

CURVE DATA

No	Delta Angle	Rad	Tan	Length	Chord
1	90° 00' 00"	25.00'	25.00'	39.27'	35.36'
2	65° 45' 53"	25.00'	23.22'	37.42'	32.02'
3	10° 25' 27"	1220.00'	122.00'	349.29'	358.63'
4	2° 39' 27"	1220.00'	28.30'	56.59'	56.58'
5	3° 28' 44"	1220.00'	37.05'	74.08'	74.06'
6	3° 26' 49"	1220.00'	36.71'	73.40'	73.39'

BENCHMARKS

No 7 - Nail in 8" Mesquite tree located in the East Right-of-Way line of Kirkwood Drive at Lot 1, B14. Elev = 308.95

No 8 - Nail in 8" Mesquite tree located in the NE Cor. of Lot 9, B14. Elev = 309.02

GENERAL NOTES

- IRON RODS SET AT ALL LOT CORNERS. P.I.'S, P.H.C.'S & P.H.T.'S
- ALL DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES
- DENOTES RADIUS POINT
- DENOTES PERIMETER CORNER
- DENOTES P.H.C. OR P.H.T.
- DENOTES P.H.C. OR P.H.T. AND RADIUS POINT
- DENOTES POINT OF BEGINNING
- DENOTES RIGHT OF WAY
- DENOTES BACK OF CURB TO BACK OF CURB
- MINIMUM SIDE YARD SET BACK = 5'

CERTIFICATE BY THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Avin H. Winder, Registered Public Surveyor No. 3856 in the State of Texas, hereby certify that this plat is correct and was prepared from an actual survey of the property made under my supervision.

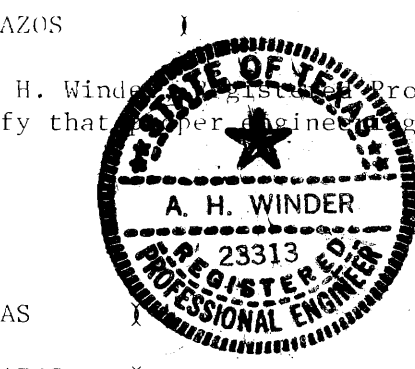


Avin H. Winder, R.P.S.,
State of Texas No. 3856

CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

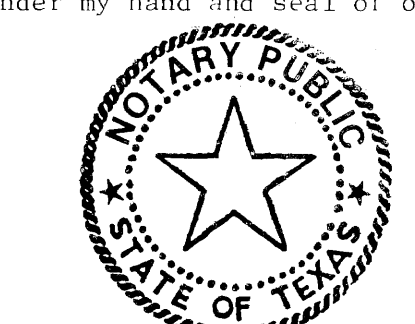
I, Avin H. Winder, Professional Engineer No. 23313 in the State of Texas, hereby certify that this plat is correct and was prepared from an actual survey of the property made under my supervision.



Avin H. Winder, P.E.,
State of Texas No. 23313

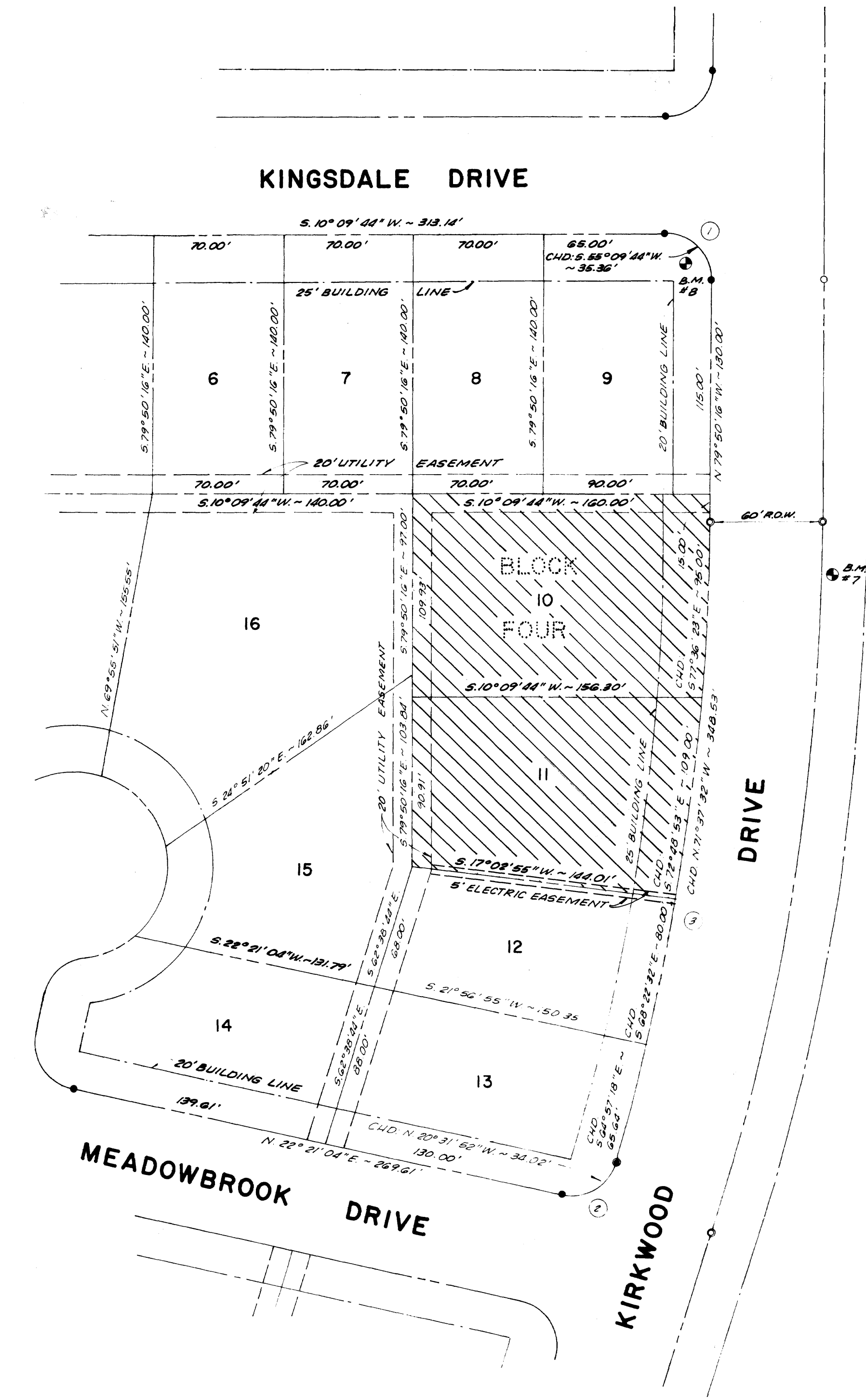
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority on this day personally appeared Avin H. Winder, 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.



Sue M. Alba
Notary Public in and for the
State of Texas
Sue M. ALBA (Print Name)
My Commission Expires: 8-22-85

REPLAT
LOTS 10 & 11, BLOCK 4
BROOKHAVEN SUBDIVISION PHASE ONE
0.745 Acres Single Family Residential
JAMES W. SCOTT LEAGUE, ABSTRACT NO. 49
BRYAN, BRAZOS COUNTY, TEXAS
APRIL 1983 SCALE: 1" = 50'



ORIGINAL PLAT

LEGAL DESCRIPTION
FOR
LOTS 10 & 11, BLOCK 4, BROOKHAVEN SUBDIVISION PHASE I
BRYAN, BRAZOS COUNTY, TEXAS
April, 1983

BEING all that certain tract or parcel of land lying and being situated in the James W. Scott League, A-49, Bryan, Brazos County, Texas, and being Lots 10 and 11, Block 4, Brookhaven Subdivision Phase I, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the southeast right-of-way of Kirkwood Drive, said point being the northwest corner of Lot 12 and the northeast corner of Lot 11;

THENCE S 17° 02' 55" W along a common line with Lot 12 for a distance of 144.01 feet to an iron rod for corner;

THENCE S 79° 50' 16" E along a common line with Lot 15, for a distance of 90.91 feet to an iron rod for corner;

THENCE S 79° 50' 16" E along a common line with Lot 16 for a distance of 109.93 feet to an iron rod for corner;

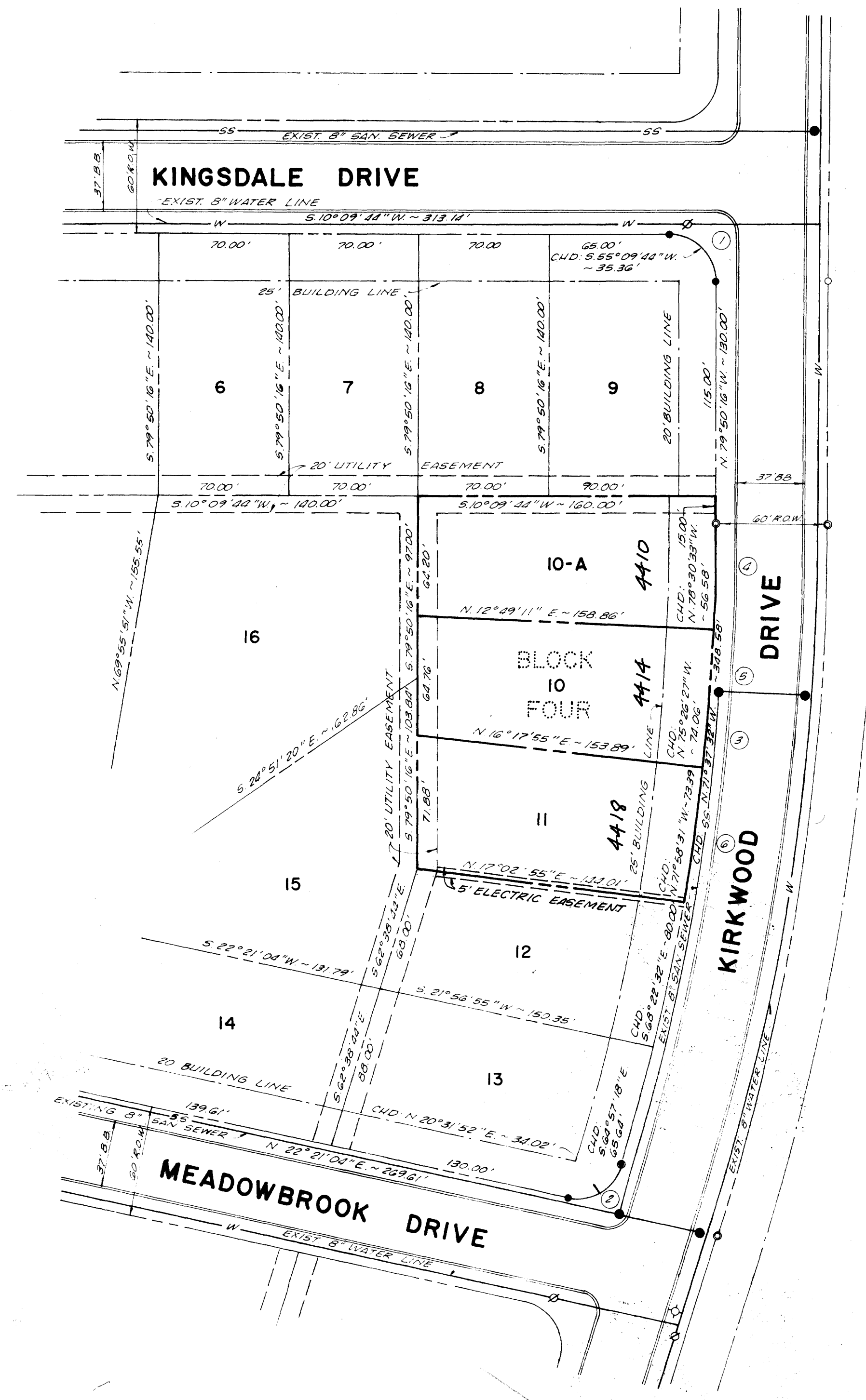
THENCE N 10° 09' 44" E along a common line with Lot 8 for a distance of 70.00 feet to an iron rod for corner;

THENCE N 10° 09' 44" E along a common line with Lot 9 for a distance of 90.0 feet to an iron rod for corner, said point being in the southeast right-of-way line of Kirkwood Drive;

THENCE S 79° 50' 16" E along the southeast right-of-way line of Kirkwood Drive for a distance of 15.0 feet to an iron rod for corner;

THENCE along a curve in the southeast right-of-way of Kirkwood Drive having a chord with a bearing of S 77° 36' 23" E for a distance of 95.0 feet to an iron rod for corner;

THENCE along a curve in the southeast right-of-way of Kirkwood Drive having a chord with a bearing of S 72° 48' 53" E for a distance of 109.0 feet to the PLACE OF BEGINNING containing 0.745 acres of land, more or less.



REVISED PLAT

CERTIFICATION BY THE CITY PLANNER

I, Cliff Miller, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Cliff Miller
Director of Planning
City of Bryan

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 21st day of APRIL, 1983 and same was duly approved on the 5th day of MAY, 1983 by said Commission.

Roger Jackson
Chairman, Planning Commission
City of Bryan, Texas

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 authentication was filed for record in my office the 16th day of MAY, 1983 in the Deed Records of Brazos County, Texas in Volume 587, Page 187.

Frank Boriskie
County Clerk, Brazos County, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

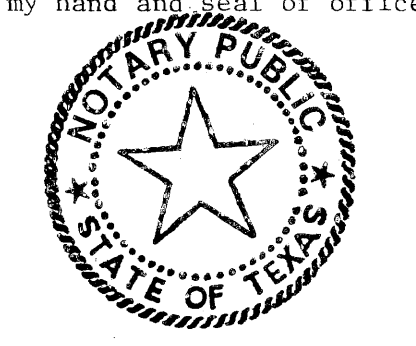
I, B. B. Scasta, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume _____, Page _____, and designated herein as Lots 10 and 11, Block 4, Brookhaven Subdivision, Phase I in the City of Bryan, Texas and whose name 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 for the purpose and consideration therein expressed.

B. B. Scasta
Owner, B. B. Scasta

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared B. B. Scasta, 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 20th day of APRIL, 1983.



Sue M. Alba
Notary Public in and for the
State of Texas
Sue M. ALBA (Print Name)
My Commission Expires: 8-22-85

one involves no releases

263581

WINDER AND ASSOCIATES ENGINEERS INC.
1735 BRIARCREST DR. SUITE 211 BRYAN, TX. 77550-44

SCALE: 1" = 50' DRAWN BY: M.E.W. SHEET: 11.33
DATE: APRIL 1983 APPROVED BY: