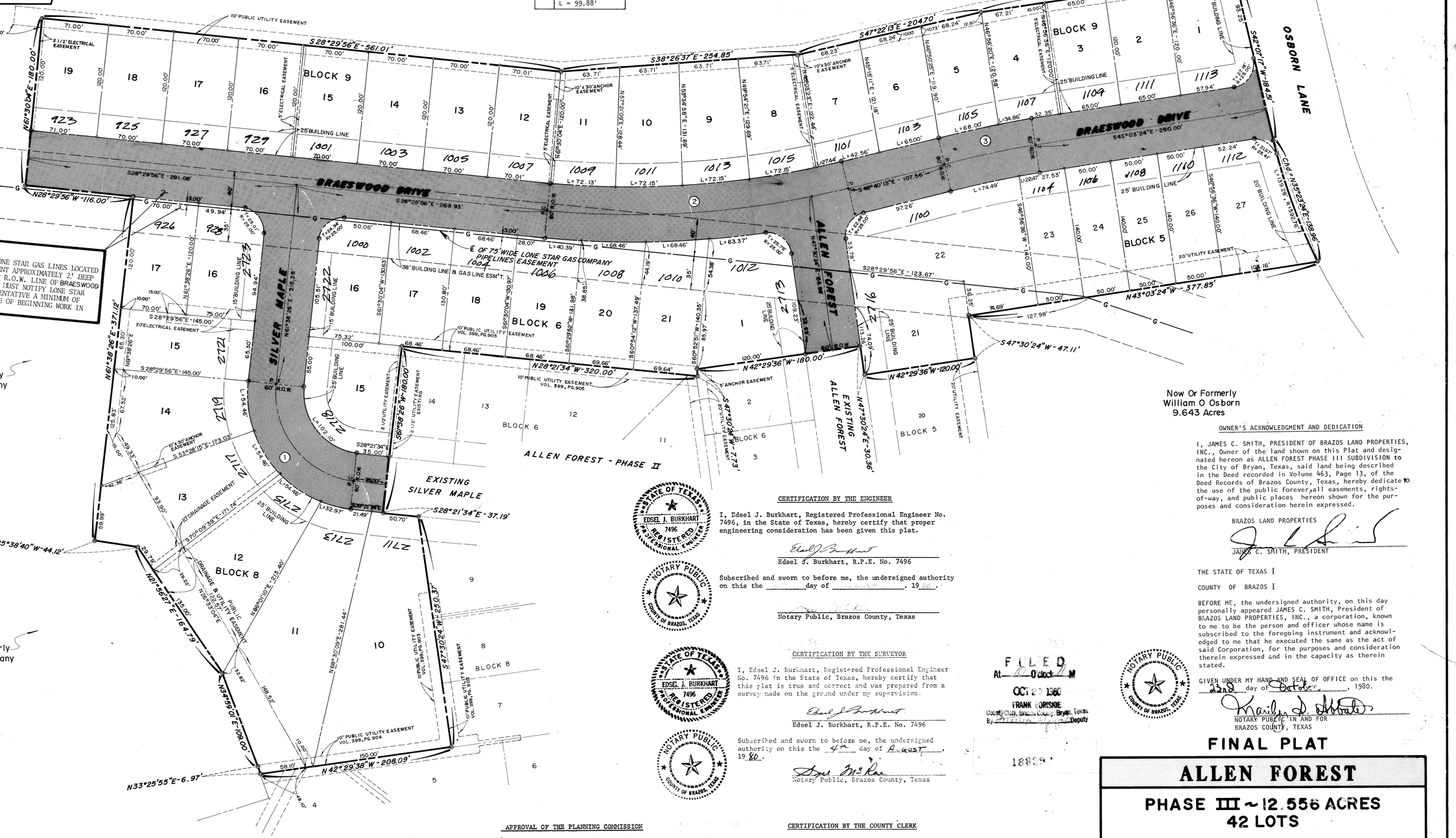
VICINITY MAP
NTS

NOTE: ⊙ ½" STEEL REINFORCING ROD
◎ CONCRETE MONUMENT
DISTANCES SHOWN ON CURVES ARE ARC DISTANCES

THERE IS A MINIMUM FIVE FOOT SETBACK LINE ON ALL SIDE AND BACK LOT LINES

TOTAL NO. of LOTS = 42

CENTERLINE CURVE DATA	
①	Δ = 90° R = 95.00' T = 95.00' L = 141.70'
②	Δ = 20°10'17" R = 927.65' T = 165.00' L = 326.43'
③	Δ = 5°36'49" R = 1019.84' T = 50.00' L = 99.88'



WARNING!
2-HIGH PRESSURE LONE STAR GAS LINES LOCATED IN 75' WIDE EASEMENT APPROXIMATELY 2' DEEP AND ALONG THE WEST R.O.W. LINE OF BRAESWOOD DRIVE. CONTRACTOR MUST NOTIFY LONE STAR GAS COMPANY REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK IN THIS AREA.

Entered on land base 8/27 Pmo

CERTIFICATION BY THE ENGINEER

I, Edsel J. Burkhart, Registered Professional Engineer No. 7496, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Edsel J. Burkhart, R.P.E. No. 7496

Subscribed and sworn to before me, the undersigned authority on this the _____ day of _____, 19__.

Notary Public, Brazos County, Texas

STATE OF TEXAS — EDSEL J. BURKHART 7496 — REGISTERED PROFESSIONAL ENGINEER

NOTARY PUBLIC — COUNTY OF BRAZOS — TEXAS

CERTIFICATION BY THE SURVEYOR

I, Edsel J. Burkhart, Registered Professional Engineer No. 7496 in the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey made on the ground under my supervision.

Edsel J. Burkhart, R.P.E. No. 7496

Subscribed and sworn to before me, the undersigned authority on this the 4th day of August, 1980.

Doe McRae
Notary Public, Brazos County, Texas

STATE OF TEXAS — EDSEL J. BURKHART 7496 — REGISTERED PROFESSIONAL ENGINEER

NOTARY PUBLIC — COUNTY OF BRAZOS — TEXAS

OWNER'S ACKNOWLEDGMENT AND DEDICATION

I, JAMES C. SMITH, PRESIDENT OF BRAZOS LAND PROPERTIES, INC., Owner of the land shown on this Plat and designated hereon as ALLEN FOREST PHASE III SUBDIVISION to the City of Bryan, Texas, said land being described in the Deed recorded in Volume 463, Page 13, of the Deed Records of Brazos County, Texas, hereby dedicate to the use of the public forever, all easements, rights-of-way, and public places hereon shown for the purposes and consideration herein expressed.

BRAZOS LAND PROPERTIES

JAMES C. SMITH, PRESIDENT

THE STATE OF TEXAS ⌶

COUNTY OF BRAZOS ⌶

BEFORE ME, the undersigned authority, on this day personally appeared JAMES C. SMITH, President of BRAZOS LAND PROPERTIES, INC., a corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of said Corporation, for the purposes and consideration therein expressed and in the capacity as therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23rd day of October, 1980.

Marilyn L. Whitaker
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

NOTARY PUBLIC — COUNTY OF BRAZOS — TEXAS

FILED
At 10 o'clock A M
OCT 27 1980
FRANK BORISKIE
County Clerk, Brazos County, Texas
By _____ Deputy

18889

CERTIFICATION BY THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Bryan, Texas.

Hubert Nelson
City Planner, City of Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

I, D.D. Williamson, 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 24 day of July, 1980, and same was duly approved on the 21 day of August, 1980, by said Commission.

D.D. Williamson
Chairman, City Planning Commission, City of Bryan, Texas

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 27 day of October, 1980, in the Deed Records of Brazos County, Texas in Volume 466, Page 147.

Frank Boriskie
County Clerk, Brazos County, Texas

FINAL PLAT

ALLEN FOREST

PHASE III ~ 12.556 ACRES
42 LOTS

JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

Owned & Developed By:
BRAZOSLAND REALTY SERVICES, INC.

PREPARED BY:
SPENCER J. BUCHANAN & ASSOCIATES, INC.
CONSULTING ENGINEERS BRYAN, TEXAS
SCALE: 1" = 50'
JULY, 1980

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A-735