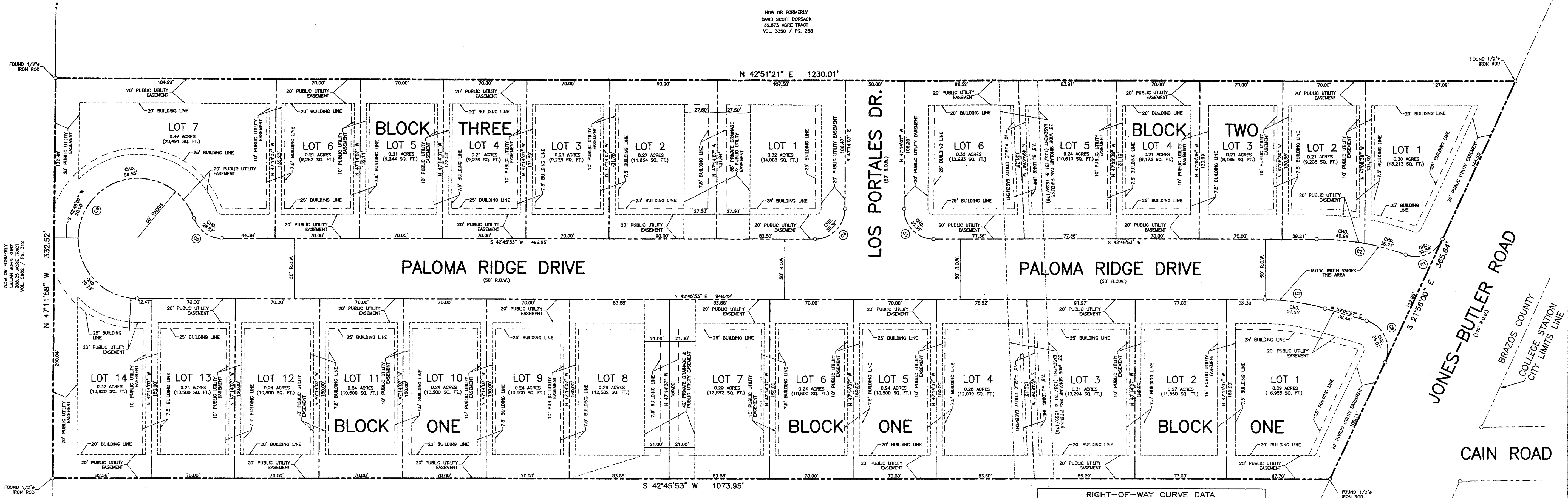


RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	84°15'39"	36.77	22.61	S 20°11'49" W	33.54
C2	225.00	19°33'46"	76.82	38.79	S 52°32'46" W	76.45
C3	25.00	90°00'00"	39.27	25.00	S 87°45'53" W	35.36
C4	25.00	90°00'00"	39.27	25.00	S 02°14'07" E	35.36
C5	25.00	70°31'44"	30.77	17.68	S 78°01'45" W	28.87
C6	50.00	250°31'44"	218.63	70.71	S 11°58'15" E	81.65
C7	181.50	16°20'34"	51.77	26.06	N 50°56'10" E	51.59
C8	25.00	98°57'33"	43.18	29.25	S 71°24'47" E	38.01

CERTIFICATED OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) ANTHONY L. JONES, owner(s) and developer(s) of the land shown on this plat, and designated herein as the LAS PALOMAS SUBDIVISION to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ANTHONY L. JONES known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 2nd day of June, 2006.

Notary Public, Brazos County, Texas

CHRIS KREMER
Notary Public, State of Texas
My Commission Expires
February 15, 2009
(Seal)

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, PAUL E. WILLIAMS Registered Public Surveyor (Engineer), No. 5743, in the State of Texas, hereby certify that this plat is true and corrct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Registered Public Surveyor/Engineer
State of Texas

STATE OF TEXAS
REGISTERED
PAUL E. WILLIAMS
5743
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, PAUL E. WILLIAMS Registered Public Surveyor (Engineer), No. 5743, in the State of Texas, hereby certify that this plat is true and corrct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Registered Public Surveyor/Engineer
State of Texas

CERTIFICATE OF CITY ENGINEER

I, ____________, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
City of College Station

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Scott Shafer, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the 1 day of June 2006.

Chairman

ATTEST
City Secretary

STATE OF TEXAS
COUNTY OF BRAZOS

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas as the Final Plat of such subdivision on the 6 day of June 2006.

Signed this the 6th day of June 2006.

County Judge
Brazos County, Texas

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the ____ day of ________, 2006.

CERTIFICATE OF THE COUNTY CLERK

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 6th day of June, 2006, in the Deed Records of Brazos County, Texas, in Volume 7367, Page 53.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas
by Teresa Ramirez

(Seal)

GENERAL NOTES:

1. ALL STREETS SHALL BE BUILT TO CITY OF COLLEGE STATION STANDARD DETAILS AND SPECIFICATIONS.
2. WATER SERVICE FOR THIS SUBDIVISION SHALL BESUPPLIED BY WELLBORN SPECIAL UTILITY DISTRICT.
3. ELECTRICAL SERVICE FOR THIS SUBDIVISION SUBDIVISION SHALL BE BY BTU AND SHALL BE UNDERGROUND.
4. NORTH ORIENTATION IS BASED ON THE NORTHWEST LINE OF LAS PALOMAS SUBDIVISION LAS PALOMAS SUBDIVISION (N 42° 51' 21" E).
5. ALL LOTS SHOWN HEREON SHALL HAVE CITY OF COLLEGE STATION SANITARY SEWER SERVICE.

Filed for Record in:
BRAZOS COUNTY

On: Jun 06,2006 at 12:04P

As a
Plats

Document Number: 00928621

Amount 58.00

Receipt Number - 292312
By,
Teresa Ramirez

Doc 00928621 Bk OR Vol 7367 Pg 53

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 Official Public records-of:

BRAZOS COUNTY

as stamped hereon by me.

Jun 06,2006

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

FIELD NOTES
OF A
8.77 ACRE TRACT
CRAWFORD BURNETT SURVEY – ABSTRACT NO. 7
BRAZOS COUNTY, TEXAS

Being 8.77 acres of land, more or less, out of the Crawford Burnett Survey – Abstract No. 7, lying and being situated in Brazos County, Texas. Said 8.77 acre tract being all of that certain 8.22 acre tract of land described in a deed from Gregory Boriski to Tony Jones D/B/A/ as Legacy Construction, recorded in Volume 4033, Page 154 of the Official Records of Brazos County, Texas. Said 8.77 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the south corner of the herein described 8.77 acre tract, and also being the north corner of a called 32.14 acre tract of land described in a deed to Albert and Anne Ribisi and being recorded in Volume 1169, Page 506, and also being a point along the southeast line of a called 208.25 acre tract of land described in a deed to Lillian J. Kurz, recorded in Volume 2662, Page 312;

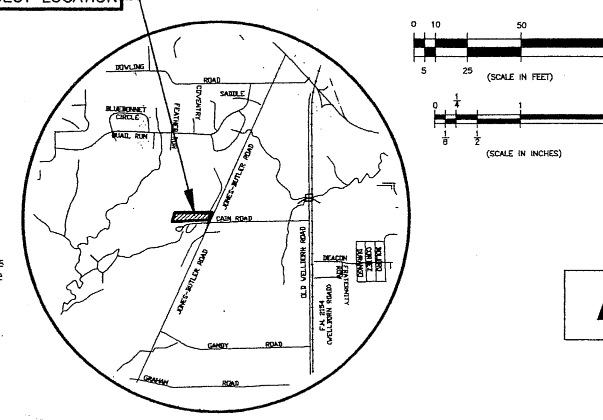
THENCE N 47°11'58" W along the common line between the herein described 8.77 acre tract, and the said Kurz 208.25 acre tract for a distance of 332.52 feet to a 1/2" iron rod found at the west corner of the herein described 8.77 acre tract. Said point also being the south corner of a called 39.873 acre tract of land described in a deed to David Borsack recorded in Volume 3350, Page 238;

THENCE departing the said Kurz southeast line, N 42°51'21" E along the common line between the herein described 8.77 acre tract and the Borsack 39.873 acre tract a distance of 1230.01 feet to a 1/2" iron rod found at the north corner of the herein described 8.77 acre tract and being at a point along the southwestern right-of-way line of Jones-Butler Road and also being the east corner of the said Borsack 39.873 acre tract;

THENCE along the said southwest right-of-way line, S 21°56'00" E a distance of 365.64 feet to a 1/2" iron rod set at the east corner of the herein described 8.77 acre tract and also being the north corner of the said Ribisi 32.14 acre tract;

THENCE departing the said southwest right-of-way line, S 42°45'53" W along the common line between the herein described 8.77 acre tract and the said Ribisi 32.14 acre tract, a distance of 1073.95 feet to the PLACE OF BEGINNING and containing 8.77 acres of land, more or less, according to a survey performed on October 10, 2005 on the ground under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743, in the State of Texas.

PROJECT LOCATION



VICINITY MAP
N.T.S.

0 10 50
5 25 100
(SCALE IN FEET)

0 1/4 1 2
1/8 1/2
(SCALE IN INCHES)

NOTE: A HOME OWNERS ASSOCIATION (HOA) WILL BE REQUIRED TO MAINTAIN THE PRIVATE DRAINAGE EASEMENTS AS WELL AS ANY AND ALL DRAINAGE IMPROVEMENTS CONSTRUCTED THEREIN.

THE SUBJECT SITE DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN OR SPECIAL FLOOD HAZARD AREA AS DEPICTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL NO. 48041C0182C, EFFECTIVE DATE JULY 2, 1992.

PLAT SYNOPSIS:

TOTAL AREA OF DEVELOPMENT: 8.77 ACRES
TOTAL NUMBER OF DUPLEX LOTS: 27
TOTAL AREA WITHIN STREET RIGHTS-OF-WAY: 1.54 ACRES
TOTAL AREA OF LOTS : 7.23 ACRES
TOTAL AREA WITHIN 100-YEAR FLOOD PLAIN: 0.00 ACRES
LOTS PER ACRE: 3.73 (27 LOTS / 7.23 ACRES)

FINAL PLAT

FOR

LAS PALOMAS SUBDIVISION

A PLANNED DUPLEX DEVELOPMENT
BEING
AN 8.77 ACRE TRACT
CRAWFORD BURNETT SURVEY - ABSTRACT NO. 7
BRAZOS COUNTY, TEXAS
VOLUME 4033 , PAGE 154

SCALE: 1" = 40' MAY , 2006

PAUL WILLIAMS
LAND SURVEYING CO.
5400 Marcia Lane
Bryan, TX 77807
979-220-6894
Fax 979-822-3655
pwlandsurveying@earthlink.net

OWNER / DEVELOPER: ANTHONY L. JONES
6022 AUGUSTA CIRCLE
COLLEGE STATION, TEXAS 77845
TELEPHONE: (979) 693-6699
FAX: (979) 696-2941

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