

FIELD NOTES

Being all that certain tract or parcel of land, lying and being situated in the ZENO PHILLIPS SURVEY, Abstract No. 45, Bryan, Brazos County, Texas, and being all of that 2.3149 acre tract conveyed to Classic, Inc. by Helen B. Whitworth by deed recorded in Volume 532, Page 765 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

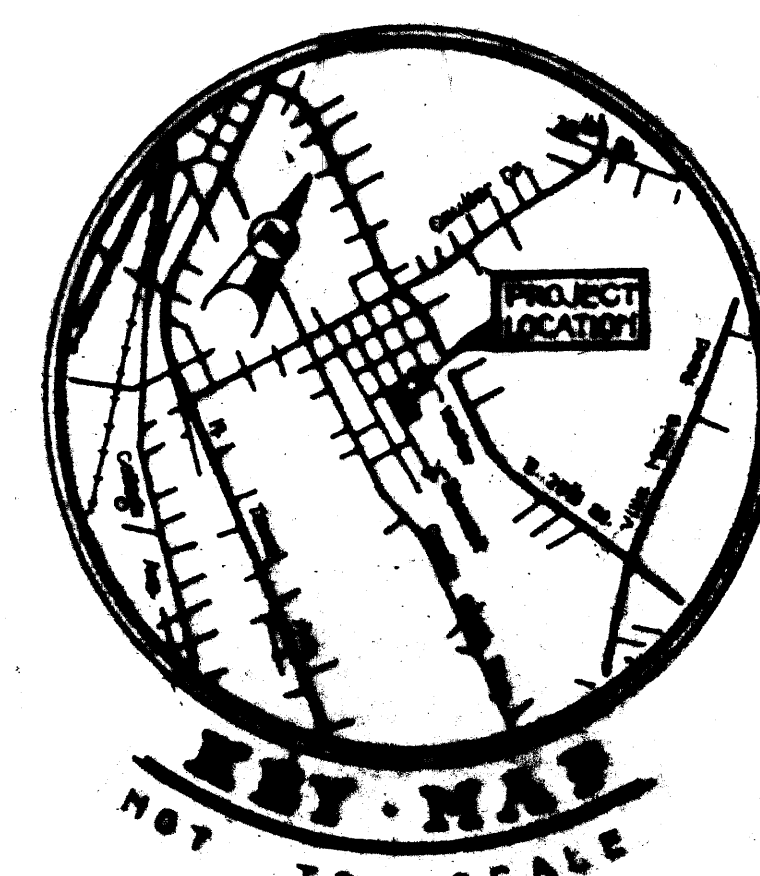
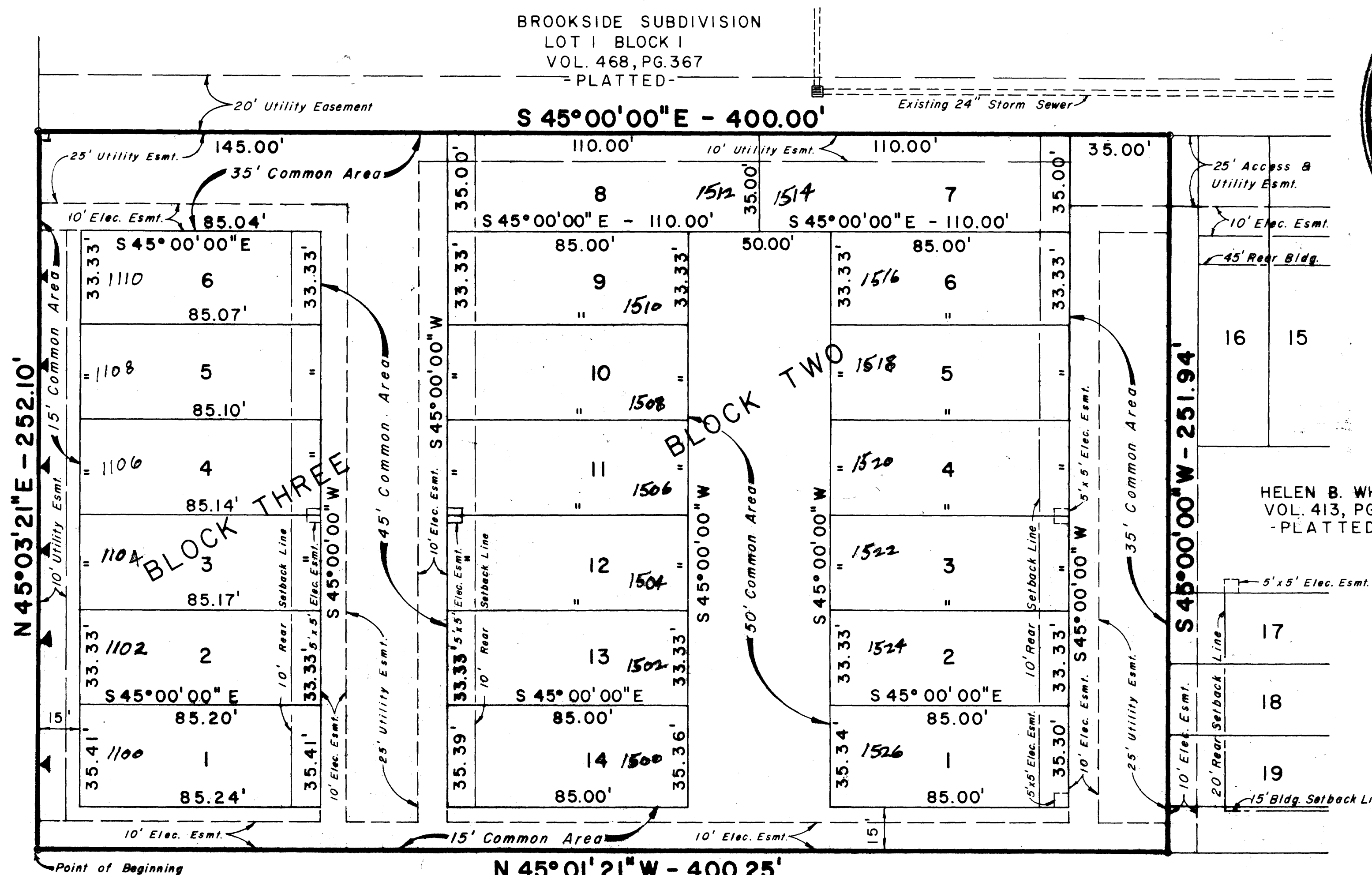
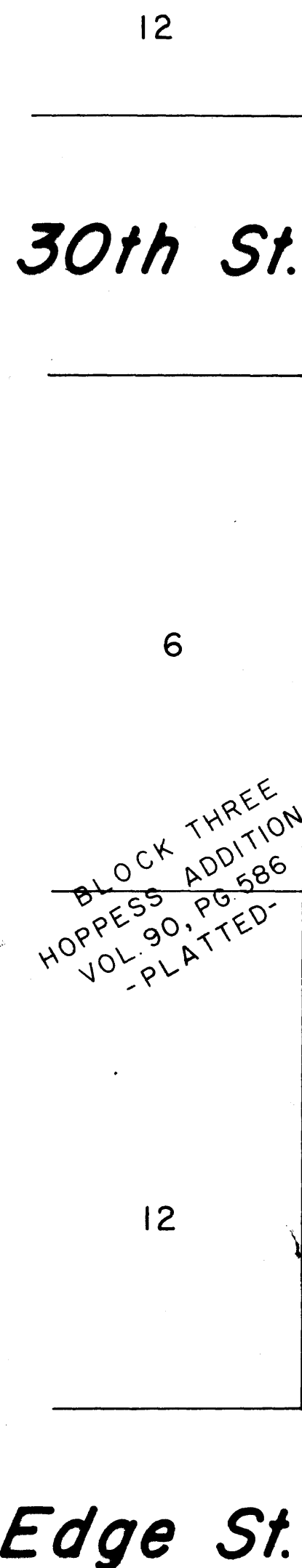
BEGINNING: at an iron rod marking the most northwesterly corner of the said 2.3149 acre tract, said iron rod also being at the intersection of the southeast right-of-way line of Walker Street and the northeast right-of-way line of Bennett Street;

THENCE: N 45° 03' 21" E - 252.10 feet along said southeast line of Walker Street to an iron rod for corner, said corner also being the northeast corner of the said 2.3149 acre tract;

THENCE: S 45° 00' 00" E - 400.00 feet along the southeast line of said 2.3149 acre tract for corner;

THENCE: S 45° 00' 00" W - 251.94 feet and corner in the afore-said northeast right-of-way line of Bennett Street;

THENCE: N 45° 01' 21" W - 400.25 feet to the PLACE OF BEGINNING and containing 2.3149 acres of land.



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
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OAK KNOLL SUBDIVISION  
VOL. 142, PG. 223  
-PLATTED-

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:  
STATE OF TEXAS |  
COUNTY OF BRAZOS |  
I, (We, The) CLASSIC, 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 532, Page 765, and designated herein as the The Cloisters Phase Two 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.

Frank Boriskie  
President  
Western National Bank, Bryan, TX  
Notary Public

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 day of April, 1985, in the Deed Records of Brazos County in Volume 532, Page 765.

Frank Boriskie by Cheryl Thompson  
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 the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

Michael R. McClure  
Director of Planning  
Bryan, Texas

A CERTIFICATE BY THE ENGINEER:  
STATE OF TEXAS |  
COUNTY OF BRAZOS |  
I, Michael R. McClure, Registered Professional Engineer No. 2000 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure  
Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR:  
STATE OF TEXAS |  
COUNTY OF BRAZOS |  
I, Michael R. McClure, Registered Public Surveyor No. 2000 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.

Michael R. McClure  
Registered Public Surveyor

Before me, the undersigned authority, on this day personally appeared Frank Boriskie, 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 27th day of June, 1985.

Donna Lockman  
Notary Public in and for 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 11th day of APRIL, 1985, and same was duly approved on the 21st day of APRIL, 1985, by said Commission.

Roger Jackson  
Chairman, City Planning Commission  
Bryan, Texas

FILED  
At 11:35 O'clock AM  
AUG 4 1985  
FRANK BORISKIE  
County Clerk, Brazos County, Texas  
By James H. ... Deputy

Land Use: 20 Townhouse Units

**FINAL PLAT**

**The Cloisters Phase Two**

**BLOCKS TWO & THREE - 2.3149 ACRES**

**ZENO PHILLIPS LEAGUE**

**BRYAN, BRAZOS COUNTY, TEXAS**

**MAY, 1983**

Owner & Developer: **Classic, Inc.**  
1700 North Loop  
Bryan, Texas

Engineer & Surveyor: **McClure Engineering, Inc.**  
1722 Broadmoor  
Bryan, Texas

002 burrows 40 4465