

No.	Δ	Rad.	Arc	Tang.	Chord
1	61° 40' 00"	430.00'	462.80'	256.67'	N 75° 26' 13" E - 440.79'
2	28° 20' 00"	336.74'	166.52'	85.00'	S 30° 26' 13" W - 164.83'
3	45° 26' 46"	300.00'	237.96'	125.64'	S 21° 52' 50" W - 231.77'
4	57° 01' 59"	552.15'	549.62'	300.00'	N 77° 45' 13" E - 527.21'
5	13° 42' 30"	457.56'	109.48'	55.00'	N 56° 05' 29" E - 109.21'
6	45° 00' 00"	330.00'	259.18'	136.69'	N 22° 45' 46" W - 252.57'

Δ	Rad.	Arc	Tang.	Chord	
A	86° 25' 57"	25.00'	37.71'	23.49'	N 78° 28' 01" W - 34.24'
B	78° 28' 44"	25.00'	34.24'	20.42'	N 20° 02' 05" E - 31.63'
C	67° 09' 22"	25.00'	29.30'	16.60'	N 23° 52' 16" E - 27.65'
D	67° 09' 22"	25.00'	29.30'	16.60'	N 78° 20' 08" W - 27.65'
E	85° 16' 34"	25.00'	37.21'	23.02'	N 41° 47' 44" E - 33.87'
F	85° 16' 34"	25.00'	37.21'	23.02'	N 43° 28' 51" E - 33.87'
G	48° 11' 23"	25.00'	21.03'	11.18'	N 20° 30' 31" E - 20.41'
H	48° 11' 23"	25.00'	21.03'	11.18'	N 68° 41' 54" E - 20.41'
I	90° 00' 00"	25.00'	39.27'	25.00'	N 61° 16' 13" E - 35.36'
J	90° 00' 00"	25.00'	39.27'	25.00'	N 28° 43' 47" W - 35.36'
K	75° 51' 04"	25.00'	33.10'	19.48'	N 44° 25' 22" E - 30.73'
L	75° 51' 04"	25.00'	33.10'	19.48'	N 80° 40' 36" W - 30.73'

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, S. M. KLING, REGISTERED PUBLIC SURVEYOR NO. 2003, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

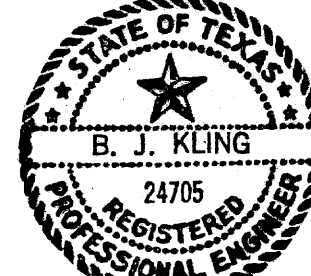


*S.M. Kling*  
S. M. KLING, REGISTERED PUBLIC SURVEYOR

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, B. J. KLING, REGISTERED PROFESSIONAL ENGINEER, NO. 24705, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



*B.J. Kling*  
B. J. KLING, REGISTERED PROFESSIONAL ENGINEER

**CERTIFICATE OF 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 DAY OF April 5, 1984, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 673, PAGE 293.

*Frank Boriskie*  
FRANK BORISKIE, COUNTY CLERK, BRAZOS COUNTY, 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 15<sup>TH</sup> DAY OF SEPTEMBER, 1983, BY SAID COMMISSION.

*Roger Jackson*  
ROGER JACKSON, CHAIRMAN, CITY PLANNING COMMISSION, CITY OF BRYAN, TEXAS

**CERTIFICATION BY THE DIRECTOR OF PLANNING**

I, CLIFFORD G. MILLER, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

*Clifford G. Miller*  
CLIFFORD G. MILLER, DIRECTOR OF PLANNING, CITY OF BRYAN, TEXAS

**OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, JAMES CONNOR SMITH, PRESIDENT OF THE BRAZOS LAND PROPERTIES, INC., OF BRYAN, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE 41,745 ACRE TRACT, VOL. 427, PAGE 578, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND DESIGNATED HEREIN AS ALLEN RIDGE SUBDIVISION, PHASE I, 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 ON THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

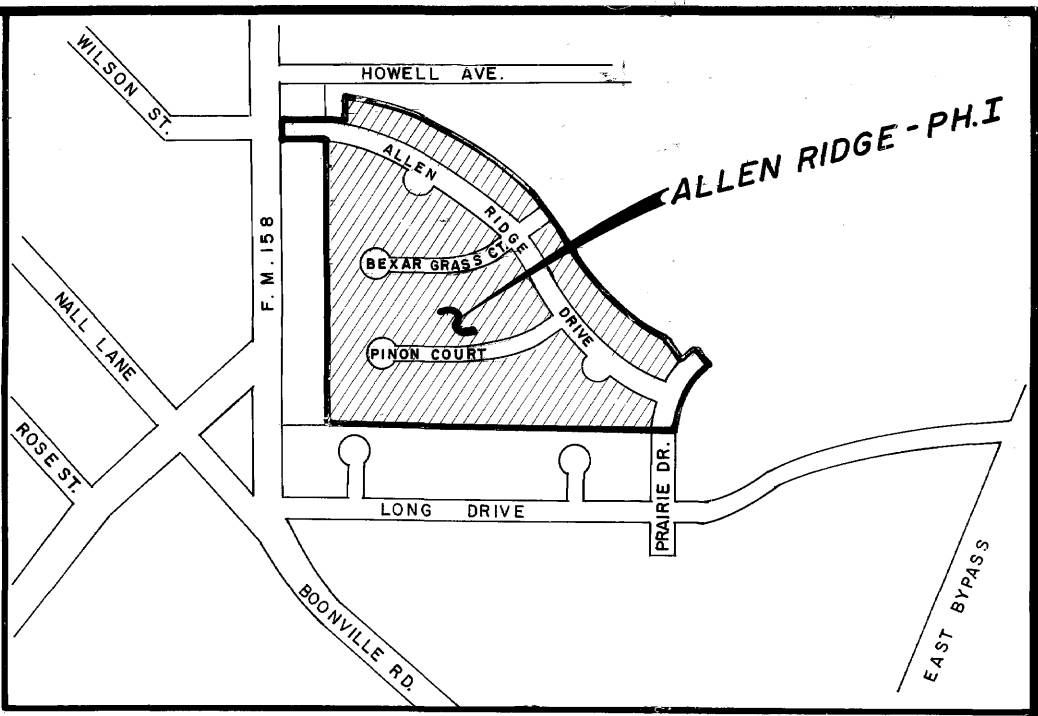
*James Connor Smith*  
JAMES CONNOR SMITH, PRESIDENT, BRAZOS LAND PROPERTIES

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED JAMES CONNOR SMITH, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

*Charly D. Dorsett*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

GIVEN UNDER MY HAND AND SEAL ON THIS 31st DAY OF August, 1983.



**VICINITY MAP**  
N.T.S.

Allen Ridge Phase I  
16.88 Acre Tract  
John Austin Survey, A-2  
Bryan, Brazos County, Texas

Field notes of a 16.88 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being part of the 41,745 acre tract described in the deed from F. M. Bert Wheeler, Trustee, to National Feed of Washington, Incorporated, as recorded in Volume 427, Page 295, of the Deed Records of Brazos County, Texas, said iron rod being located S 44° 44' 14" W 336.25 feet from the 1/2" iron rod found marking the east corner of the said 41,745 acre tract;

BEGINNING at the iron rod set at the intersection of the southeast line of the aforementioned 41,745 acre tract with the northeast right-of-way line of Prairie Drive, according to the plat of Willow Estates, Phase II, as recorded in Volume 452, Page 295, of the Deed Records of Brazos County, Texas, said iron rod being located S 44° 44' 14" W 336.25 feet from the 1/2" iron rod found marking the east corner of the said 41,745 acre tract;

THENCE S 44° 44' 14" W along the southeast line of the aforementioned 41,745 acre tract for a distance of 1175.59 feet to a 1/2" iron rod set for corner;

THENCE N 45° 23' 47" W for a distance of 789.04 feet to a 1/2" iron rod set in the proposed southeast right-of-way line of Allen Ridge Drive;

THENCE along the proposed southeast right-of-way line of Allen Ridge Drive as follows:  
S 44° 36' 13" W 169.52 feet to a 1/2" iron rod set for corner at the beginning of a curve concave to the southeast, having a radius of 25.00 feet;

Southerly along said curve for an arc length of 39.34 feet to a 1/2" iron rod set at the end of this curve, same being in the northeast right-of-way line of Farm-to-Market Road No. 158, the chord bears S 00° 28' 17" E 35.40 feet;

THENCE N 45° 32' 47" W along the northeast line of the aforementioned Farm-to-Market Road No. 158 for a distance of 110.00 feet to a 1/2" iron rod set for corner at the beginning of a curve concave to the northeast, having a radius of 25.00 feet, said iron rod set being in the northeast right-of-way line of the aforementioned proposed Allen Ridge Drive;

THENCE along the northeast right-of-way line of the aforementioned proposed Allen Ridge Drive as follows:  
Easterly along said curve for an arc length of 39.20 feet to a 1/2" iron rod set for corner at the end of this curve, the chord bears N 89° 31' 43" E 25.31 feet;

N 44° 36' 13" E 237.74 feet to a 1/2" iron rod set at the beginning of a curve concave to the south, having a radius of 460.00 feet;

Northeasterly along said curve for an arc length of 29.27 feet to a 1/2" iron rod set, the chord bears N 46° 27' 49" E 25.86 feet;

THENCE N 41° 40' 34" W for a distance of 110.00 feet to a 1/2" iron rod set for corner in a curve concave to the south, having a radius of 570.00 feet;

THENCE Easterly along said curve for an arc length of 576.47 feet to a 1/2" iron rod set for the end of this curve, the chord bears N 77° 17' 49" E 552.22 feet;

THENCE S 73° 43' 47" E for a distance of 170.00 feet to a 1/2" iron rod set for the beginning of a curve concave to the north, having a radius of 412.15 feet;

THENCE Easterly along said curve for an arc length of 410.26 feet to a 1/2" iron rod set for the end of this curve, the chord bears N 77° 45' 13" E 393.53 feet;

THENCE N 49° 14' 14" E for a distance of 142.58 feet to a 1/2" iron rod set for corner;

THENCE N 82° 24' 19" E for a distance of 65.00 feet to a 1/2" iron rod set in the proposed west right-of-way line of Prairie Drive, same being to the east, having a radius of 370.00 feet;

THENCE Northerly along said curve for an arc length of 47.35 feet to a 1/2" iron rod set for the end of this curve, the chord bears N 03° 55' 44" W 47.32 feet;

THENCE N 89° 44' 14" E for a distance of 80.00 feet to a 1/2" iron rod set in the aforementioned proposed east right-of-way line of Prairie Drive, said iron rod being the beginning of a curve concave to the east, having a radius of 290.00 feet;

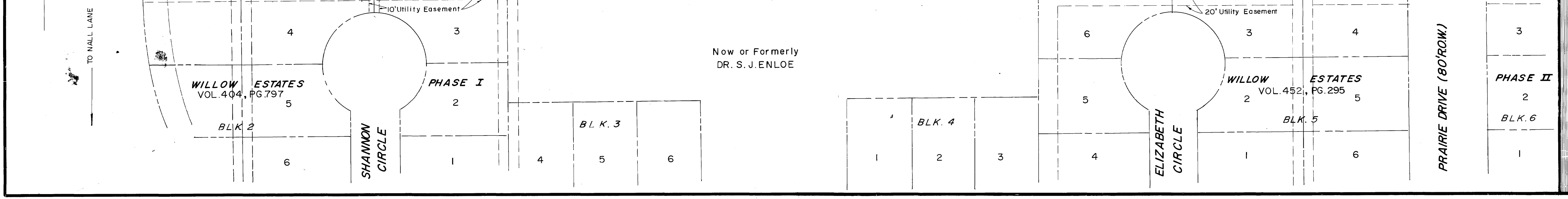
THENCE along the aforementioned proposed east right-of-way line of Prairie Drive as follows:  
Southerly along said curve for an arc length of 227.77 feet to a 1/2" iron rod set for the end of this curve, the chord bears S 22° 45' 46" E 221.96 feet;

S 45° 15' 46" E for a distance of 20.00 feet to the PLACE OF BEGINNING, containing 16.88 acres of land, more or less.

- NOTES:
- Total number of lots = 66  
Land use - single family residential
  - Iron rods set at all lot corners, P.C.'s and P.T.'s
  - Sideline setbacks:  
A) Lots 4-7, Block 1, Lots 1-4, Block 4, to be Patio Homes and said Patio Homes may be constructed up to side lot lines and openings shall not face a side lot line unless the side wall of the dwelling unit is at least 10 feet from the lot line. (See Subdivision Control Ordinance, City of Bryan, Texas, Section II, Page 16)
  - All other lots have a 5' sideline clearance
  - All anchor easements on exterior of Phase I are extensions of their respective lot lines

**FINAL PLAT**  
of

**ALLEN RIDGE SUBDIVISION**  
**PHASE 1 ~ 16.880 ACRES**  
JOHN AUSTIN LEAGUE, A-2 29526  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 60' AUGUST, 1983  
OWNED AND DEVELOPED BY:  
BRAZOSLAND PROPERTIES  
4103 S. TEXAS AVENUE  
SUITE 100  
BRYAN, TEXAS  
77801  
PREPARED BY:  
KLING ENGINEERING & SURVEYING  
1806 WILDE OAK CIRCLE + P.O. BOX 4234 + BRYAN, TEXAS + PH. 713/846-6212



ON UNPLATTED