

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY

STATE OF TEXAS
I, LOUIS RAMIREZ, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 2493, PAGE 295, AND DESIGNATED HEREIN AS THE ROSA PEÑA SUBDIVISION, BLOCK ONE, LOT ONE 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.

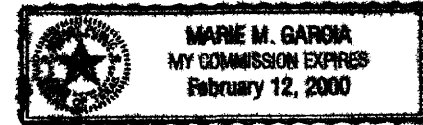
Louis Ramirez
224 MONTERREY ST.
BRYAN, TX.

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS
I, MICHAEL G. HESTER, REGISTERED PROFESSIONAL ENGINEER NO. 69104 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

Michael G. Hester, P.E.
9-17-96

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOUIS RAMIREZ, 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 25th DAY OF September, 1996.



Marie M. Garcia
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, BRAD KERR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502 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 AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

Brad Kerr, R.P.L.S. NO. 4502

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, MARY ANN WARD, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 14 DAY OF September, 1996, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 2743, PAGE 343.

Mary Ann Ward by Barbara Johnson
COUNTY CLERK, BRAZOS COUNTY, TEXAS

Legend:
Property Lines

1.) This tract is currently zoned A-O

CERTIFICATION OF CITY PLANNER

I, THE UNDERSIGNED, 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 THE ORDINANCE.

Mark L. Smith
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING COMMISSION

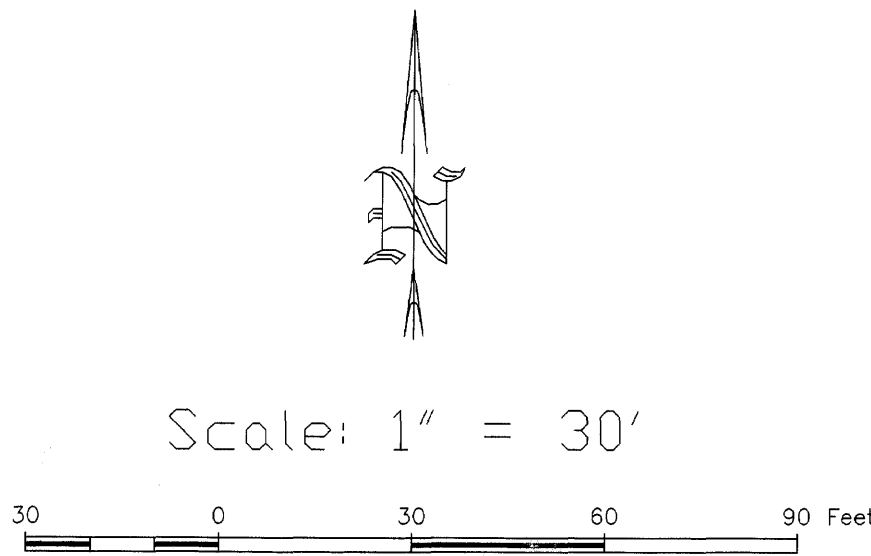
I, THE UNDERSIGNED, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 27th DAY OF March, 1996 AND SAME WAS DULY APPROVED ON THE 5th DAY OF September, 1996 BY SAID COMMISSION.

Chairman, City Planning Commission, Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER

I, THE UNDERSIGNED, 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, BRYAN, TEXAS



METES AND BOUNDS DESCRIPTION
OF A
0.966 ACRE TRACT
J. M. WEBB SURVEY, A-242
BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain tract or parcel of land, lying and being situated in the J. M. Webb Survey, Abstract No. 242, Bryan, Brazos County, Texas. Said tract being the same tract called to contain 1.0 acre of land as described by a Contract of Sale between Louis Ramirez (seller) and Ricardo Pena and wife, Rosa Pena, recorded in Volume 2439, Page 295 of the Official Public Records of Brazos County, Texas. Said tract also being the same tract as described by a Deed from Ben Turner to Pablo Chavira dated September, 1956, recorded in Volume 176, Page 488 of the Deed Records of Brazos County, Texas.

Said tract being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set marking the Southwest corner of said 1.0 acre tract on the Northeast Right-of-Way line of Farm to Market Road No. 1687 (80' R.O.W.) commonly called Sandy Point Road, said iron rod also marking the Southeast corner of a 0.15 acre tract as described by a Deed to Raymundo Pena and wife, Rebecca Pena, recorded in Volume 180, Page 372 of the Deed Records of Brazos County, Texas, for reference, a concrete Right-of-Way marker found, bears: N 75° 17' 00" W for a distance of 389.73 feet, this line was used for bearing orientation, honoring the bearing shown on the Texas Highway Department Final Plans of said F.M. 1687, as acquired from the Texas Highway Department in Bryan, Texas;

THENCE: S 75° 17' 00" E along said Right-of-Way line for a distance of 74.11 feet to a concrete Right-of-Way marker found marking the beginning of a non-tangent Curve to the Left and having a radius of 2826.02 feet;

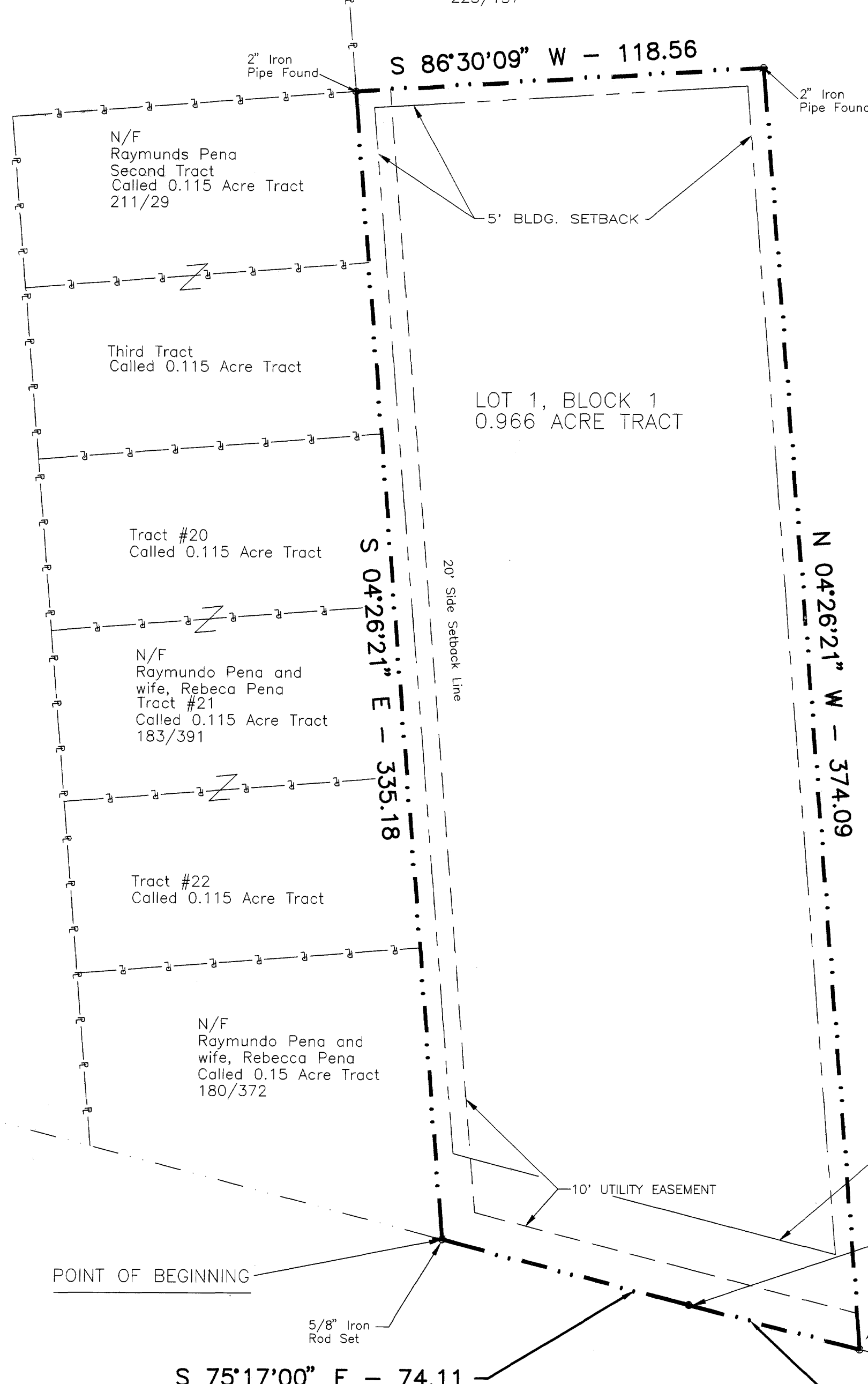
THENCE: along said Curve through a Central Angle of 01° 02' 23" for an Arc Length of 51.28 feet to a 5/8 inch iron rod set marking the Southeast corner of this tract and the most Southern Southwest corner of a called 20 acre tract as described by a Deed from Joe G. Hanover, et ux, to Mike J. Viola, recorded in Volume 225, Page 137 of the Deed Records of Brazos County, Texas, said 20 acre tract also being described by a Deed from Ben Turner to Joe G. Hanover, et ux, recorded in Volume 207, Page 617 of the Deed Records of Brazos County, Texas, the Chord for this curve bears: S 75° 37' 14" E for a distance of 51.28 feet;

THENCE: N 04° 26' 21" W along the common line of this tract and said 20 acre tract, at 0.61 feet pass an iron stake found, continue on for a total distance of 374.09 feet to a 2 inch iron pipe found marking the Northeast corner of this tract and an interior Southwest corner of said 20 acre tract;

THENCE: S 86° 30' 09" W for a distance of 118.56 feet to a 2 inch iron pipe found marking an interior Southwest corner of said 20 acre tract and the Northeast corner of a called 0.115 acre tract, being the Second Tract described by a Deed from Ben Turner to Raymundo Pena, dated April, 1961, recorded in Volume 211, Page 29 of the Deed Records of Brazos County, Texas;

THENCE: S 04° 26' 21" E parallel to the East line of this tract for a distance of 335.18 feet to the POINT OF BEGINNING, containing 0.966 of an acre of land as surveyed on the ground, December, 1995.

Brad Kerr
Registered Professional
Land Surveyor No. 4502



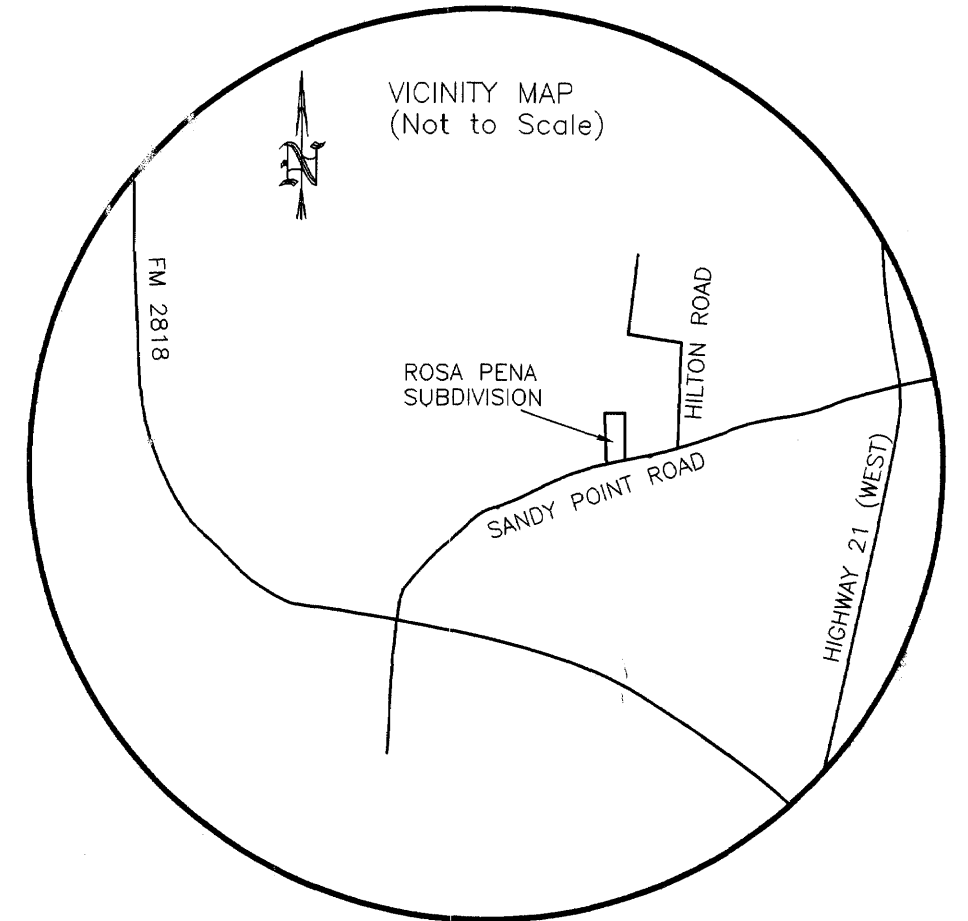
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BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS

ALL LOTS ARE OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 48041C0129 C, EFFECTIVE DATE JULY 2, 1992.



GENERAL NOTES:

- 1. ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5.
2. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
3. PARKLAND DEDICATION REQUIREMENTS WILL BE MET BY A PAYMENT OF MONEY IN LIEU OF LAND.
4. MONUMENTS FOUND AND RECORD BEARING ORIENTATION HONOR THE BEARINGS SHOWN ON THE TXDOT FINAL PLANS OF SAID F.M. 1687.
5. ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE, AND ALL CORNERS OF BOUNDARY LINES OF THE SUBDIVISION SHALL BE MARKED BY A 5/8" IRON ROD SET IN CONCRETE.
6. ALL LOT CORNERS WILL BE MARKED WITH 5/8" IRON RODS.
7. A SIDEWALK CONSTRUCTION VARIANCE WAS APPROVED BY THE PLANNING AND ZONING COMMISSION SEPTEMBER 5, 1996.

FINAL PLAT
OF THE
ROSA PEÑA SUBDIVISION
BLOCK ONE LOT ONE
0.966 ACRE TRACT
J. M. WEBB SURVEY, A-242
BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 1996 SCALE: 1"=30'

OWNER & DEVELOPER:
LOUIS RAMIREZ
224 MONTERREY STREET
BRYAN, TX
(409)823-7171

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TX 77840
(409)693-1100

SURVEYED BY:
KERR SURVEYING COMPANY
505 CHURCH STREET
COLLEGE STATION, TX 77841
(409)268-3195

on balance to