

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), Whitley Industries, Inc.

owner(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 322, Page 227 and designated herein as the BRYAN PLACE NORTH - PHASE ONE 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.

I, (We, The), Whitley Industries, Inc. also at this time grant to the public forever all utility easements shown on this plat in the area designated as Phase Two and also grant to the public an easement shown on this plat as proposed street rights-of-way for use in extension of utilities and public access.

Stanley E. Whitley
OWNER
Sally C. Whitley
Lienholder Approval

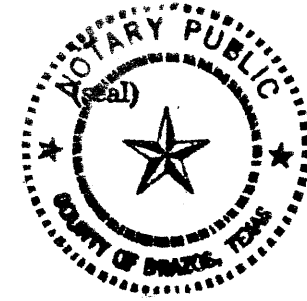
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared

Stanley E. Whitley
known to me to be the person (s) whose name (s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 3rd day of December

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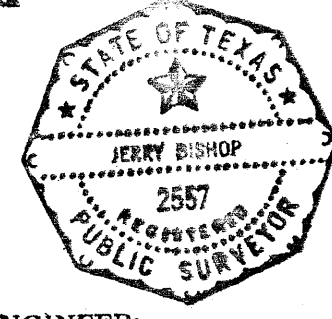
Sally Wells
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jerry Bishop, Registered Professional Engineer No. 37426 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.

Jerry Bishop
Registered Professional Engineer

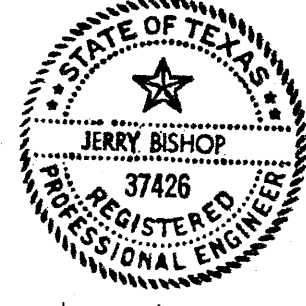


CERTIFICATION BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jerry Bishop, Registered Professional Engineer No. 37426 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Jerry Bishop
Registered Professional Engineer



APPROVAL OF THE PLANNING COMMISSION:

I, Frank Murphy, 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 3 day of December, 1981 and same was duly approved on the 17 day of December, 1981, by said Commission.

Frank Murphy
Chairman, City Planning Commission
Bryan, Texas

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.

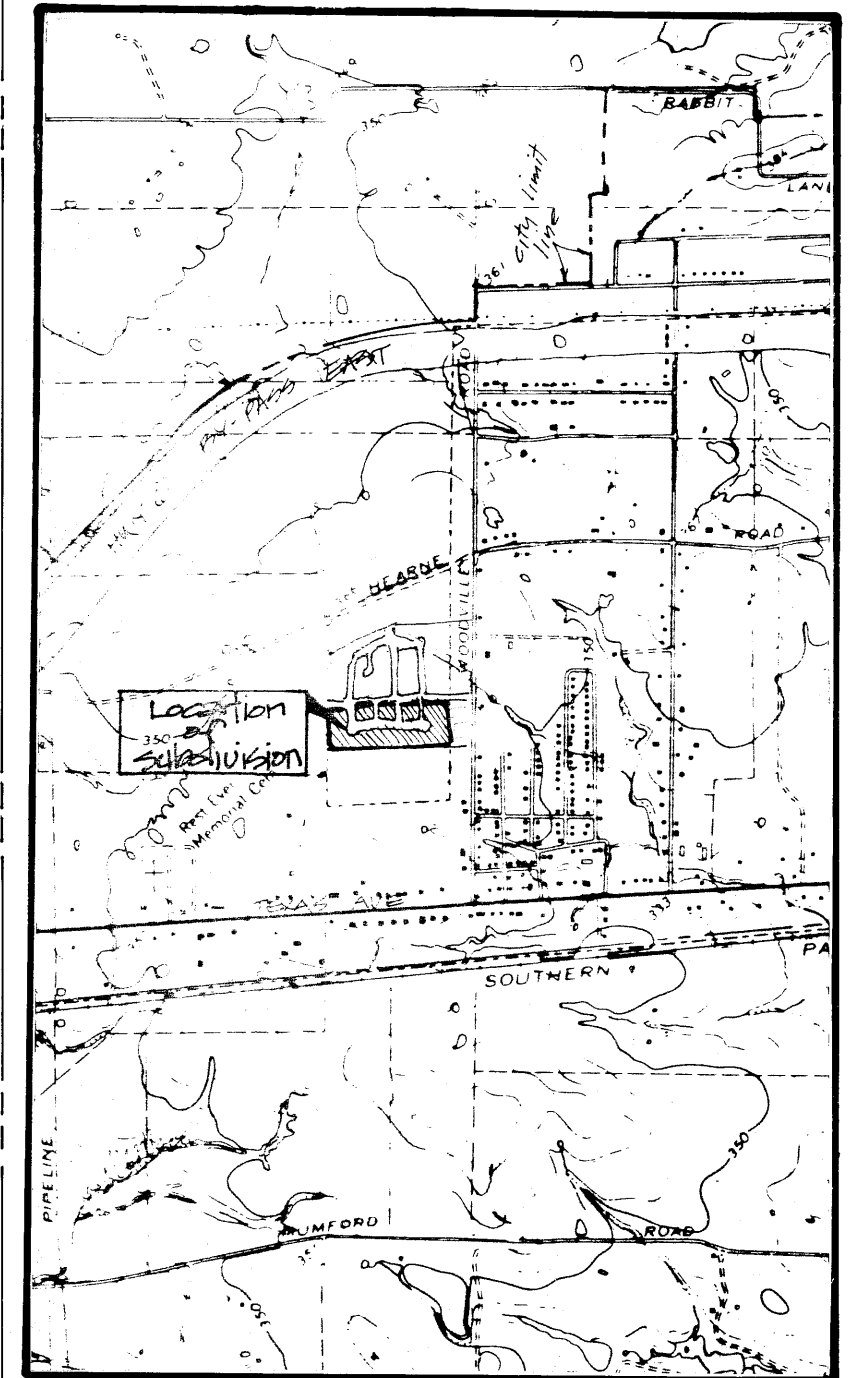
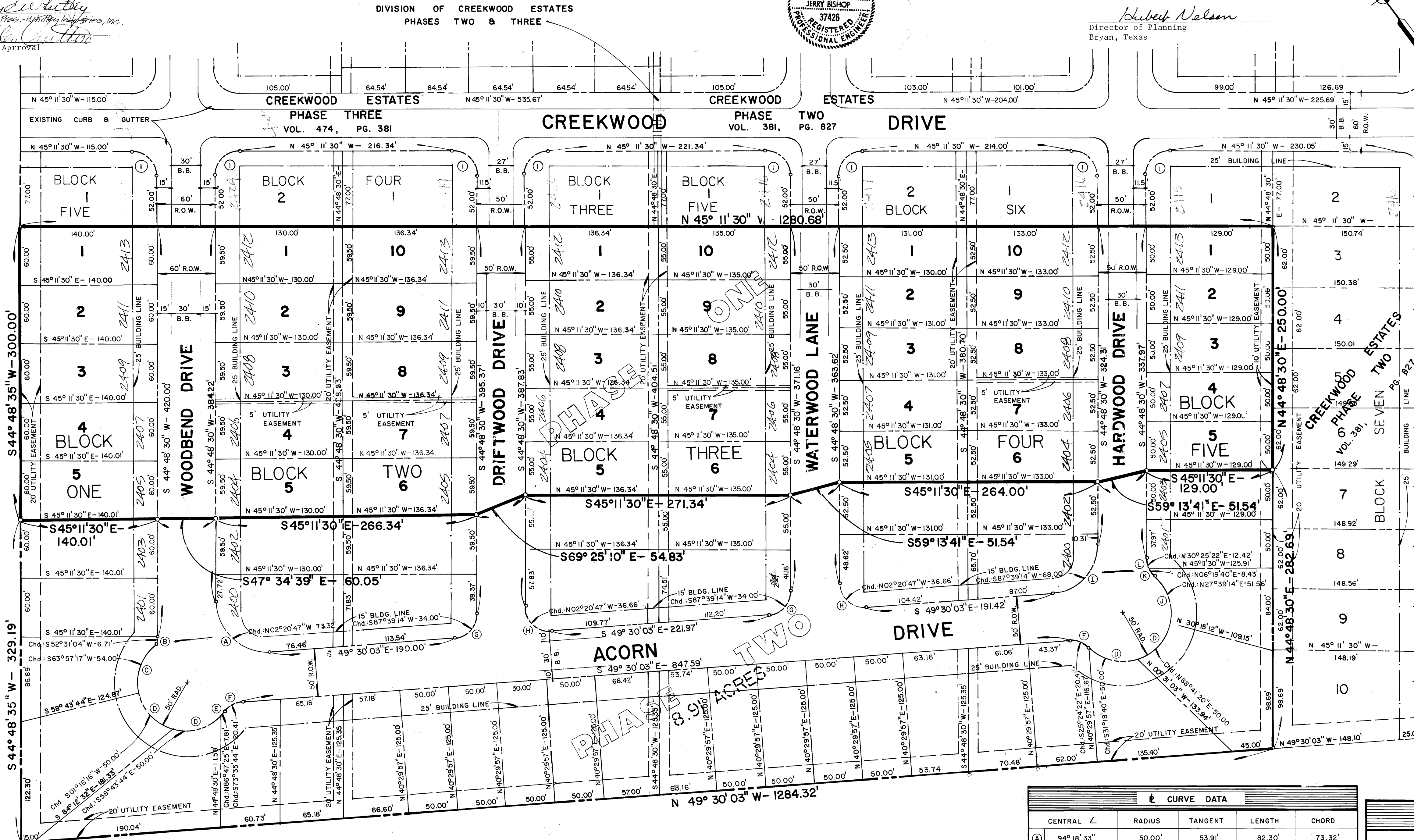
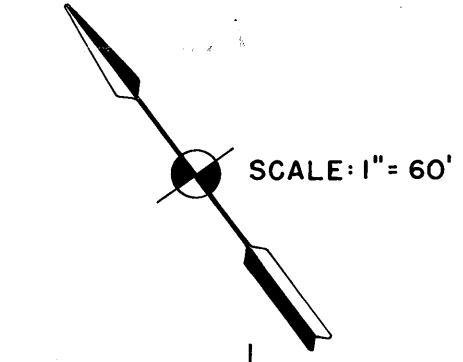
Bubert Nelson
Director of Planning
Bryan, Texas

CURVE DATA				
CENTRAL L	RADIUS	TANGENT	LENGTH	CHORD
90°00'00"	25.00'	25.00'	39.27'	35.36'

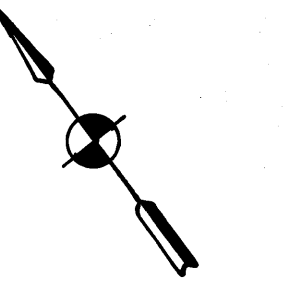
CERTIFICATE BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Boritko, County Clerk in and for the 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 Jan, 1982 in the Deed Records of Brazos County, Volume 502, Page 569.

Frank Boritko
County Clerk
Brazos County, Texas
Mary Ann Murphy
Deputy



VICINITY MAP
SCALE: 1" = 2,000'



GENERAL NOTES

- MINIMUM SIDEYARD SETBACK 5'
- ALL LOTS WILL BE SINGLE FAMILY RESIDENTIAL LOTS
- 30' B.B. INDICATES A 30' STREET MEASURED FROM BACK OF CURB TO BACK OF CURB.
- DENSITY = 40 LOTS (SINGLE FAMILY) ON 8.17 ACRES = 4.90 DWELLING UNITS/ACRE

CURVE DATA				
CENTRAL L	RADIUS	TANGENT	LENGTH	CHORD
A) 94°18'33"	50.00'	53.91'	82.30'	73.32'
B) 15°25'08"	25.00'	3.38'	6.73'	6.71'
C) 65°22'02"	50.00'	32.08'	57.04'	54.00'
D) 60°00'00"	50.00'	28.87'	52.36'	50.00'
E) 08°57'42"	50.00'	3.92'	7.82'	7.81'
F) 48°11'23"	25.00'	11.18'	21.03'	20.41'
G) 85°41'27"	25.00'	23.19'	37.33'	34.00'
H) 94°18'33"	25.00'	26.96'	41.15'	36.66'
I) 85°41'27"	50.00'	46.37'	74.78'	68.00'
J) 62°04'13"	50.00'	30.09'	54.17'	51.56'
K) 19°25'07"	25.00'	4.28'	8.47'	8.43'
L) 28°46'16"	25.00'	6.41'	12.55'	12.42'

FINAL PLAT

BRYAN PLACE NORTH
PHASE ONE

8.17 ACRES
MOSES BAINE LEAGUE
ABSTRACT NO. 3
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 60'
DECEMBER 1981

OWNER & DEVELOPER:
WHITLEY INDUSTRIES, INC.
2105 ROCKWOOD DRIVE
BRYAN, TEXAS 77801
TELEPHONE (713) 779-5351



PREPARED BY:
JERRY BISHOP & ASSOCIATES, INC.
1804 WELSH STREET
COLLEGE STATION, TEXAS 77840
TELEPHONE (713) 693-4216