE OF SURVEYOR**  
 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.  
*[Signature]*  
 A. W. Kessler  
 R.P.L.S. No. 1852



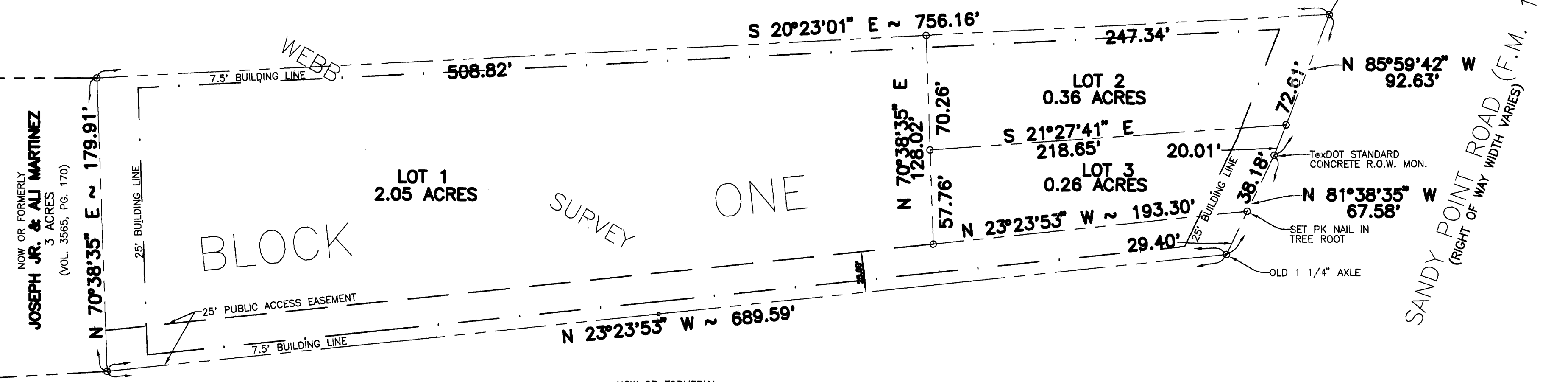
NOW OR FORMERLY  
 DEVAN ENTERPRISES  
 68.81 ACRES  
 (VOL. 610, PG. 620)

NOW OR FORMERLY  
 JIM LANDRETH  
 8.44 ACRES  
 (VOL. 2344, PG. 224)

NOW OR FORMERLY  
 JOSEPH JR. & ALI MARTINEZ  
 3 ACRES  
 (VOL. 3565, PG. 170)

NOW OR FORMERLY  
 KATIE FAZZINO VIOLA  
 20.42 ACRES  
 (VOL. 298, PG. 840)

**BLOCK ONE SURVEY**



**FINAL PLAT**  
 SCALE: 1" = 50'

SURVEYING UNDER DIRECTION OF A.W. KESSLER RPLS

2551 TEXAS AVENUE SOUTH, SUITE A  
 COLLEGE STATION, TX 77840  
 Ph: (979) 683-5359  
 Fax: (979) 683-9243  
 EMAIL: rjdgcs@rdgcs.com  
 WEB: www.rdgcs.com



9/19/02	D.H.	REVISIONS PER CITY STAFF	
7/19/02	D.H.	INITIAL SUBMISSION	
REV.	DATE	BY	COMMENT
PREPARED FOR: RAMIRO QUINTERO JUSTICE OF THE PEACE PRECINCT 5 BRYAN, BRAZOS COUNTY, TEXAS			
SCALE: 1"=50' FILENAME: 3646P01B PROJECT DATETIME: 20, 2002 DRAWN BY: D.H. BOOK: CHECKED BY: G.A.T. PAGE:			

**PRELIMINARY PLAN AND FINAL PLAT OF THE QUINTERO SUBDIVISION**  
 2.67 ACRES  
 J.M. WEBB SURVEY A-242  
 BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP  
 FILE NUMBER  
 000824-3545  
 SHEET NO. 1

ON LAMBDA W/ 7/5/02