



**OWNER'S ACKNOWLEDGEMENT & DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, THE BRAVER CORPORATION

OWNERS AND DEVELOPERS OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS LA BRISA PHASE VII 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 EXPRESSED.

*Christina M. Parker, Notary*  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIANE LINN, KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 14 DAY OF JUNE 1982.

*Diane Linn*  
Notary Public, State of Texas

**CERTIFICATION BY DIRECTOR OF PLANNING**

I, Hubert Nelson, DIRECTOR OF PLANNING OF THE CITY OF BRYAN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

*Hubert Nelson*  
DIRECTOR OF PLANNING  
BRYAN, TEXAS

**APPROVAL OF THE PLANNING COMMISSION**

I, FRANK MURPHY, 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 PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 17TH DAY OF JULY 1982, AND SAME WAS DULY APPROVED ON THE 15TH DAY OF JULY 1982, BY SAID COMMISSION.

*Frank Murphy*  
CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Bonache, COUNTY CLERK IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 16 DAY OF Sept, 1982, IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 540, PAGE 347.

*Frank Bonache*  
COUNTY CLERK

**CERTIFICATION BY THE ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, R.A. GALINDO, REGISTERED PROFESSIONAL ENGINEER NO. 23727 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT AND FURTHER THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY.

*R.A. Galindo*  
REGISTERED PROFESSIONAL ENGINEER

THE BRAVER CORPORATION VOL. 436, PG. 428 (UNPLATTED)

THE BRAVER CORPORATION VOL. 436, PG. 428 (UNPLATTED)

THE BRAVER CORPORATION VOL. 436, PG. 428 (UNPLATTED)

I 25°00'00"  
R 1854.28'  
C 802.68'  
T 411.09'  
LA 809.08'  
BRG N 66°42'58" E

I 91°50'42"  
R 25.00'  
C 35.92'  
T 25.82'  
LA 40.07'  
BRG N 56°41'07" W

I 23°10'35"  
R 1754.28'  
C 704.79'  
T 359.73'  
LA 709.62'  
BRG S 65°48'16" W

I 10°45'44"  
R 1562.44'  
C 293.05'  
T 147.17'  
LA 293.48'  
BRG N 5°22'52" W

I 10°45'44"  
R 1622.44'  
C 304.31'  
T 152.83'  
LA 304.75'  
BRG S 5°22'52" E

I 52°03'17"  
R 25.00'  
C 21.94'  
T 12.21'  
LA 22.71'  
BRG S 28°11'13" W

MANORWOOD DEV. CORP.  
GARY GUEST  
WILLIAM LERO  
VOL. 506, PG. 518  
(UNPLATTED)

MANORWOOD DEV. CORP.  
GARY GUEST  
WILLIAM LERO  
VOL. 506, PG. 518  
(UNPLATTED)

LA BRISA V-A  
VOL. 498, PG. 145  
(PLATTED)

LA BRISA IV  
VOL. 468, PG. 369  
(PLATTED)

LA BRISA III  
VOL. 455, PG. 459  
(PLATTED)

THE BRAVER CORPORATION (UNPLATTED) VOL. 436, PG. 428

PROPOSED DRAINAGE STRUCTURE

APPROXIMATE PAVEMENT LOCATION

PROPOSED DRAINAGE STRUCTURE

FM 2818

I 84°12'49"  
R 25.00'  
C 33.53'  
T 22.60'  
LA 36.75'  
BRG N 58°40'37" W

**METES AND BOUNDS DESCRIPTION**

6.58 ACRE TRACT  
Brazos County, Texas

Being all that certain tract or parcel of land, lying and being situated in the Zeno Phillips League, Abstract No. 43, Brazos County, Texas, and being a portion of a 206.71 acre tract of land conveyed to the Braver Corporation, Inc., by R.A. Galindo, Trustee, as recorded in Volume 436, Page 428 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at the northwesternmost corner of Lot 18, Block B, La Brisa IV, as platted and recorded in Volume 468, Page 369 of the Deed Records of Brazos County, Texas;

- THENCE N 87° 50'34" W for a distance of 60.00';
- THENCE N 2°9' 26" E for a distance of 558.16';
- THENCE N 54° 12'58" E for a distance of 218.62';
- THENCE along a curve to the right having the following characteristics: radius-1854.28', chord bearing-N 66° 42'58" E, chord length- 802.68', length along the curve- 809.08';
- THENCE N 39° 12'58" E for a distance of 867.27';
- THENCE along a curve to the left having the following characteristics: radius 25.00', chord bearing - N 31° 19'23" E, chord length - 37.10', length along the curve-41.80';
- THENCE S 16° 34'12" E for a distance of 150.77';
- THENCE along a curve to the left having the following characteristics: radius - 25.00', chord bearing - N 58° 40' 37" W, chord length-33.53', length along the curve-36.75';
- THENCE S 79° 12'58" W for a distance of 827.50';
- THENCE along a curve to the left with the following characteristics: radius -25.00', chord bearing-S 34° 13'37" W, chord length-35.53', length along the curve - 39.26';
- THENCE S 10° 45'44" E for a distance of 200.61';

- THENCE along a curve to the right having the following characteristics: radius - 1622.44', chord bearing - S 5° 22'52" E, chord length - 304.31', length along the curve - 304.75';
- THENCE S 0°00'00" W for a distance of 550.00';
- THENCE N 90° 00'00" W for a distance of 60.00';
- THENCE N 0° 00' 00" E for a distance of 550.00';
- THENCE along a curve to the left having the following characteristics: radius - 1562.44', chord bearing - N 5° 22'52" W, chord length - 293.05', length along the curve - 293.48';
- THENCE N 10° 45'44" W for a distance of 199.69';
- THENCE along a curve to the left having the following characteristics: radius - 25.00', chord bearing - N 56° 41'07" W, chord length - 35.92', length along the curve - 40.07';
- THENCE along a curve to the left having the following characteristics: radius - 1754.28', chord bearing - S 65° 48' 16" W, chord length - 704.79', length along the curve - 709.62';
- THENCE S 54° 12'58" W for a distance of 208.30';
- THENCE along a curve to the left having the following characteristics: radius - 25.00', chord bearing - S 28° 11'13" W, chord length - 21.94', length along the curve - 22.71';
- THENCE S 2° 09'26" W for a distance of 465.93' to the POINT OF BEGINNING, containing 6.58 acres, more or less.

NOTE - All existing manholes are B.Ms.

**REFERENCES**

- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT OF WAY
- B.B. = BACK TO BACK
- E.E. = ELECTRICAL EASEMENT
- E.P. = ELECTRICAL POLE

FILED  
JUN 16 1982  
FRANK BONACHE  
COUNTY CLERK

**FINAL PLAT**

**LA BRISA PHASE VII  
STREET RIGHT OF WAY DEDICATION PLAT**

ZENO PHILLIPS LEAGUE  
BRAZOS COUNTY, TEXAS  
Scale: 1"=100'

Owned & Developed By:  
THE BRAVER CORP.  
1735 Briarcrest  
Bryan, Texas 77801  
713/775-9230

Prepared By:  
GALINDO ENGS. & PLANNERS  
4103 S. Texas Ave.  
Bryan, Texas 77801  
713/846-7850

AREA OF THE SUBDIVISION = 6.58 ACRES