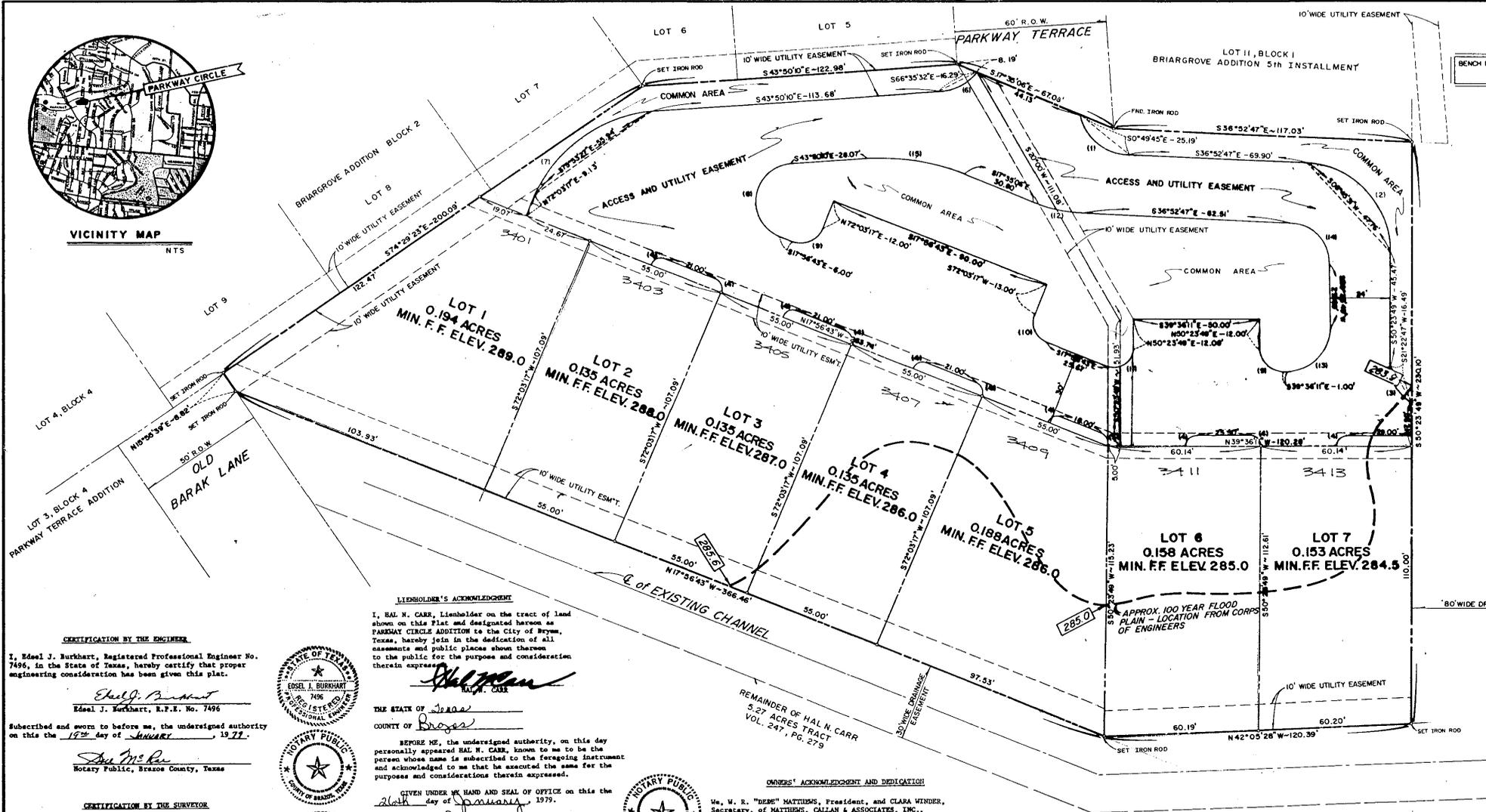


VICINITY MAP
NTS

NAME OF PLAT: Parkway Circle Final Plat
DATE OF PLAT: 1-1-79
FILE DATE: 2-15-79
FILE #: 158081



BENCH MARK: SPIKE IN POWER POLE AT THE CORNER OF SPRING LANE AND BROADMOOR - ELEV. 291.15

SCALE: 1" = 20'

CURVE DATA	
(1)	(8)
Δ = 72° 06' 03"	Δ = 154° 06' 33"
R = 21.40	R = 24.96
T = 15.38	T = 43.80
L = 26.93	L = 40.29
(2)	(9) (799.1)
Δ = 87° 16' 36"	Δ = 90° 00' 00"
R = 34.61	R = 9.08
T = 33.00	T = 9.08
L = 32.72	L = 14.14
(3)	(10)
Δ = 54° 01' 57"	Δ = 90° 00' 00"
R = 17.80	R = 9.08
T = 9.43	T = 9.08
L = 17.22	L = 12.37
(4)	(11)
Δ = 90° 00' 00"	Δ = 111° 51' 28"
R = 5.00	R = 7.47
T = 5.00	T = 11.81
L = 7.45	L = 14.55
(5)	(12)
Δ = 64° 38' 32"	Δ = 15° 13' 45"
R = 5.00	R = 28.27
T = 4.00	T = 19.28
L = 7.03	L = 19.28
(6)	(13)
Δ = 43° 35' 45"	Δ = 90° 00' 00"
R = 21.40	R = 9.08
T = 8.40	T = 9.08
L = 16.73	L = 28.70
(7)	(14)
Δ = 64° 08' 28"	Δ = 87° 35' 36"
R = 32.70	R = 15.70
T = 33.00	T = 15.70
L = 58.97	L = 23.00
(15)	(15)
Δ = 288° 15' 04"	Δ = 288° 15' 04"
R = 28.27	R = 28.27
T = 28.27	T = 28.27
L = 38.30	L = 38.30

LIENHOLDER'S ACKNOWLEDGMENT
I, HAL N. CARR, Lienholder on the tract of land shown on this Plat and designated herein as PARKWAY CIRCLE ADDITION to the City of Bryan, Texas, hereby join in the dedication of all easements and public places shown thereon to the public for the purpose and consideration therein expressed.

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

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

Subscribed and sworn to before me, the undersigned authority on this the 18th day of January, 1979.

She McRee
Notary Public, Brazos County, Texas

CERTIFICATION BY THE SURVEYOR
I, EDESEL 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. Burkhardt
EDESEL J. BURKHART, R.P.E. No. 7496

SUBSCRIBED AND SWORN TO before me, the undersigned authority, on this the 18th day of January, 1979.

She McRee
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS



THE STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, the undersigned authority, on this day personally appeared HAL N. CARR, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18th day of January, 1979.

Sharon J. Weichert
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____ day of _____, 19____, in the Deed Records of Brazos County, Texas in Volume _____ Page _____.

County Clerk, Brazos County, 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.

She McRee
City Planner, City of Bryan, Texas

OWNERS' ACKNOWLEDGMENT AND DEDICATION
We, W. R. "DEDE" MATTHEWS, President, and CLARA WINNER, Secretary, of MATTHEWS, CALLAN & ASSOCIATES, INC., Owners of the land shown on this Plat and designated herein as PARKWAY CIRCLE ADDITION to the City of Bryan, Texas, hereby dedicate all easements and public places thereon shown to the use of the public forever for the purpose and consideration therein expressed.

MATTHEWS, CALLAN & ASSOCIATES, INC.
By: *W. R. Matthews*
W. R. "DEDE" MATTHEWS, PRESIDENT
By: *Clara Winner*
CLARA WINNER, SECRETARY

THE STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, the undersigned authority, on this day personally appeared W. R. "DEDE" MATTHEWS, President, and CLARA WINNER, Secretary, of MATTHEWS, CALLAN & ASSOCIATES, INC., a Texas Corporation, each known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of said corporation for the purposes and consideration therein expressed and in the capacities as therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of January, 1979.

She McRee
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS



NOTE: The purpose of this subdivision is for the construction of buildings and/or condominiums with common walls. Therefore, there is no side setback on these lots. If they are used for the construction of any other type of building than the applicable City of Bryan Building Side Setback Lines will be enforced.

NOTE: The City of Bryan is hereby granted the right of ingress and egress to this property for the purpose of maintaining and/or constructing water lines, sewer lines, and electrical lines. The City of Bryan will be held harmless from any damage done to driveways, lawns, or other obstructions in the utility easement shown hereon. The accepted reconstruction of damaged areas by the City of Bryan that is now in effect will apply to all damages.

FILED
AL 208 Dwyer CM

FEB 15 1979

158081

FINAL PLAT

PARKWAY CIRCLE

1.9378 ACRES
RICHARD CARTER LEAGUE, A-B
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY
MATTHEWS, CALLAN & ASSOCIATES
BRYAN, TEXAS

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

Scale: 1" = 20'
January, 1979 SHEET S - 2

252-376