

FIELD NOTES
23.599 ACRE TRACT

Being all that certain tract or parcel of land, lying and being situated in the ZENO PHILLIPS SURVEY, A-45 in Brazos County, Texas and being all of the 10.435 acres of land conveyed to the City of Bryan by deed recorded in Volume 1101, Pages 36 and 44; and also being all of the 13.164 acres of land conveyed to the Bryan Independent School District by deed recorded in Volume 1101, Pages 33 and 44 of the Official Records of Brazos County, Texas and being more particularly described by notes and bounds as follows:

BEARING: at a 1/2-inch iron rod found marking the most easterly corner of the said 10.435 acre City of Bryan tract, said iron rod also being in the northwest line of the proposed Villa Maria Road Right-of-Way;

THENCE: N 43° 44' 39" W along the common line of the said City of Bryan 10.435 acre tract and the Ramiro A. Galindo 5.366 Acre Tract as recorded in Volume 1101, Page 36 of the Official Records of Brazos County, Texas, for a distance of 849.42 feet to a 1/2-inch iron rod found for corner;

THENCE: N 43° 50' 50" E for a distance of 1243.54 feet along the most northwesterly property line of the aforementioned City of Bryan and Bryan Independent School District Tracts to a 1/2-inch iron rod found in the centerline of an un-named tributary of Turkey Creek;

THENCE: along the centerline of said tributary as follows:
S 36° 35' 58" E for a distance of 141.83 feet,
S 87° 18' 09" E for a distance of 114.94 feet,
S 60° 26' 09" E for a distance of 47.49 feet,
N 85° 26' 18" E for a distance of 32.95 feet,
S 20° 31' 09" E for a distance of 56.89 feet,
S 20° 21' 44" E for a distance of 55.84 feet,
S 45° 10' 31" E for a distance of 36.92 feet,
S 71° 40' 32" E for a distance of 46.47 feet and
S 39° 25' 23" E for a distance of 114.36 feet to a 1/2-inch iron rod found for corner, said iron rod being in the said northwest Right-of-Way of Villa Maria Road;

THENCE: S 18° 45' 28" W along said Villa Maria line for a distance of 181.28 feet to a 1/2-inch iron rod found for corner;

THENCE: S 28° 45' 07" W continuing along said Villa Maria line for a distance of 689.79 feet to a 1/2-inch iron rod found for corner;

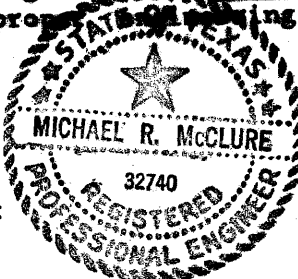
THENCE: S 43° 17' 33" W for a distance of 514.25 feet to the POINT OF BEGINNING and containing 23.599 acres of land, more or less.

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that preparation of this plat in consideration has been given this plat.

Michael R. McClure 4/6/89
Registered Professional Engineer

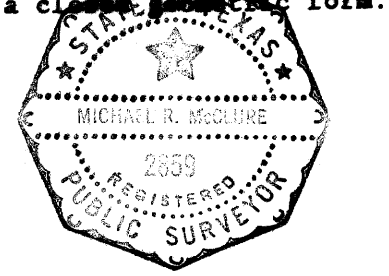


CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Public Surveyor No. 2859 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 notes and bounds describing said subdivision will describe a clear and certain form.

Michael R. McClure 4/6/89
Registered Public Surveyor



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

The CITY OF BRYAN, owner and developer of the part of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County in Volume 1101, Pages 36 and 44, and designated herein as LOT 1, Block One, VILLA MARIA WEST in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicates 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.

Mariano Jato
Owner

Title: Mayor - City of Bryan

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, 19____.

Notary Public in and for Brazos County, Texas
Printed Name: _____ My term expires: _____

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

The BRYAN INDEPENDENT SCHOOL DISTRICT, owner and developer of part of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County in Volume 1101, Pages 33 and 44, and designated herein as LOT 2, Block One, VILLA MARIA WEST in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicates 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.

Robert L. Winters
Owner

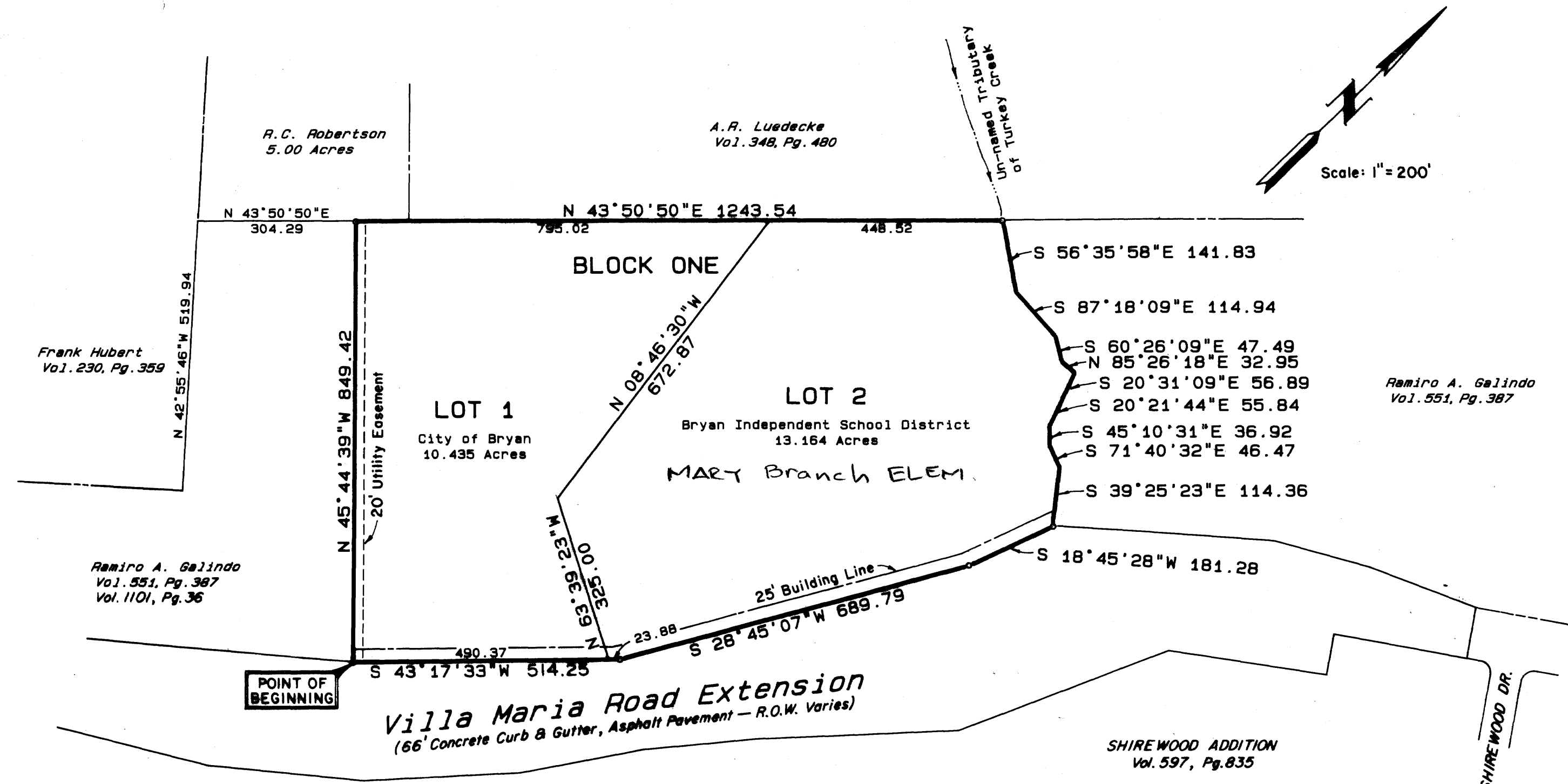
Title: President - Board of Trustees

STATE OF TEXAS
COUNTY OF BRAZOS

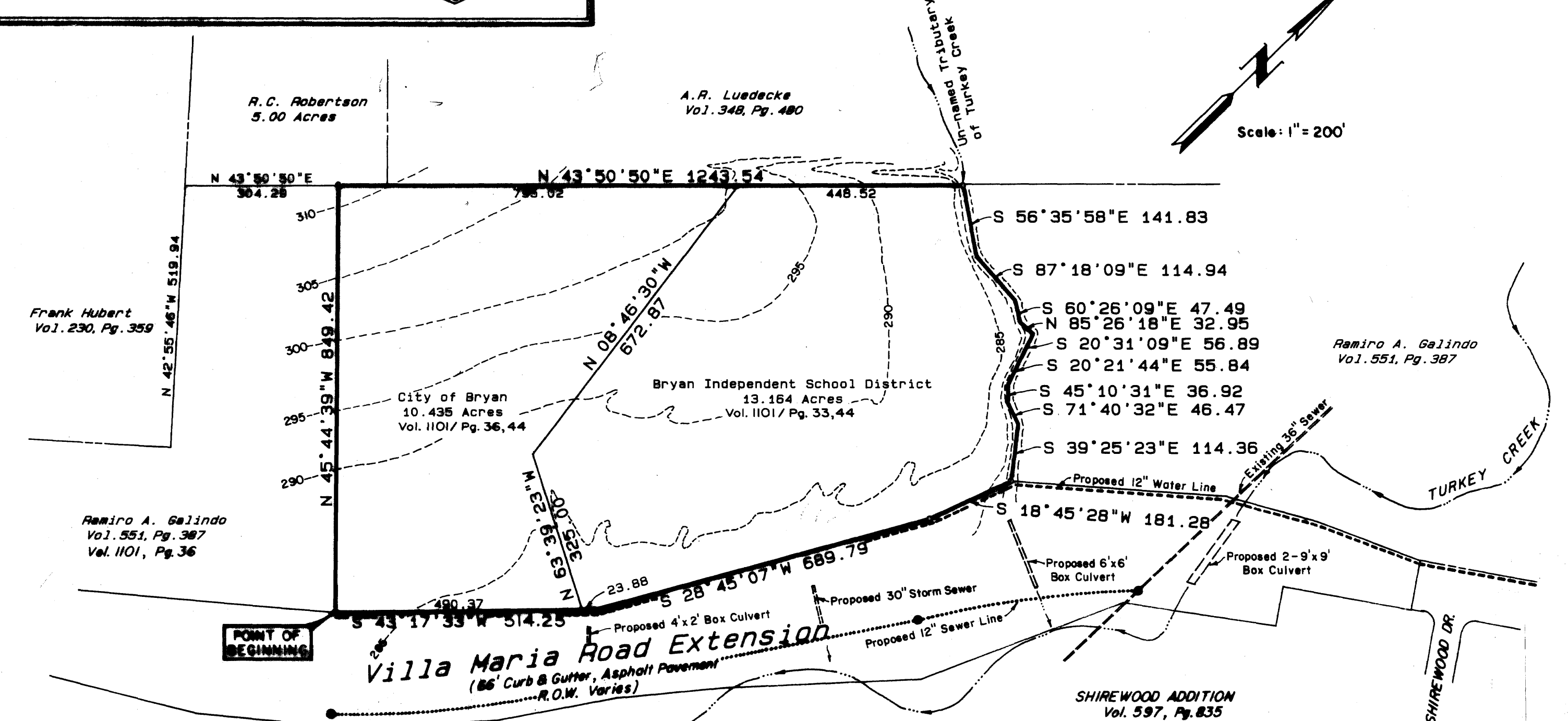
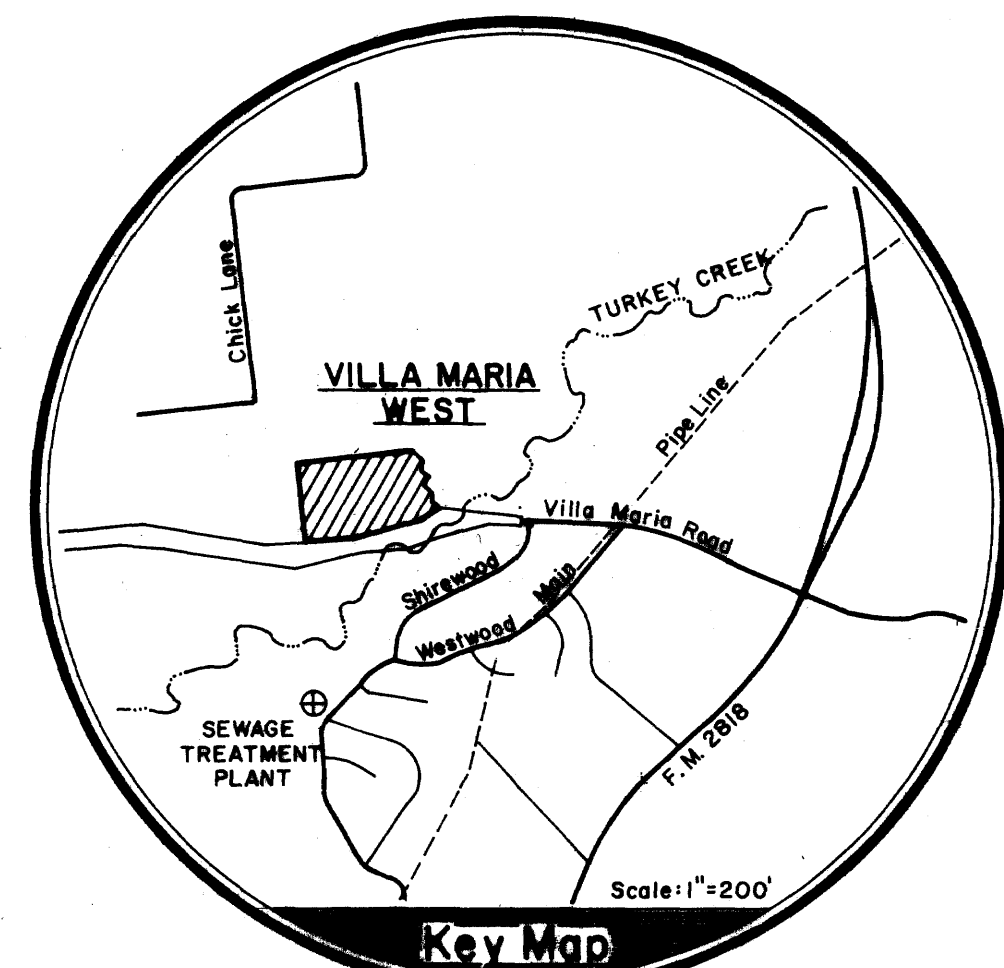
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 2 day of May, 1989.

Margaret Cullen
Notary Public in and for Brazos County, Texas
Printed Name: Margaret Cullen My term expires: 7-31-92



Final Plat



Pre-platted Condition

FILED
69 JUL 28 AM 11:21
Candy Cebrian
430705

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriskie, 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 28 day of July, 1989, in the Deed Records of Brazos County in Volume 1132, Page 4515.

Frank Boriskie By Karen McGowan
County Clerk, Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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 this ordinance.

[Signature]
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, ED WAGONER, 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 15th day of MARCH, 1989, and same was duly approved on the 6th day of APRIL, 1989, by said Commission.

Ed Wagoner
Chairman, City Planning Commission
Bryan, Texas

APPROVAL OF THE CITY ENGINEER:

I, the undersigned, 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.

[Signature]
City Engineer, Bryan

GENERAL NOTES:

1. PROPOSED LAND USE: Lot 1 - Public Park Facility
Lot 2 - Public School Facility
2. ORIGIN OF BEARING SYSTEM: The record calls for the boundaries as identified in the LA BRISA PHASE I Subdivision Plat recorded in Volume 439, Page 1 of the Deed Records were used as the basis of bearing for this plat.
3. Regulatory flood hazard boundaries have not been established in the area of this property. There is, however, special flood hazard information available on nearby Turkey Creek prepared for the City of Bryan by the U.S. Army Corps of Engineers dated December, 1975.
4. Unless otherwise indicated, the minimum sideyard and rear building setback requirement is 5.0'.
5. 1/2-inch iron rods are set at all property corners.
6. Compliance with the current City of Bryan Stormwater Management Ordinance will be addressed with the Architect's Site Plan layout and Grading Plan submittal.

FINAL PLAT

VILLA MARIA WEST

ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 1989
23.599 ACRES

Owners:
CITY OF BRYAN
P.O. BOX 1000
BRYAN, TEXAS

Engineer & Surveyor:
McCLURE ENGINEERING, INC.
1722 BROADMOOR DRIVE
BRYAN, TEXAS

59.2950