

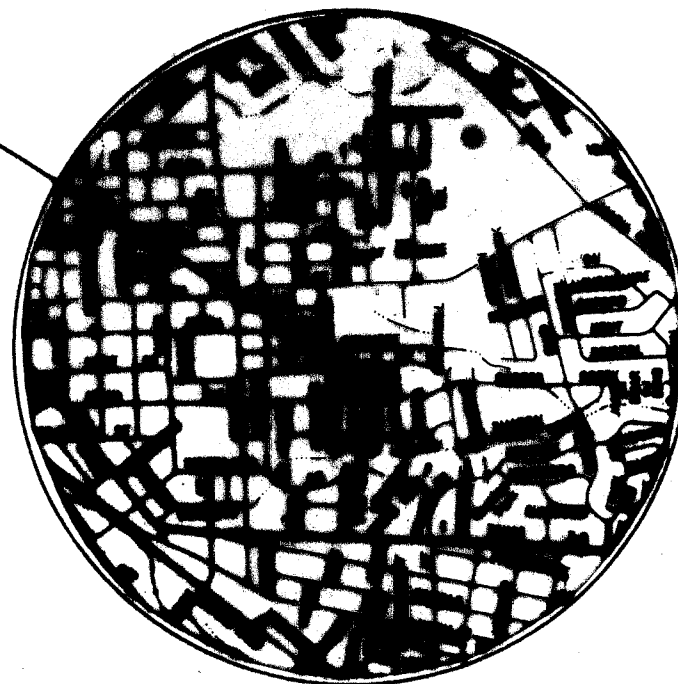
31ST STREET

EASEMENT CAVITTS TO HARRISON FOR ROAD ONLY
DEDICATE FOR ROAD BY CAVITTS
FIRST TRACT
165.30

NORTH CORNER CORBUSIER INTERSECTION
OF S.E. LINE OF BOB WHITE ST. WITH
S.W. LINE OF 31ST STREET

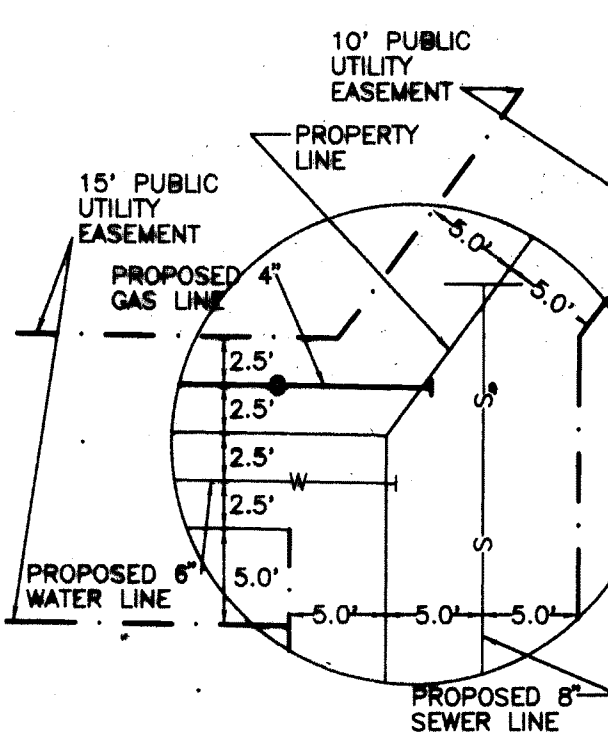
OAK KNOLL SUBDIVISION D.R. 142/223

PROJECT
LOCATION

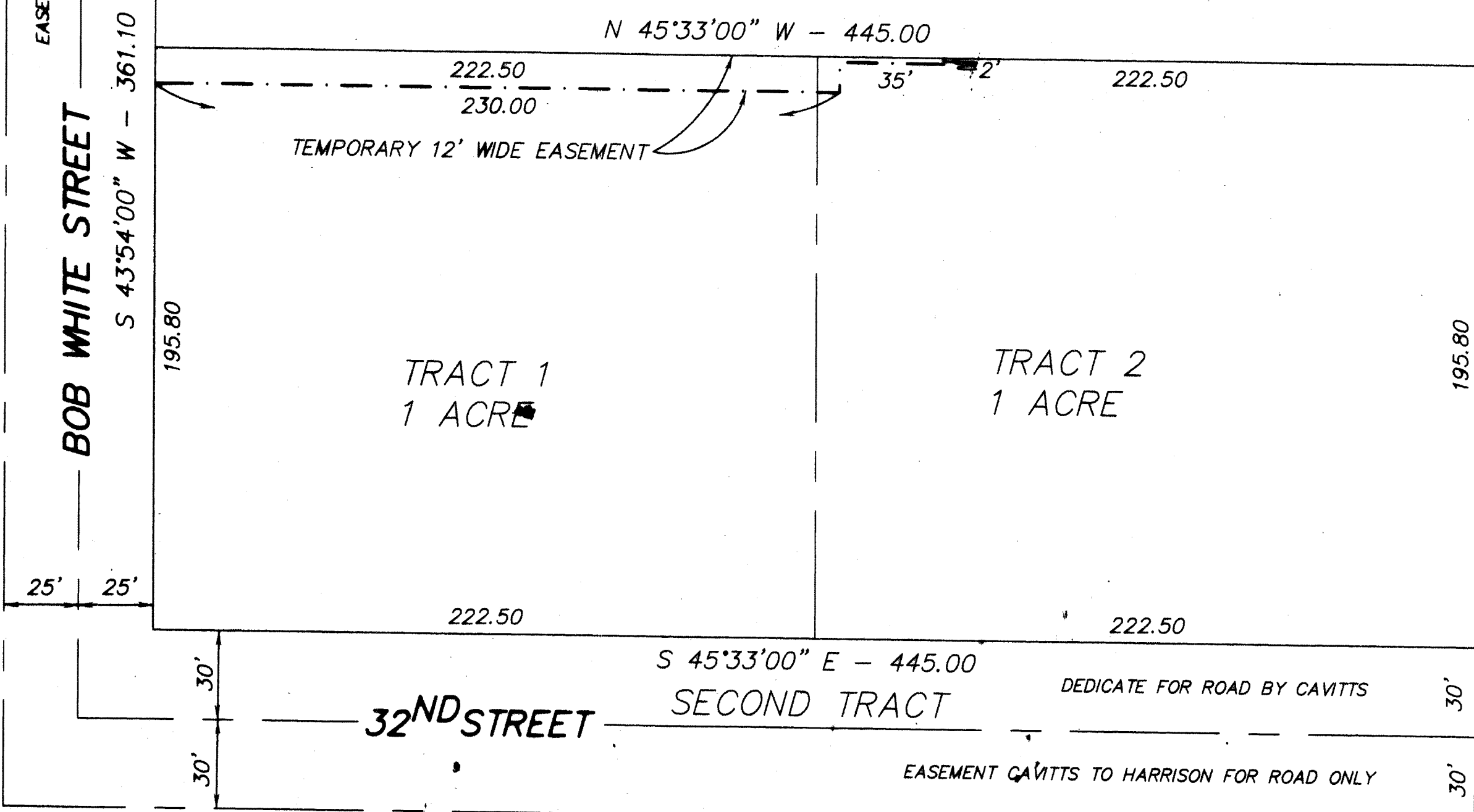


VICINITY MAP

n.t.s.



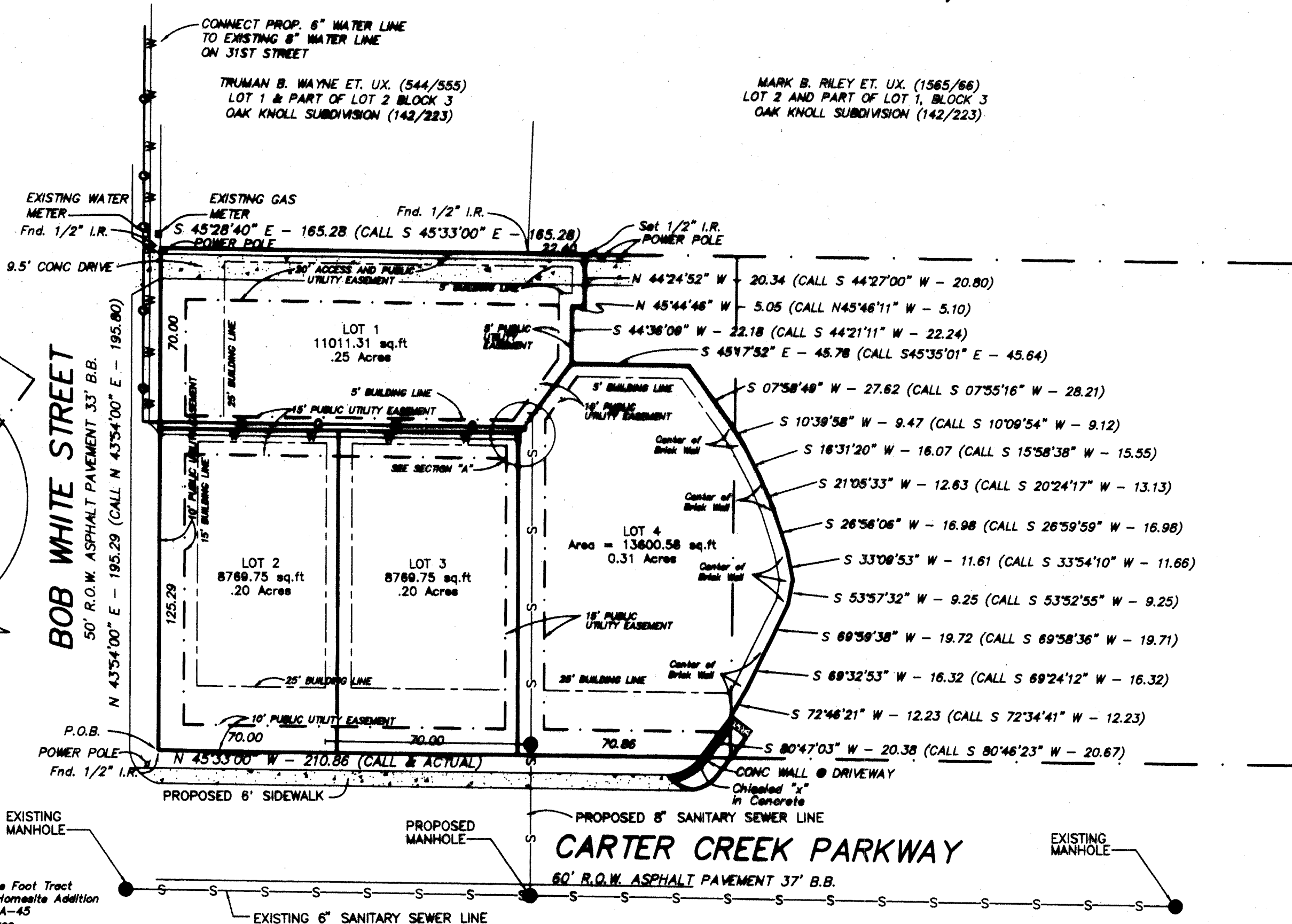
SECTION "A"



ORIGINAL

HARRISON HOMESITE ADDITION
ZENO PHILLIPS LEAGUE BRYAN, TEXAS
MAY, 1960
SCALE : 1" = 40'
D.R. : VOL. 168, PAGE 171 MAY 3, 1995
D.R. : VOL. 210, PAGE 392 MAY 12, 1960

OAK KNOLL SUBDIVISION D.R. 142/223



REPLAT

Being a 0.968 acre tract or parcel of land lying and being situated in the
Zeno Phillips Survey, A-45, Bryan, Brazos County, Texas; also being part of
Tracts 1 and 2 Harrison Homesite Addition recorded in Volume 218 page 635.
Deed Records of Brazos County, Texas and being described as follows:
BEGINNING: at a 1/2" iron rod found at the west corner of the above
mentioned Tract 1; some being the intersection of the northeast right-of-way
line of Carter Creek Parkway; with the southwest right-of-way line of Bob White
Street;
THENCE: N 43°54'00" E - 195.29 feet along said southeast right-of-way line of
Bob White Street to a found 1/2" iron rod for the north corner of said Tract 1;
some being the east corner of Lot 1 Block 3 of Oak Knoll Subdivision (142/223);
THENCE: S 45°28'40" E - 165.28 feet along the common line between said
Tract 1 and Lots 1 and 2 of said Oak Knoll Subdivision to a set 1/2" iron rod
for the east corner of this tract; some being the north corner of the James Giles
of ex 1.044 acre tract (1380/21);
THENCE: S 44°24'52" W - 20.34 feet along the common line of this tract and
said Giles tract to the beginning of a brick wall;
THENCE: along the centerline of said brick wall on said common line for the
following calls:
N 48°44'46" W - 5.05 feet,
S 44°38'01" E - 46.78 feet,
S 07°38'48" W - 27.82 feet,
S 10°38'58" W - 9.47 feet,
S 16°31'20" W - 16.07 feet,
S 21°05'33" W - 12.83 feet,
S 26°56'06" W - 16.98 feet,
S 33°09'33" W - 11.61 feet,
S 53°57'32" W - 9.25 feet,
S 69°59'38" W - 19.72 feet,
S 69°32'53" W - 16.32 feet,
S 72°46'21" W - 12.23 feet,
THENCE: S 80°47'03" W - 20.38 feet to a chained "x" found in concrete for
the most southerly common corner of said tracts; some being in said Carter
Creek Parkway line;
THENCE: N 48°33'00" W along said northeast right-of-way line of Carter Creek
Parkway for a distance of 210.88 feet to the PLACE OF BEGINNING; and
containing 0.968 acres or 42,166 square feet of land, more or less.

0659660
FILED FOR RECORD IN
BRAZOS COUNTY,
ON Jul 01, 1998 at 08:14:58
Document Number: 6632668
REC'D NUMBER - 112424
RECORDS SECTION
BRYAN, TEXAS
JUL 01, 1998
SHIRE OF TEXAS COUNTY CLERK
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED ON THE DATE AND TIME THEREON RECORDED IN THE
OFFICE OF THE COUNTY CLERK OF THE COUNTY OF BRAZOS
AND RECEIVED BY THE COUNTY CLERK.
BE SEEBER REVEREND ON 05/

- GENERAL NOTES:
1. THIS PROPERTY IS NOT IN A 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 4800820141G, EFFECTIVE DATE: JULY 2, 1992.
 2. THE BASIS OF BEARINGS IS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BENNETT STREET AS SCALED FROM THE PLAT RECORDED IN VOLUME 68, PAGE 580.
 3. THIS PROPERTY IS INTENDED FOR RESIDENTIAL USE. (SINGLE FAMILY HOMES)
 4. EXISTING FIRE HYDRANT IS LOCATED ON THE NORTHEAST CORNER OF THIRTY-FIRST STREET AND BOB WHITE STREET. V.L.H.=445'
 5. ACCESS TO LOT 1 SHALL BE FROM EXISTING ACCESS EASEMENT
 6. ACCESS TO LOT 2 SHALL BE FROM BOB WHITE STREET.

REPLAT
OF
PARKWAY PLAZA

CALLED 0.9707 AC. TRACT - ACTUAL 0.968 AC. TRACT
PART OF TRACTS 1 AND 2 - HARRISON HOMESITE ADDITION

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

SCALE: 1" = 40' JUNE 1998

CALLED BLOCK 1, LOT 1 - HARRISON HOMESITE ADDITION

OWNER/DEVELOPER:
CLASSIC INC.
P.O. Box 3905
Bryan, TX 77805
(409) 846-8845

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2888

STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Thurmond
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 (see 4) in the Official Records of Brazos County in Volume
1380/21 and designated herein as the
Harrison Homesite Addition 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.

CERTIFICATION OF THE PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator of the City of Bryan, hereby
certify that the plat conforms to the City master plan, major
street plan, long use plan, and the standards and specifications
set forth in the ordinance.
[Signature]
Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
[Signature] Chairman of the
City Planning and Zoning Commission of the City of Bryan, Texas,
hereby certify that the attached plat was duly filed for approval
with the City Planning and Zoning Commission of the City of Bryan
on the 16th day of MAY, 1998 and same was
duly approved on the 17th day of JULY, 1998
by said commission.
[Signature]
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER
I, the undersigned, Development Engineer of the City of Bryan,
hereby certify that this subdivision plat is in compliance with
the appropriate codes and ordinances of the City of Bryan.
[Signature]
Development Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally
appeared Frank Thurmond, known to me to be
the person(s) whose name(s) is/are subscribed to the foregoing
instrument, and acknowledged to me that he/she/they executed the
same for the purposes and consideration therein stated.
Given under my hand and seal on this 20th day of
JUNE, 1998.
[Signature]
Notary Public, State of Texas

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No.2972,
of the State of Texas, hereby certify that this plat is true and
correct and was prepared from a true survey of the property made
under my supervision on the 16th day of MAY, 1998 and the metes and bounds
describing said subdivision are correct.
[Signature]
Donald D. Garrett, R.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the
State of Texas, hereby certify that the engineering consideration has
been given to this plat.
[Signature]
Donald D. Garrett, R.E. No. 22790

STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Ann Word, County Clerk, in and for said County, do hereby
certify that this plat together with its certificate of authentication
was filed for record in my office on the 16th day of
JULY, 1998, in the Deed / Official Records of
Brazos County, Texas, in Volume 3197, Page 423.
[Signature]
County Clerk
Brazos County, Texas

