

I, JAMES M. ELLER, owner of the land shown on this plat and designated herein as the subdivision in Brazos County, Texas, hereby dedicate to the use of the public forever all rights of way, easements, and other public places shown herein.

STATE OF TEXAS
COUNTY OF BRAZOS

Owner
James M. Eller

Before me, the undersigned authority, on this day personally appeared James M. Eller, 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 on this 4 day of June, 1984.

Donald D. Garrett
Notary Public, Brazos County, Texas

A CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Public Surveyor, in the State of Texas, hereby certify that this plat is true and correct, as prepared from an actual survey of the property made on the ground under my supervision, and that proper engineering consideration has been given to the improvements described herein.

Donald D. Garrett
Registered Professional Engineer, State of Texas, No. 22712

A CERTIFICATE OF ENGINEER

I, Donald D. Garrett, Registered Professional Engineer, in the State of Texas, hereby certify that this plat is true and correct, as prepared from an actual survey of the property made on the ground under my supervision, and that proper engineering consideration has been given to the improvements described herein.

Donald D. Garrett
Registered Professional Engineer, State of Texas, No. 22712

A CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners' Court of Brazos County, Texas, as the Final Plat of said subdivision on the 17th day of May, 1984.

SIGNED THIS 27th day of May, 1984
R. J. Robinson
County Clerk
Brazos County

A CERTIFICATE OF THE COUNTY CLERK

I, Frank Berisbie, County Clerk of Brazos County, Texas, do hereby certify that this plat, with its certificates of authentication was filed for record on the 29th day of May, 1984, and duly recorded in Volume 446, Page 85, Deed Records of Brazos County, Texas.

Frank Berisbie
County Clerk
Brazos County, Texas
by Karen Murphy, Deputy

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, 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.

Director of Planning

FIELD NOTES

Being all of that certain tract or parcel of land, lying and being situated in the MARIA KEGAN LEAGUE, Brazos County, Texas, and being a part of that 157.96 acre tract conveyed to John J. Hall, et-ux, by R.L. Carroll, et-ux, by deed recorded in volume 242, page 581 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING; at an iron rod S 50° 35' 00" E - 48.00 feet from the north corner of said 157.96 acre tract, said iron rod also being in the northwest line of a County Road called Elmo Weedon Road;

THENCE: S 50° 34' 33" E - 1666.17 feet to a point for corner in the centerline of a creek;

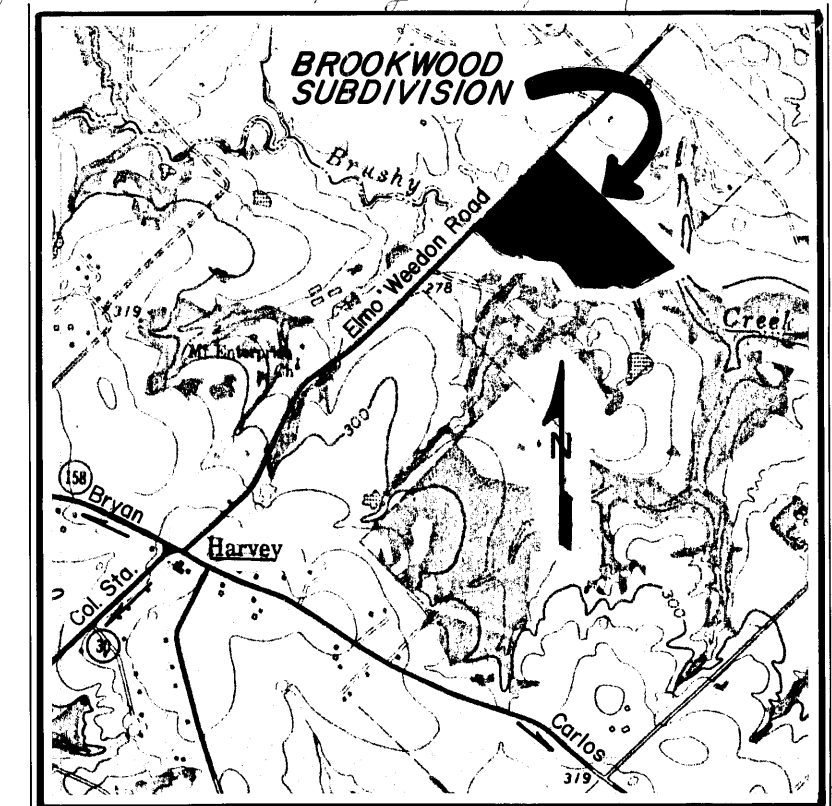
THENCE: along said Creek centerline as follows;

- S 67° 33' 21" W - 23.52 feet; N 62° 13' 34" W - 52.03 feet; N 27° 04' 56" E - 176.32 feet;
S 51° 34' 44" W - 42.66 feet; N 86° 57' 09" W - 85.14 feet; N 52° 24' 53" W - 48.05 feet;
S 67° 18' 25" W - 97.74 feet; N 40° 00' 04" W - 38.95 feet; N 71° 29' 59" W - 109.73 feet;
N 89° 42' 23" W - 52.00 feet; N 10° 44' 24" W - 30.40 feet; N 21° 55' 25" W - 52.59 feet;
S 29° 29' 37" W - 66.67 feet; N 64° 58' 08" W - 57.75 feet; N 89° 46' 55" W - 101.22 feet;
S 40° 54' 03" W - 65.02 feet; S 72° 11' 09" W - 101.58 feet; S 39° 03' 16" W - 44.54 feet;
S 08° 52' 41" E - 79.72 feet; N 84° 36' 32" W - 37.11 feet; N 77° 17' 58" W - 66.89 feet;
S 33° 50' 18" W - 81.96 feet; N 71° 35' 49" W - 28.38 feet; S 72° 57' 21" W - 100.24 feet;
S 23° 06' 40" W - 34.30 feet; S 49° 59' 39" W - 31.08 feet; S 84° 37' 38" W - 106.87 feet;
S 20° 07' 15" W - 41.48 feet; S 68° 49' 44" W - 106.50 feet; S 68° 49' 44" W - 106.50 feet;
S 42° 42' 39" W - 84.31 feet; S 73° 03' 36" W - 68.13 feet; N 47° 46' 08" W - 160.52 feet;
S 69° 26' 42" W - 95.52 feet; N 51° 40' 50" E - 118.36 feet; N 75° 07' 46" W - 100.40 feet; N 53° 30' 20" W - 125.10 feet;
N 17° 07' 17" E - 24.42 feet; N 87° 13' 13" W - 93.83 feet; N 46° 07' 58" W - 180.36 feet;
N 26° 13' 22" E - 23.96 feet; N 16° 20' 48" W - 103.45 feet; to a point for corner in said Elmo Weedon Road line;

THENCE: N 44° 47' 19" E - 1111.63 feet along said Elmo Weedon Road line to the PLACE OF BEGINNING; and containing 34.56 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972 in April 1984.

NOTES:

- 1. Water systems will be public. (Wixon Water Supply System)
2. Sewer will be septic systems.
3. Drainage to follow existing runoff.
4. Acreage in parenthesis is above observed high water level.
5. Land Use: 15 Residential lots.
6. All distances shown on lot line curves are arc lengths.
7. In addition to other easements which may be shown or specified, the following easements are also granted:
a) A ten (10) foot wide utility easement on each side of any and all lot lines shown on the plat and on each side of any and all lot lines which may be established in the future, except for any lot lines which coincide with the perimeter of the subdivision in which case the easement width shall be twenty (20) feet.
b) A five (5) foot wide anchor & guy wire easement extending twenty (20) feet beyond any specified utility easements where and when necessary for guy anchors required in supporting overhead utility lines.
8. High Water Line was observed on ground. Each property Owner will make own determinations as to elevation of building slab.



VICINITY MAP
N.T.S.

Now or Formerly
R. W. AYRES

Now or Formerly
A. & A. JONES

Now or Formerly
J. J. HALL ETAL

NOTE: All Lot sizes meet or exceed County Specifications for Lots with individual septic tanks. A permit from the County Health Department will be required before any septic systems are installed.

APPROVAL OF THE PLANNING COMMISSION
I, HANK McQUAIDE, 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 17th day of APRIL, 1984, and same was duly approved on the 17th day of MAY, 1984 by said Commission.

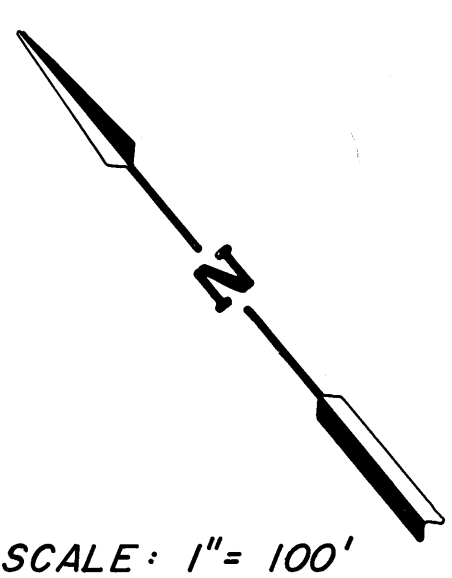
Hank McQuaide
Chairman, City Planning Commission
Bryan, Texas.

CURVE TABLE

Table with 5 columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Contains data for curves A through G.

CREEK CENTERLINE DATA

- 1 N 51° 40' 50" E - 118.36'
2 N 17° 07' 17" E - 24.42'
3 N 26° 13' 22" E - 23.96'
4 N 62° 13' 34" W - 52.03'
5 N 86° 57' 09" W - 85.14'
6 N 40° 00' 04" W - 38.95'
7 N 10° 44' 24" W - 30.40'
8 N 64° 58' 08" W - 57.75'
9 S 72° 11' 09" W - 101.58'
10 N 84° 36' 32" W - 37.11'
11 N 71° 35' 49" W - 28.38'
12 S 49° 59' 39" W - 31.08'



FILED
JUN 28 AM 10:09

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FINAL PLAT
BROOKWOOD SUBDIVISION
MARIA KEGANS LEAGUE
BRAZOS COUNTY, TEXAS
SCALE: 1"=100' FEBRUARY, 1984
34.56 ACRE TRACT
OWNER & DEVELOPER:
JAMES M. ELLER
P.O. BOX 3128
BRYAN, TEXAS 77805
(409) 779-7000
GARRETT ENGINEERING
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
NO. 2972 STATE OF TEXAS

16.5000