

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I, James C. Smith, President, Brazosland Properties, Inc., Owner and Developer of the land shown on this plat, designated herein as the Allen Forest Phase V 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 purposes and consideration therein expressed.

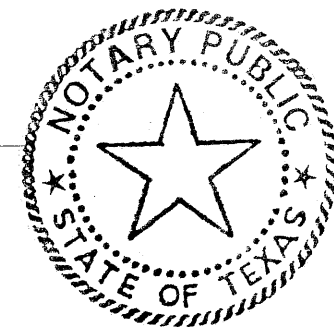
James C. Smith, President  
Brazosland Properties, Inc.

STATE OF TEXAS

Before Me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James C. Smith, President, Brazosland Properties, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on this 20 day of September, 1982.

Marilyn J. Dorsett  
Notary Public in and for the State of Texas



CERTIFICATION BY ENGINEER

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. Burkhardt, R.P.E. NO. 7496

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 20th DAY OF SEPT., 1982.

Mary E. Osburn  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Boriskie, COUNTY CLERK, IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 5 DAY OF Dec., 1982 IN THE DEED RECORDS OF BRAZOS COUNTY, VOLUME 648, PAGE 235.

Frank Boriskie  
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.

Roger Jackson  
CITY PLANNER, CITY OF BRYAN, TEXAS

APPROVAL OF THE PLANNING COMMISSION

I, ROGER JACKSON, 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 20th DAY OF SEPT., 1982 AND SAME WAS DULY APPROVED ON THE 16th DAY OF SEPT., 1982 BY SAID COMMISSION.

Roger Jackson  
CHAIRMAN, CITY PLANNING COMMISSION, CITY OF BRYAN, TEXAS

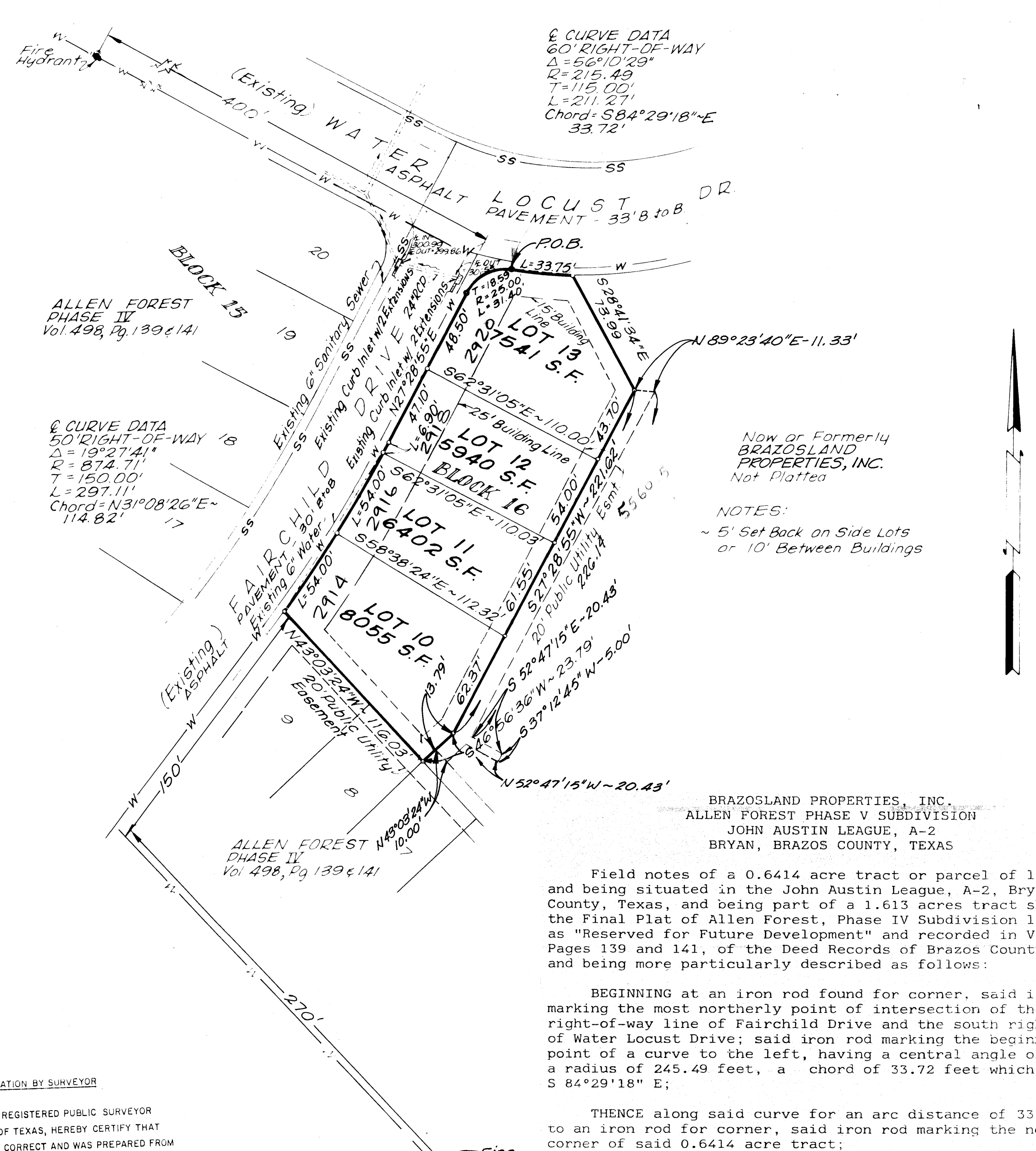
CERTIFICATION BY SURVEYOR

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. Burkhardt  
EDSEL JAY BURKHART, R.P.S. NO. 2715

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 20th DAY OF SEPT., 1982.

Mary E. Osburn  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



BRAZOSLAND PROPERTIES, INC.  
ALLEN FOREST PHASE V SUBDIVISION  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

Field notes of a 0.6414 acre tract or parcel of land lying and being situated in the John Austin League, A-2, Bryan, Brazos County, Texas, and being part of a 1.613 acres tract shown on the Final Plat of Allen Forest, Phase IV Subdivision labeled as "Reserved for Future Development" and recorded in Volume 498, Pages 139 and 141, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner, said iron rod marking the most northerly point of intersection of the east right-of-way line of Fairchild Drive and the south right-of-way of Water Locust Drive; said iron rod marking the beginning point of a curve to the left, having a central angle of 07°52'36", a radius of 245.49 feet, a chord of 33.72 feet which bears S 84°29'18" E;

THENCE along said curve for an arc distance of 33.75 feet to an iron rod for corner, said iron rod marking the northeast corner of said 0.6414 acre tract;

THENCE S 28°41'34" E a distance of 73.99 feet to an iron rod for corner, said iron rod marking the most easterly corner of said 0.6414 acre tract;

THENCE S 27°28'55" W a distance of 221.62 feet to an iron rod for angle point;

THENCE S 46°56'36" W a distance of 23.79 feet to an iron rod for corner, said iron rod marking the most southerly corner of said 0.6414 acre tract, said iron rod being located on the line marking the common boundary between the said 0.6414 acre tract and the aforementioned Allen Forest Phase IV Subdivision;

THENCE N 43°03'24" W along said common boundary, a distance of 116.03 feet to an iron rod for corner, said iron rod being located in the east right-of-way line of the aforementioned Fairchild Drive;

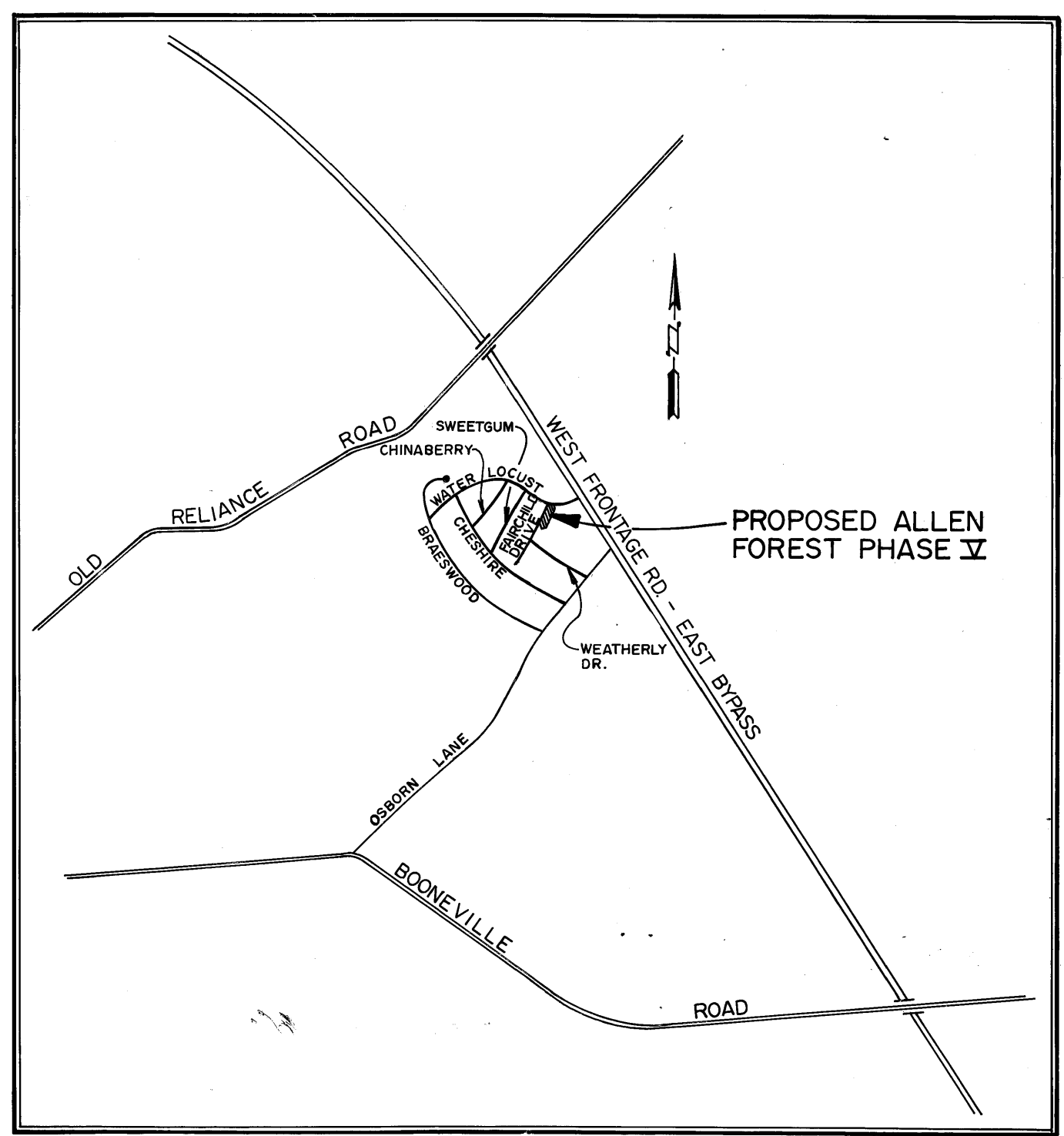
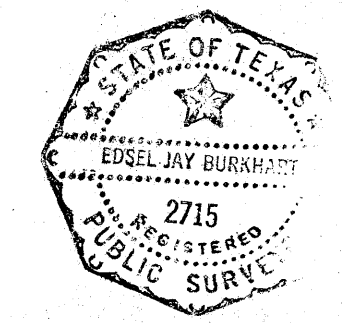
THENCE following the east right-of-way line of said Fairchild Drive along a curve to the left having a central angle of 07°19'02", a radius of 699.71 feet, a chord of 114.82 feet which bears N 31°08'26" E for an arc distance of 114.90 feet to an iron rod;

THENCE N 27°28'55" E continuing along said east right-of-way line, a distance of 95.60 feet to an iron rod, said iron rod marking the beginning of a curve to the right having a central angle of 71°57'49", a radius of 25.00 feet, a chord of 29.38 feet which bears N 63°27'58" E;

THENCE along said curve for an arc distance of 31.40 feet to the PLACE OF BEGINNING, containing 0.6414 acre of land, more or less.

Prepared from survey made under my supervision in August 1982.

By: Edsel J. Burkhardt  
Edsel J. Burkhardt  
R. P. S. No. 2715



VICINITY MAP

LOT 13 BLOCK 16  
TO BE SINGLE FAMILY DETACHED HOUSING

LOTS 10, 11 & 12 BLOCK 16  
TO BE ZERO LOT LINE - (PATIO HOMES) ON ONE SIDE, MINIMUM DISTANCE BETWEEN STRUCTURES 10'

SINGLE FAMILY RESIDENCE TOTAL NO. OF LOTS = 4

ALLEN FOREST PHASE V  
0.6414 ACRE  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

Owned & Developed By: BRAZOSLAND PROPERTIES INC.  
Bryan, Texas

Prepared By: SPENCER J. BUCHANAN & ASSOCIATES, INC.  
Consulting Engineers Bryan, Texas

SCALE: 1" = 50'  
JULY, 1982

284122

FILED  
DEC 5 1982

FRANK BORISKIE  
COUNTY CLERK

2550

on base  
w/ 3/8" dia