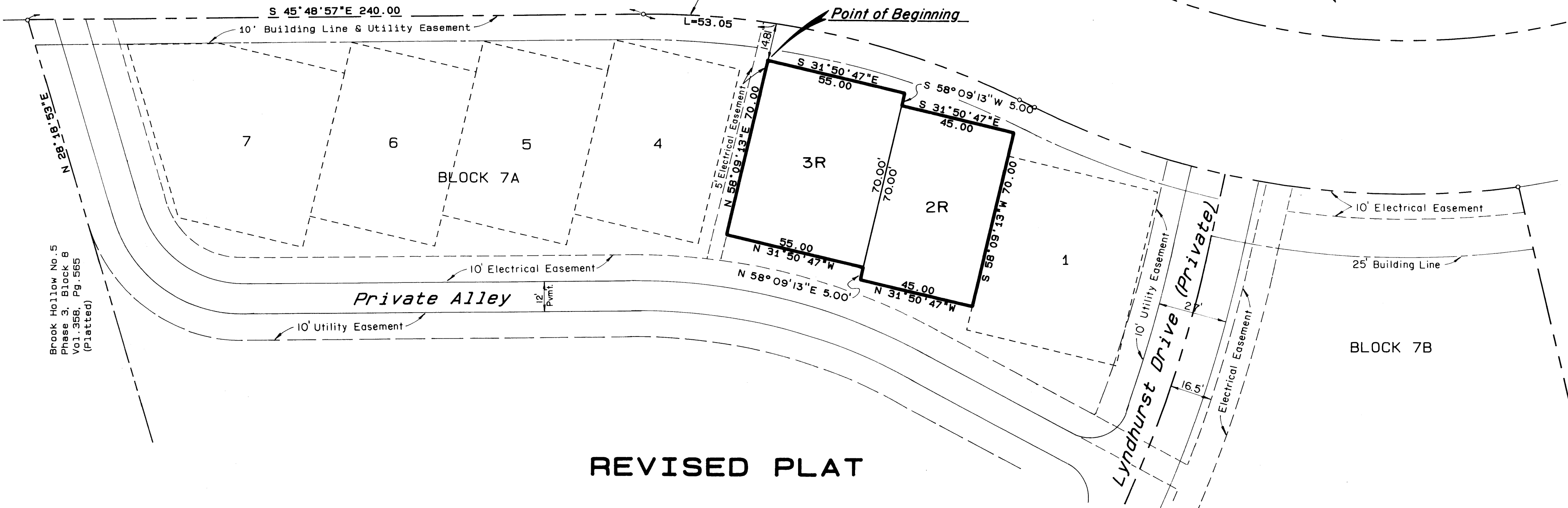


**Brook Hollow Drive**

(60' R.O.W.)

D=09°15'53"  
R=328.10  
L=53.05  
T=26.59  
Chd.=S 41°11'00"E  
53.00'

Scale: 1" = 30'



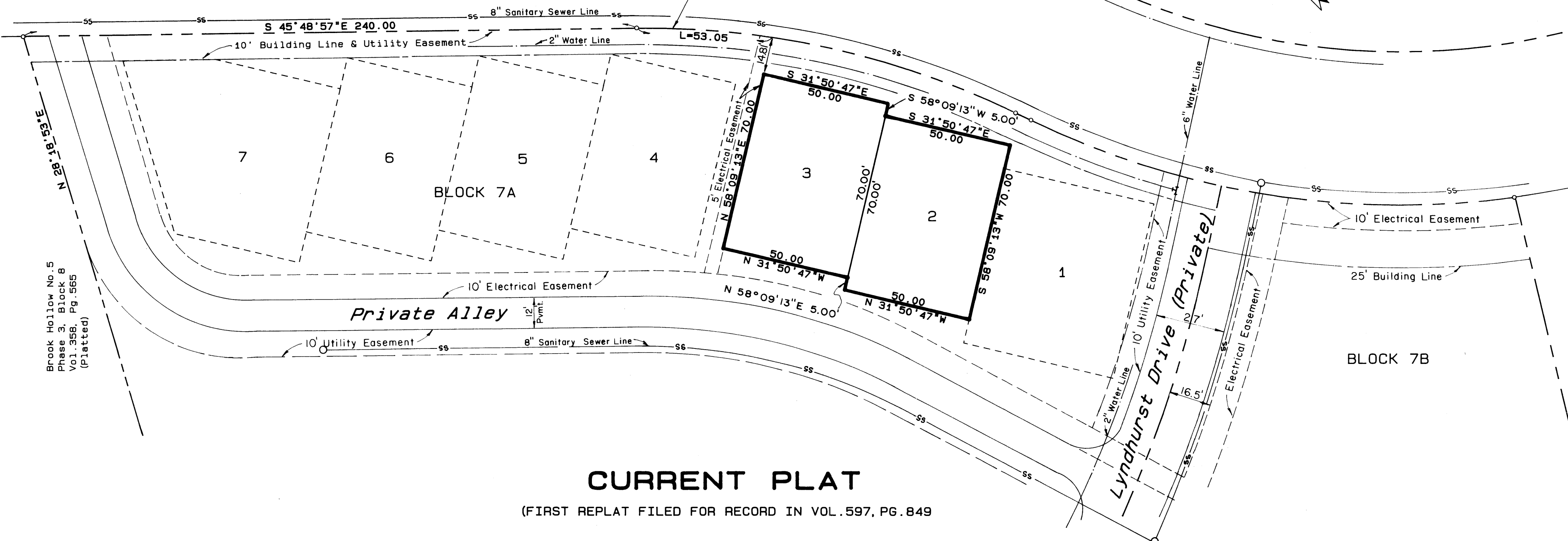
**REVISIED PLAT**

**Brook Hollow Drive**

(60' R.O.W.)

D=09°15'53"  
R=328.10  
L=53.05  
T=26.59  
Chd.=S 41°11'00"E  
53.00'

Scale: 1" = 30'



**CURRENT PLAT**

(FIRST REPLAT FILED FOR RECORD IN VOL.597, PG.849)

**FIELD NOTES**

Being all that certain tract or parcel of land, lying and being situated in the ZENO PHILLIPS LEAGUE, in Bryan, Brazos County, Texas, and being a portion of the 3.82 acre tract replatted as BROOK HOLLOW NO. 5, PHASE 6 and recorded in Volume 597, Page 849 of the Official Records of Brazos County, Texas, and being more particularly described by mets and bounds as follows:

COMMENCING: at a 1/2-inch iron rod found in the Southwest right-of-way line of Brook Hollow Drive, said iron rod also marking the common most easterly corner of BROOK HOLLOW NO. 5, PHASE 3, Block 8 as recorded in Volume 358, Page 565 and the before-said BROOK HOLLOW NO. 5, PHASE 6 Addition;

THENCE: S 45° 48' 57" E along the said southwest line of Brook Hollow Drive for a distance of 240.00 feet to the Point of Curvature of a curve to the right;

THENCE: 53.05 feet along the arc of said curve having a central angle of 09° 15' 53", a radius of 328.10 feet, a tangent of 26.59 feet and a long chord bearing S 41° 11' 00" E at a distance of 53.00 feet to a point in the southeast line of a 5-foot wide electrical easement;

THENCE: S 58° 09' 13" W along said electrical easement line for a distance of 14.81 feet to a 1/2-inch iron rod set for the most northerly corner of Lot Three (3), Block 7A of the before-said BROOK HOLLOW NO. 5, PHASE 6 Addition for the POINT OF BEGINNING;

THENCE: S 31° 50' 47" E for a distance of 55.00 feet to a 1/2-inch iron rod set for corner;

THENCE: S 58° 09' 13" W for a distance of 5.00 feet to a 1/2-inch iron rod set for corner;

THENCE: S 31° 50' 47" E for a distance of 45.00 feet to a 1/2-inch iron rod set for corner;

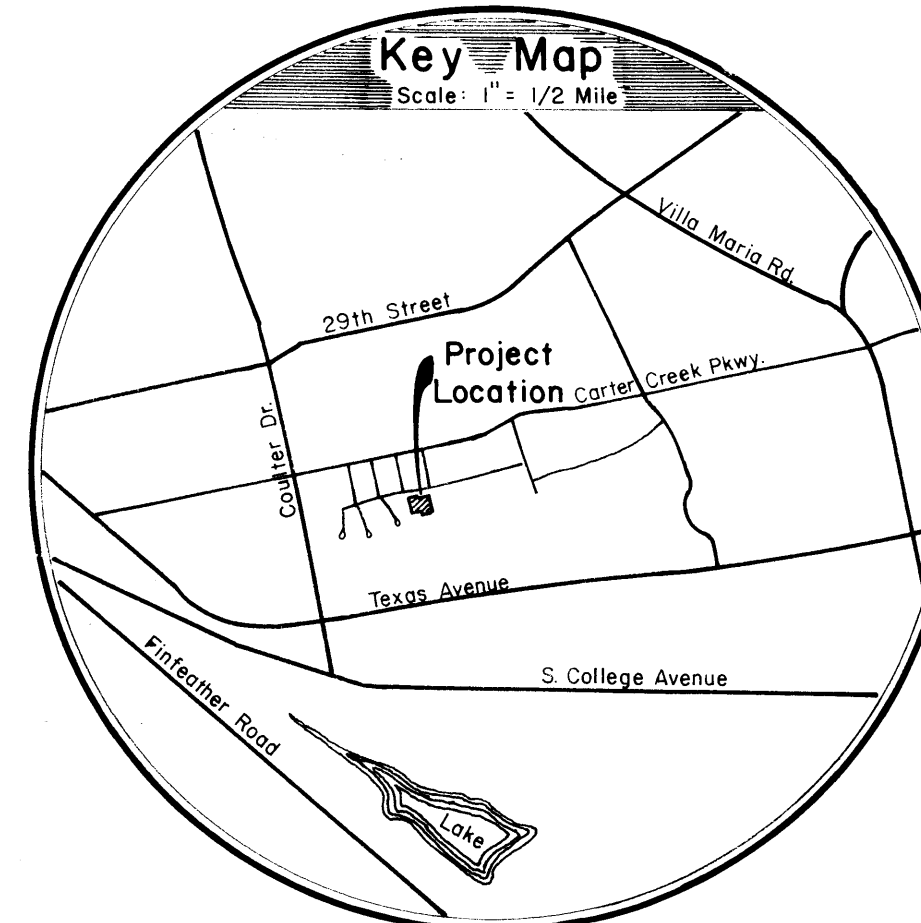
THENCE: S 58° 09' 13" W for a distance of 70.00 feet to a 1/2-inch iron rod set for corner;

THENCE: N 31° 50' 47" W for a distance of 45.00 feet to a 1/2-inch iron rod set for corner;

THENCE: N 58° 09' 13" E for a distance of 5.00 feet to a 1/2-inch iron rod set for corner;

THENCE: N 31° 50' 47" W for a distance of 55.00 feet to a 1/2-inch iron rod set for corner;

THENCE: N 58° 09' 13" E for a distance of 70.00 feet to the POINT OF BEGINNING and containing 0.1607 acres of land, more or less.



**FILED**

1988 JUL 15 PM 1:12

Frank Beriskie COUNTY CLERK  
BRAZOS COUNTY COURTHOUSE  
Bryan, Texas

410985

**A CERTIFICATE BY THE ENGINEER:**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

*Michael R. McClure*  
Registered Professional Engineer No. 32740  
7/12/88

**CERTIFICATION OF THE SURVEYOR:**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Public Surveyor No. 2859 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdividing will describe a closed geometric form.

*Michael R. McClure*  
Registered Public Surveyor No. 2859  
7/12/88

**GENERAL NOTES:**

1. Lyndhurst Drive and the 12-foot Private Alley are private roads with public access.
2. 1/2-inch iron rods placed at all property corners.
3. Lots 2R and 3R, Block 7A are not within the limits of the 100-Year Flood Hazard Area as identified in the City of Bryan Flood Insurance Rate Map, Community Panel No. 480082 0007 B, effective May 19, 1981.
4. All building setback distances are Zero, provided all construction meets current City of Bryan building construction codes.

**OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:**

STATE OF TEXAS

COUNTY OF BRAZOS

I, (We, The), M.G. Perkins, V.P. Woodson Lumber Co. Camerowner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 274, Page 39, and designated herein as the Brookhollow No. 5 Ph. 6 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.

*M.G. Perkins*  
Owner NONE  
Lienholder Approval \_\_\_\_\_

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared M.G. Perkins, 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.

Given under my hand and seal of office this June, 1988.

*Michael R. McClure*  
Notary Public in and for Brazos County, Texas

Michael R. McClure My term expires: 5/27/90  
Printed Name

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS

COUNTY OF BRAZOS

I, Frank Beriskie, 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 July, 1988, in the Deed Records of Brazos County in Volume 4000, Page 189.

*Frank Beriskie*  
County Clerk, Brazos County, Texas

**CERTIFICATION BY THE DIRECTOR OF PLANNING**

I, the undersigned, 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 this ordinance.

*Ed Waggoner*  
Director of Planning  
Bryan, Texas

**APPROVAL OF THE PLANNING COMMISSION:**

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by said Commission.

*Ed Waggoner*  
Chairman, City Planning Commission  
Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

*Bruce Kamm*  
City Engineer, Bryan, Texas

**REPLAT**

**BROOK HOLLOW**

REPLAT OF LOTS 2 & 3, BLOCK 7A  
BROOK HOLLOW NO.5 PHASE 6

0.1607 ACRES

ZENO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 1988

Owner & Developer:  
WOODSON LUMBER CO. of CAMERON  
P.O. BOX 3950  
BRYAN, TEXAS 77805

Engineer & Surveyor:  
MCCLURE ENGINEERING, INC.  
1722 BROADMOOR DRIVE  
BRYAN, TEXAS

on balance wd 12/88

16.2810