

VICINITY MAP



MATCH LINE - SEE SHEET II

Extend on Insubers sht/2000

NOTE:
MINIMUM 5-FOOT SETBACK LINE ON ALL SIDE & BACK LOT LINES OR A MINIMUM OF 10 FEET BETWEEN BUILDINGS, FOR ZERO LOT LINES. RESIDENTIAL PAVING WIDTHS ~ 60' R.O.W. = 33' B.T.O.B. ~ 50' R.O.W. = 30' B.T.O.B. ~ CUL-DE-SAC = 27' B.T.O.B.

CENTERLINE CURVE DATA	
1	$\Delta = 4^\circ 18' 49''$ $R = 2057.03'$ $T = 77.47'$ $L = 154.87'$
2	$\Delta = 8^\circ 55' 36''$ $R = 1556.41'$ $T = 121.49'$ $L = 242.49'$
3	$\Delta = 9^\circ 56' 41''$ $R = 1396.51'$ $T = 121.50'$ $L = 242.49'$
4	$\Delta = 9^\circ 53' 13''$ $R = 1000.00'$ $T = 86.50'$ $L = 172.56'$
5	$\Delta = 19^\circ 27' 41''$ $R = 874.71'$ $T = 150.00'$ $L = 297.11'$
6	$\Delta = 34^\circ 01' 09''$ $R = 386.61'$ $T = 118.27'$ $L = 229.55'$
7	$\Delta = 56^\circ 10' 29''$ $R = 215.49'$ $T = 115.00'$ $L = 211.27'$

BENCH MARK
CITY OF BRYAN DATUM:
SPIKE IN POWER POLE
NORTHEAST CORNER LOT
19 BLOCK 9, ALLEN FOREST
PHASE III; ELEV = 317.42
NATIONAL GEODETIC VERTICAL DATUM:
SQUARE CUT IN EAST HEADWALL
OF STATE HIGHWAY 6 BYPASS
BRIDGE OVER CARTER CREEK
TRIBUTARY B ELEV = 308.32

NOTE: THE FOLLOWING LOTS ARE RESERVED FOR ZERO LOT LINE RESIDENCES:
 ① 6-13 BLOCK 14
 ② 1-21 BLOCK 15
 ③ 1-9 BLOCK 16
 ④ 1-16 BLOCK 17

1/2" DIA. STEEL REINFORCING ROD
ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES
TOTAL - 127 LOTS

SINGLE FAMILY RESIDENCES
FINAL PLAT
SHEET 1 of 2

ALLEN FOREST
PHASE IV, 29.574 ACRES
127 LOTS
 STEPHEN F. AUSTIN LEAGUE, A-63
 &
 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
 APRIL, 1981

FILED
 230 October 2 W
 1981
 County Clerk
 Bryan, Texas

2000 73

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 13 day of October, 1981, in the Deed Records of Brazos County, Texas in Volume 498, Page 139.

Frank Boriskie
 County Clerk, Brazos County, Texas
Mary Ann Murphy
 Deputy Clerk

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, James C. Smith, President of Brazosland Realty Services, Inc., owner and developer of the land shown on this plat, being part of the tract of land as conveyed to it in the Deed Records of Brazos County in Volume 482, Page 624, and designated herein as the Allen Forest Phase IV Subdivision 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.

BRAZOSLAND REALTY SERVICES, INC.
 By: James C. Smith
 JAMES C. SMITH, PRESIDENT



THE STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED JAMES C. SMITH, PRESIDENT OF BRAZOSLAND REALTY SERVICES, INC. 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 12th DAY OF August, 1981.
Paul J. Dorsett
 NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS.



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.



Subscribed and sworn to before me, the undersigned authority on this the 23rd day of April, 1981.
Sam McRae
 Notary Public, Brazos County, Texas



CERTIFICATION BY SURVEYOR
 I, Edsel Jay Burkhart, Registered Public Surveyor No. 2715 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.



Subscribed and sworn to before me, the undersigned authority on this the 23rd day of April, 1981.
Sam McRae
 Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING COMMISSION
 I, Steve Arnold, 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 23 day of April, 1981, and same was duly approved on the 7 day of May, 1981, by said Commission.

Steve Arnold
 Chairman, City Planning Commission,
 City of Bryan, Texas

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.

Hulbert Nelson
 City Planner, City of Bryan, Texas

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, *Steve Arden*, 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 25 day of April, 1981, and same was duly approved on the 7 day of May, 1981, by said Commission.

Steve Arden
Chairman, City Planning Commission,
City of Bryan, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

I, James C. Smith, President of Brazosland Realty Services, Inc., owner and developer of the land shown on this plat, being part of the tract of land as conveyed to it in the Deed Records of Brazos County in Volume 482, Page 624, and designated herein as the Allen Forest Phase IV Subdivision 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 therein shown for the purpose and consideration therein expressed.

BRAZOSLAND REALTY SERVICES, INC.

By: *James C. Smith*
JAMES C. SMITH, PRESIDENT

THE STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED JAMES C. SMITH, PRESIDENT OF BRAZOSLAND REALTY SERVICES, INC. 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 12th DAY OF August, 1981.

Paula J. Donnell
NOTARY PUBLIC IN AND FOR
BRAZOS COUNTY, TEXAS.

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

Subscribed and sworn to before me, the undersigned authority on this the 23rd day of April, 1981.

Steve McKee
Notary Public, Brazos County, Texas

CERTIFICATION BY SURVEYOR

I, Edsel Jay Burkhart, Registered Public Surveyor No. 2715 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 Jay Burkhart
Edsel Jay Burkhart, R.P.S. No. 2715

Subscribed and sworn to before me, the undersigned authority on this the 23rd day of April, 1981.

Steve McKee
Notary Public, Brazos County, Texas

FINAL PLAT
SHEET 2 of 2
ALLEN FOREST

PHASE IV, 29.574 ACRES
127 LOTS

STEPHEN F. AUSTIN LEAGUE, A-63

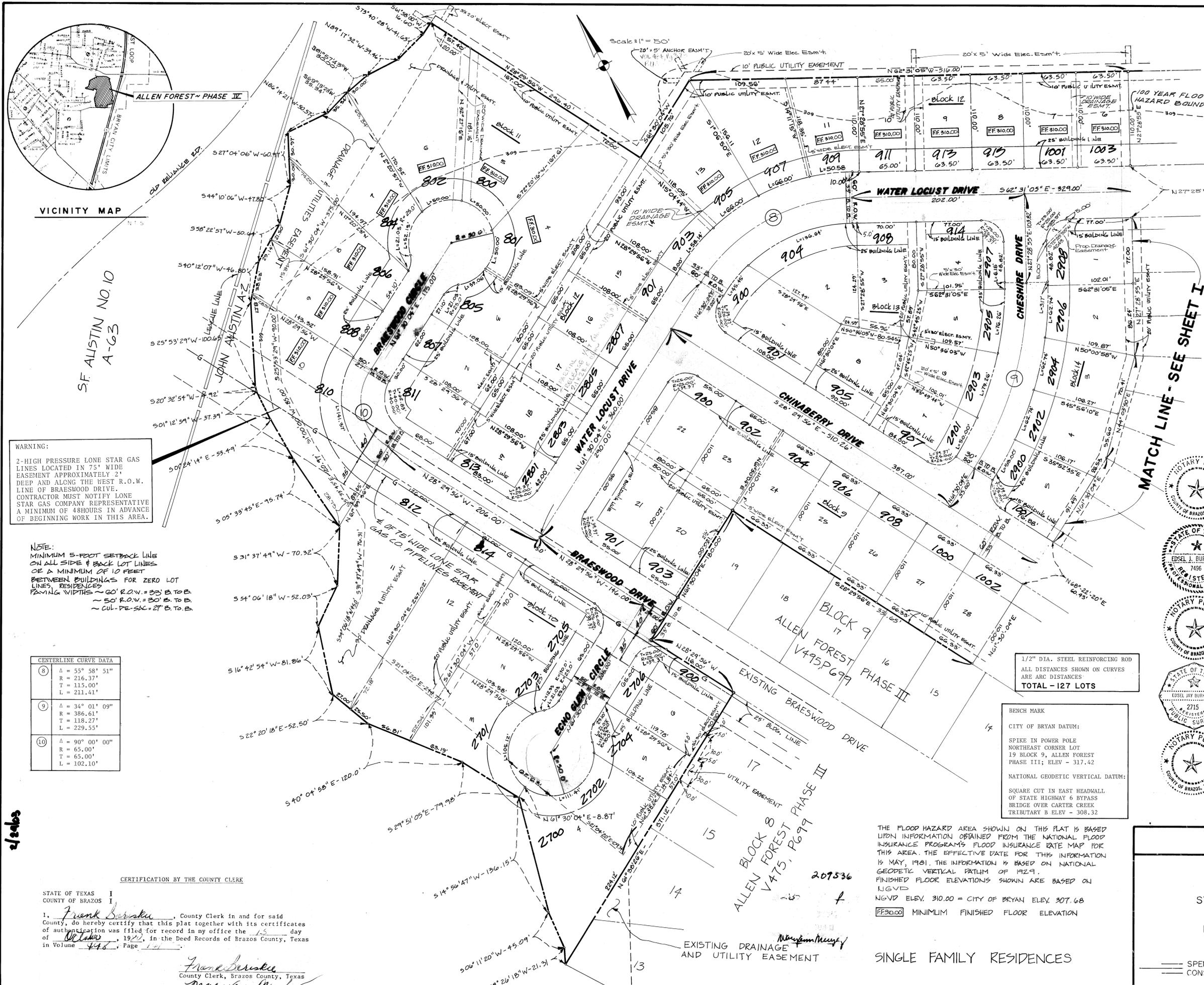
8
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

Owned & Developed By:
BRAZOSLAND REALTY SERVICES, INC.

PREPARED BY:

SPENCER J. BUCHANAN & ASSOCIATES, INC.
CONSULTING ENGINEERS BRYAN, TEXAS

APRIL, 1981



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.

NOTE:
MINIMUM 5-FOOT SETBACK LINE ON ALL SIDE & BACK LOT LINES OR A MINIMUM OF 10 FEET BETWEEN BUILDINGS FOR ZERO LOT LINES. RESIDENCES PAVING WIDTHS ~ 60' R.O.W. = 33' B.T.O.B. ~ 50' R.O.W. = 30' B.T.O.B. ~ CUL-DE-SAC = 24' B.T.O.B.

CENTERLINE CURVE DATA table with columns for curve number, angle, radius, tangent, and length.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS I
COUNTY OF BRAZOS I
I, *Frank Burdette*, 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 15 day of October, 1981, in the Deed Records of Brazos County, Texas in Volume 448, Page 144.

Frank Burdette
County Clerk, Brazos County, Texas
Mary Ann Burdette

1/2" DIA. STEEL REINFORCING ROD
ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES
TOTAL - 127 LOTS

BENCH MARK
CITY OF BRYAN DATUM:
SPIKE IN POWER POLE
NORTHEAST CORNER LOT
19 BLOCK 9, ALLEN FOREST
PHASE III; ELEV - 317.42
NATIONAL GEODETIC VERTICAL DATUM:
SQUARE CUT IN EAST HEADWALL
OF STATE HIGHWAY 6 BYPASS
BRIDGE OVER CARTER CREEK
TRIBUTARY B ELEV - 308.32

THE FLOOD HAZARD AREA SHOWN ON THIS PLAT IS BASED UPON INFORMATION OBTAINED FROM THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THIS AREA. THE EFFECTIVE DATE FOR THIS INFORMATION IS MAY, 1981. THE INFORMATION IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. FINISHED FLOOR ELEVATIONS SHOWN ARE BASED ON NGVD
NGVD ELEV. 310.00 = CITY OF BRYAN ELEV. 307.68
FF310.00 MINIMUM FINISHED FLOOR ELEVATION

on braeswood rd
2/4/81