

VICINITY MAP



NOW OR FORMERLY JOHN SAGE (NOT PLATTED) 8.582 AC.

NOW OR FORMERLY JOHN SAGE (NOT PLATTED) 1.901 AC.

RESERVED FOR FUTURE DEVELOPMENT 1.63 AC.

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

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

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

FILED
2:30 O'clock P.M.
1981
COUNTY CLERK
Brazos County, Texas

2004 78

SPENCER J. BUCHANAN & ASSOCIATES, INC.
CONSULTING ENGINEERS
BRYAN, TEXAS
APRIL, 1981

CERTIFICATION BY THE COUNTY CLERK

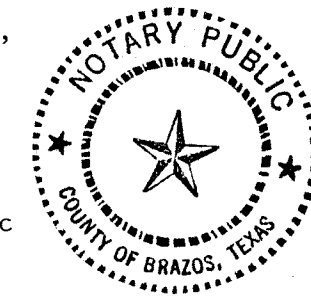
STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Boriskie, County Clerk in and for said County, do hereby certify that this plat together with its certificates of jurisdiction was filed for record in my office the 13 day of October, 1981, in the Deed Records of Brazos County, Texas in Volume 448, Page 139.

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 Sub-division 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



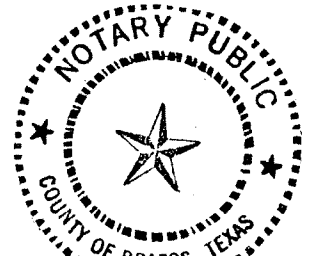
THE STATE OF TEXAS
COUNTY OF BRAZOS

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.



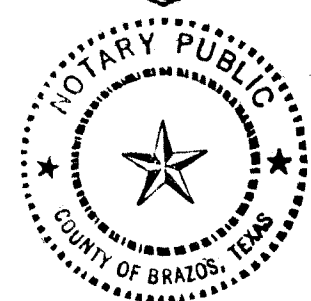
Edsel J. Burkhart
Edsel J. Burkhart, R.P.E. No. 7496

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

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.



Edsel J. 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.

Sam McRae
Notary Public, Brazos County, Texas

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	$\Delta = 9^{\circ} 56' 41''$ $R = 1396.51'$ $T = 121.50'$ $L = 242.39'$
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	$\Delta = 56^{\circ} 10' 29''$ $R = 215.49'$ $T = 115.00'$ $L = 211.27'$

Extend on Insublime 5/17/2000

NOTE:
MINIMUM 5-FOOT SETBACK LINE ON ALL SIDE & BACK LOT LINES OR A MINIMUM OF 10 FEET BETWEEN BUILDINGS, FOR ZERO LOT LINES. RESIDENCE 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.

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 23 day of April, 1981, and same was duly approved on the 7 day of May, 1981, by said Commission.

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

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

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 thereon shown for the purpose and consideration therein expressed.

BRAZOSLAND REALTY SERVICES, INC.

By: 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.

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, R.P.E. No. 7496

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

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, R.P.S. No. 2715

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

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

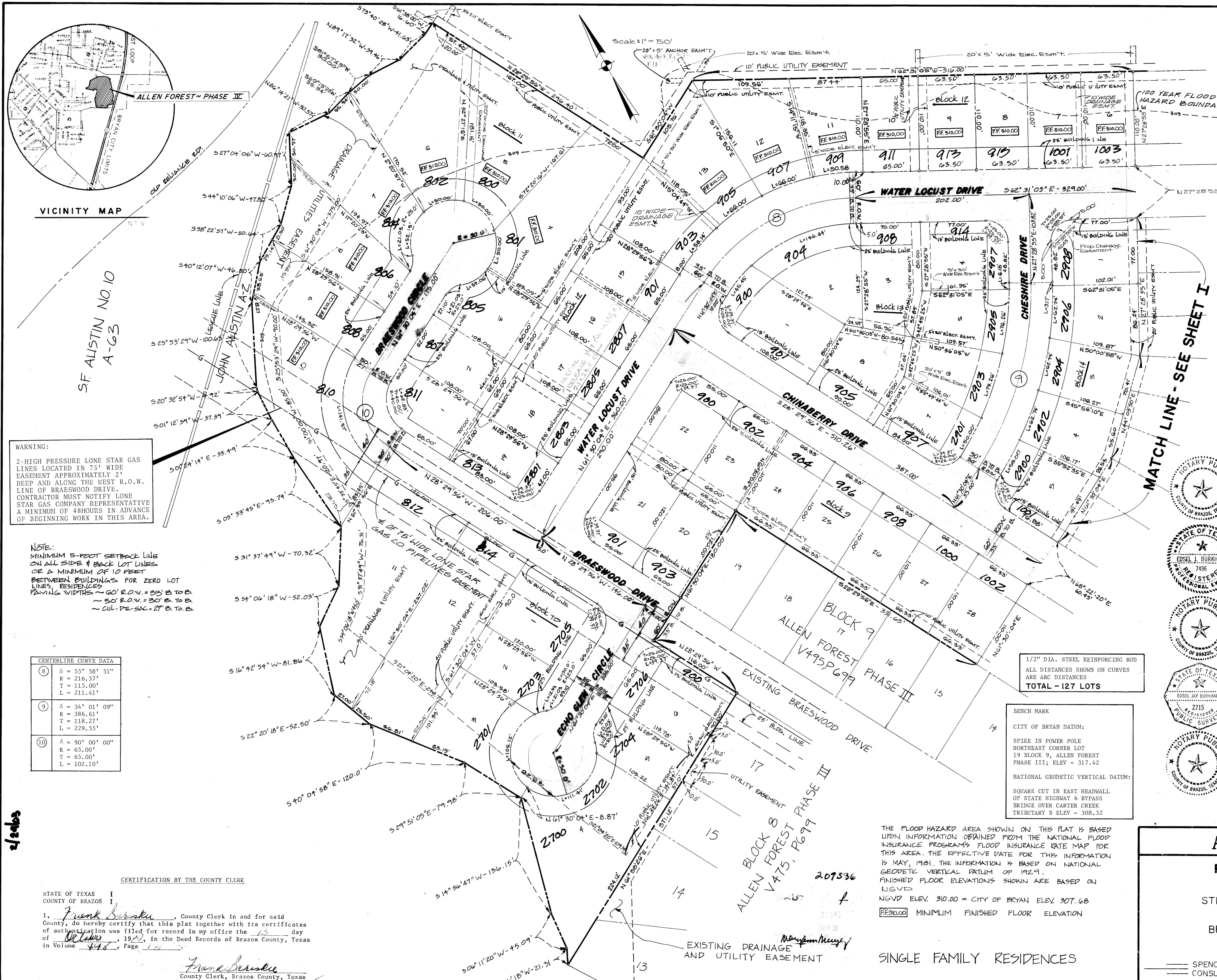
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

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 3 rows of curve information including radius, tangent, and length.

on braeswood rd
2/4/81

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

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

SINGLE FAMILY RESIDENCES