

ALLEN FOREST - PHASE III

NOTE: \odot 1/2" STEEL REINFORCING ROD
 \bullet CONCRETE MONUMENT
 DISTANCES SHOWN ON CURVES ARE ARC DISTANCES

THERE IS A MINIMUM FIVE FOOT SET-BACK LINE ON ALL SIDE AND BACK LOT LINES OR A MINIMUM OF 10 FEET BETWEEN BUILDINGS.

TOTAL NO. OF LOTS = 42

CENTERLINE CURVE DATA	
①	$\Delta = 90^\circ$ R = 95.00' T = 95.00' L = 141.70'
②	$\Delta = 20^\circ 10' 17''$ R = 927.65' T = 165.00' L = 326.43'
③	$\Delta = 5^\circ 36' 49''$ R = 1019.84' T = 50.00' L = 99.88'

Now Or Formerly Sage Land Company

SCALE: 1" = 50'

VICINITY MAP

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.

Extends street back 100'

Now Or Formerly Sage Land Company



Now Or Formerly William O. Osborn
9.643 Acres

THE STATE OF TEXAS
COUNTY OF BRAZOS

OWNER'S ACKNOWLEDGMENT AND DEDICATION

BEFORE ME, the undersigned authority, on this day personally appeared JAMES C. SMITH, PRESIDENT OF BRAZOSLAND 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 14th day of February, 1981.



James C. Smith
 NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

OWNER'S ACKNOWLEDGMENT AND DEDICATION

I, JAMES C. SMITH, PRESIDENT OF BRAZOSLAND 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 Deeds 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.

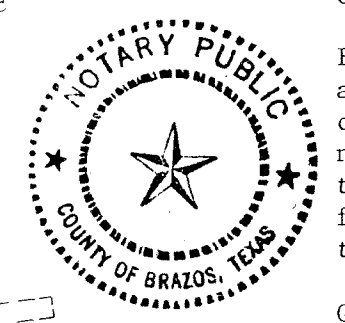
BRAZOSLAND PROPERTIES, INC.
 By: *James C. Smith*
 JAMES C. SMITH, PRESIDENT

THE STATE OF TEXAS
COUNTY OF BRAZOS

OWNER'S ACKNOWLEDGMENT AND DEDICATION

BEFORE ME, the undersigned authority, on this day personally appeared M. R. GUYTON, PRESIDENT OF GUYTON HOMES, 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 19th day of FEBRUARY, 1981.



M. R. Guyton
 NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

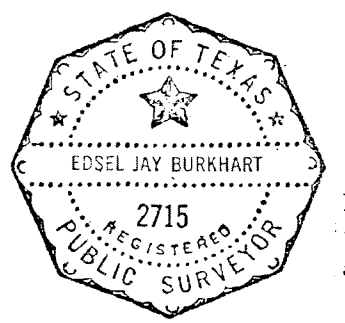
OWNER'S ACKNOWLEDGMENT AND DEDICATION

I, M. R. GUYTON, PRESIDENT OF GUYTON HOMES, 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 Deeds recorded in Volume 469, Page 441; Volume 469, Page 443; Volume 469, Page 445; and Volume 469, Page 451, 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.

GUYTON HOMES, INC.
 By: *M. R. Guyton*
 M. R. GUYTON, PRESIDENT

CERTIFICATION BY SURVEYOR

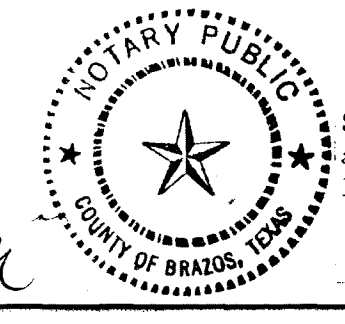
I, Edsel Jay Burkhardt, Registered Public Surveyor No. 2715 in the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey made on the ground under my supervision.



Edsel Jay Burkhardt
 Edsel Jay Burkhardt, R.P.S. No. 2715

Subscribed and sworn to before me, the undersigned authority on this the 6th day of FEBRUARY, 1981.

Ann McRee
 Notary Public, Brazos County, Texas



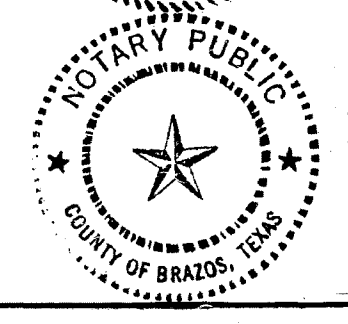
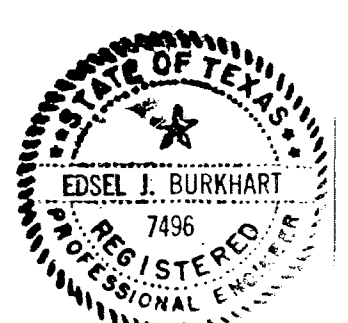
CERTIFICATION BY THE ENGINEER

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 6th day of FEBRUARY, 1981.

Ann McRee
 Notary Public, 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.

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 5 day of February, 1981, and same was duly approved on the 14 day of February, 1981, by said Commission.

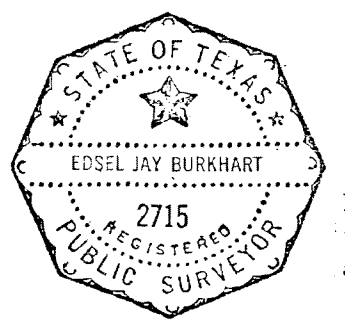
Steve Arden
 Chairman, City Planning Commission, City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, *Frank Boskie*, 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 13th day of February, 1981, in the Deed Records of Brazos County, Texas in Volume 475, Page 699.

Frank Boskie
 County Clerk, Brazos County, Texas



CORRECTION PLAT
(NOTE REVISION ONLY)*

FINAL PLAT

ALLEN FOREST
 PHASE III ~ 12.556 ACRES
 42 LOTS

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

Owned & Developed By:
 BRAZOSLAND PROPERTIES, INC.

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

SCALE: 1" = 50'