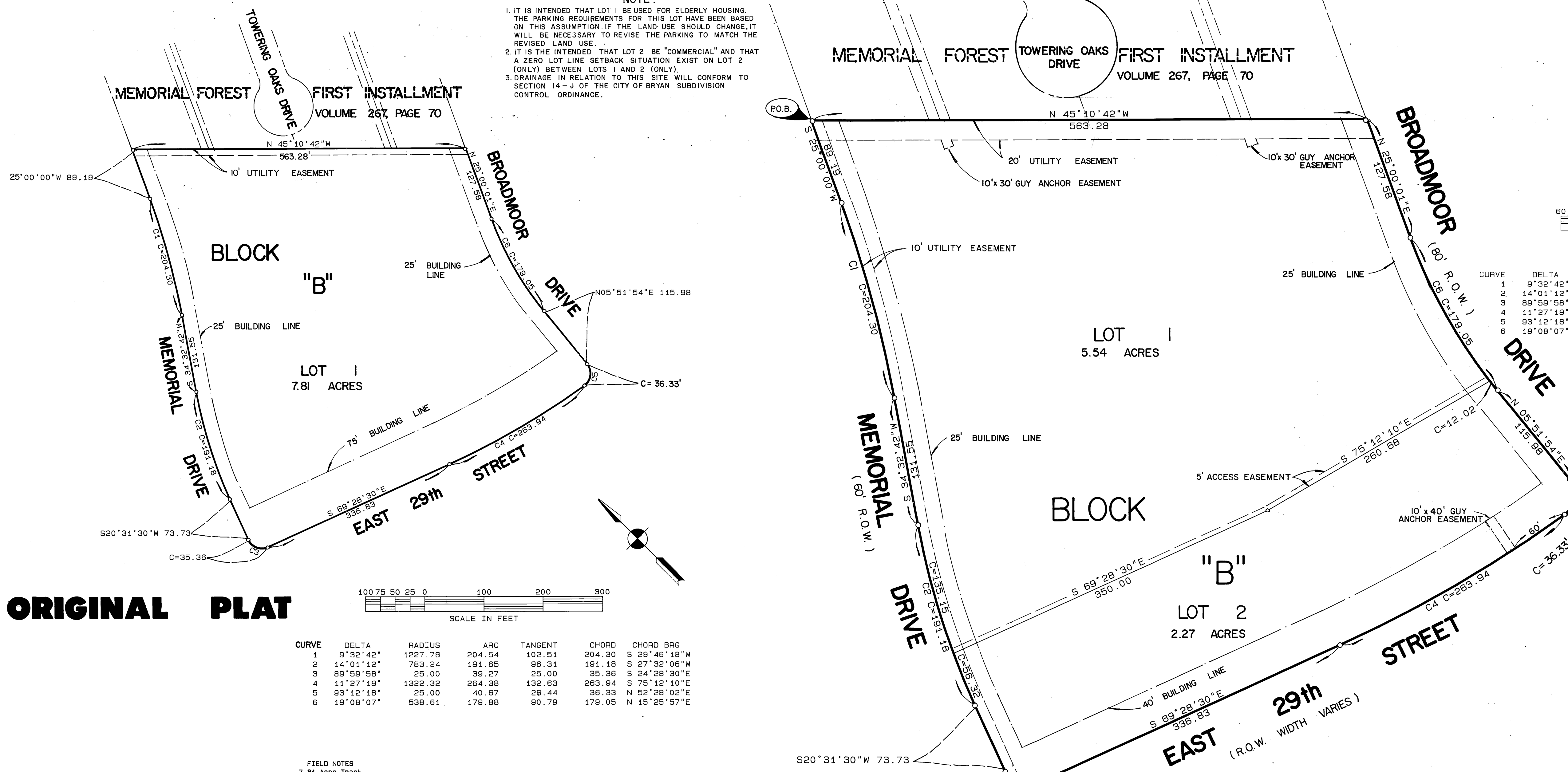


NOTE:  
 1. IT IS INTENDED THAT LOT 1 BE USED FOR ELDERLY HOUSING. THE PARKING REQUIREMENTS FOR THIS LOT HAVE BEEN BASED ON THIS ASSUMPTION. IF THE LAND USE SHOULD CHANGE, IT WILL BE NECESSARY TO REVISE THE PARKING TO MATCH THE REVISED LAND USE.  
 2. IT IS INTENDED THAT LOT 2 BE "COMMERCIAL" AND THAT A ZERO LOT LINE SETBACK SITUATION EXIST ON LOT 2 (ONLY) BETWEEN LOTS 1 AND 2 (ONLY).  
 3. DRAINAGE IN RELATION TO THIS SITE WILL CONFORM TO SECTION 14-J OF THE CITY OF BRYAN SUBDIVISION CONTROL ORDINANCE.



**ORIGINAL PLAT**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	9°32'42"	1227.76	204.54	102.51	204.30	S 29°46'18"W
2	14°01'12"	783.24	191.65	96.31	191.18	S 27°32'06"W
3	89°59'58"	25.00	35.27	25.00	35.36	S 24°28'30"E
4	11°27'19"	1322.32	264.38	132.63	263.84	S 75°12'10"E
5	93°12'16"	25.00	40.67	26.44	36.33	N 52°28'02"E
6	19°08'07"	538.61	179.88	90.79	179.05	N 15°25'57"E

FIELD NOTES  
 7.81 Acre Tract  
 Memorial Forest, Second Installment  
 Block "B"  
 Bryan, Brazos County, Texas  
 December 1983

Being all that certain parcel or tract of land lying and being situated in the John Austin League, Abstract No. 2, Bryan, Brazos County, Texas. Said tract of land also being the same tract of land described as Block "B" of the Memorial Forest Addition to the City of Bryan by deed recorded in Volume 286, Page 885 of the Deed Records of Brazos County, Texas, said parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found marking the west corner of Block B at the intersection of a southwesterly line of the First Installment of Memorial Forest and the southeast right-of-way line of Memorial Drive as shown on the plat of said First Installment of Memorial Forest recorded in Volume 267, Page 70 of the Deed Records of Brazos County, Texas;

THENCE: South 25° 00' 00" West for a distance of 89.19 feet along the east right-of-way line of Memorial Drive to an iron rod found marking the beginning of a curve to the right;

THENCE: South 29° 46' 18" West for a distance of 204.30 feet along the chord of said curve to an iron rod found marking the end of said curve, said curve having a radius of 1227.73 feet and a central angle of 9° 32' 43";

THENCE: South 34° 32' 42" West for a distance of 131.35 feet along the east right-of-way line of said Memorial Drive to an iron rod found, said iron rod marks the beginning of a curve to the left;

THENCE: South 27° 32' 06" West for a distance of 191.18 feet along the chord of said curve to an iron rod found marking the end of the curve, said curve having a radius of 783.24 feet and a central angle of 89° 59' 58";

THENCE: South 20° 31' 30" West for a distance of 73.73 feet to an iron rod found marking the beginning of a curve to the left;

THENCE: South 24° 28' 30" East for a distance of 35.36 feet along the chord of the curve to an iron rod set marking the end of said curve, said curve having a radius of 25.00 feet and a central angle of 89° 59' 58";

THENCE: South 89° 28' 30" East for a distance of 336.83 feet along the north right-of-way line of East 29th Street to an iron rod found marking the beginning of a curve to the left;

THENCE: South 75° 12' 10" East for a distance of 263.84 feet along the chord of said curve to an iron rod set marking the end of said curve, said curve having a radius of 1322.32 feet and a central angle of 11° 27' 19" and the beginning of a compound curve to the left;

THENCE: North 52° 28' 02" East for a distance of 36.33 feet along the chord of said curve, said curve having a radius of 25.00 feet and a central angle of 93° 12' 16";

THENCE: North 05° 51' 54" East for a distance of 115.98 feet along the west right-of-way line of Broadmoor Street to an iron rod found marking the beginning of a curve to the right;

THENCE: North 15° 25' 57" East for a distance of 179.05 feet along the chord of said curve to an iron rod found marking the end of said curve, said curve having a radius of 538.61 feet and a central angle of 19° 08' 07";

THENCE: North 25° 00' 01" East for a distance of 127.98 feet along the west right-of-way line of Broadmoor Street to an iron rod found marking the intersection of the southerly line of the aforementioned Memorial Forest First Installment;

THENCE: North 45° 10' 42" West for a distance of 563.28 feet along the southerly line of said Memorial Forest First Installment to the PLACE OF BEGINNING, and containing 7.81 acres of land, more or less.

**OWNERS ACKNOWLEDGMENTS AND DEDICATIONS:**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, (We, They), **A. B. SYTAK, JR.**, 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 267, Page 70 and designated herein as the **MEMORIAL FOREST 1st INST. REPLAT** 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.

OWNER

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **A. B. SYTAK, JR.**

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 the **22<sup>nd</sup>** day of **DEC**, 1983.

**[Signature]** (DORIS P. EISEN)

Notary Public, Brazos County, Texas  
 My Commission Expires **12/13/86**

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, **Jerry Bishop**, Registered Public Surveyor No. 2557 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground.

**[Signature]** **Jerry Bishop** 12/13/83  
 Registered Public Surveyor

**REVISED PLAT**

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.

**[Signature]** **Jerry Bishop** 12/13/83  
 Registered Professional Engineer

APPROVAL OF THE PLANNING COMMISSION

I, **HANK McQUADE**, Chairman of the City Planning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the **22<sup>nd</sup>** day of **DECEMBER**, 1983, and same was duly approved on the **5<sup>th</sup>** day of **JANUARY**, 1984, by said Commission.

**[Signature]** **Hank McQuade**  
 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.

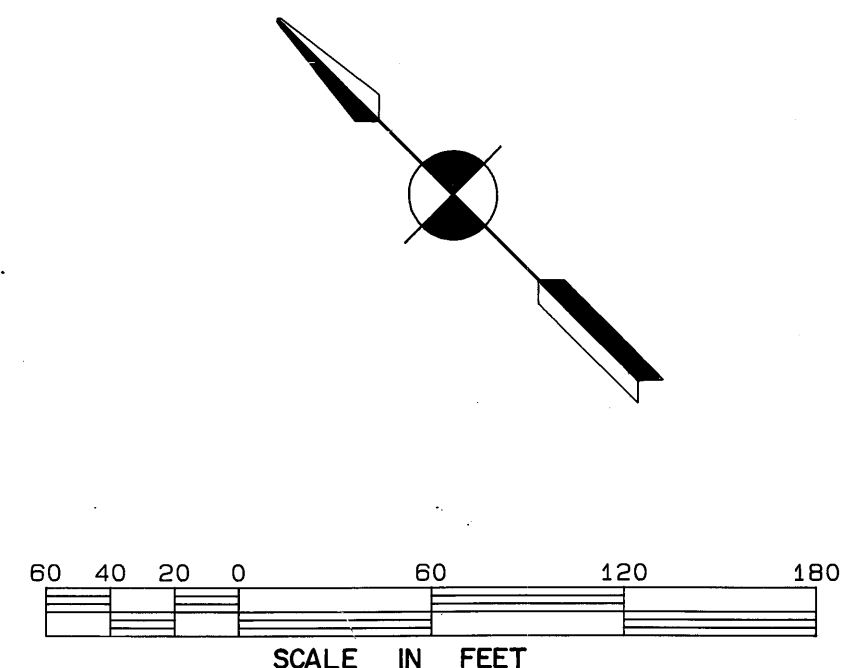
**[Signature]**  
 Director of Planning  
 City of Bryan, Texas

CERTIFICATE BY THE COUNTY CLERK:

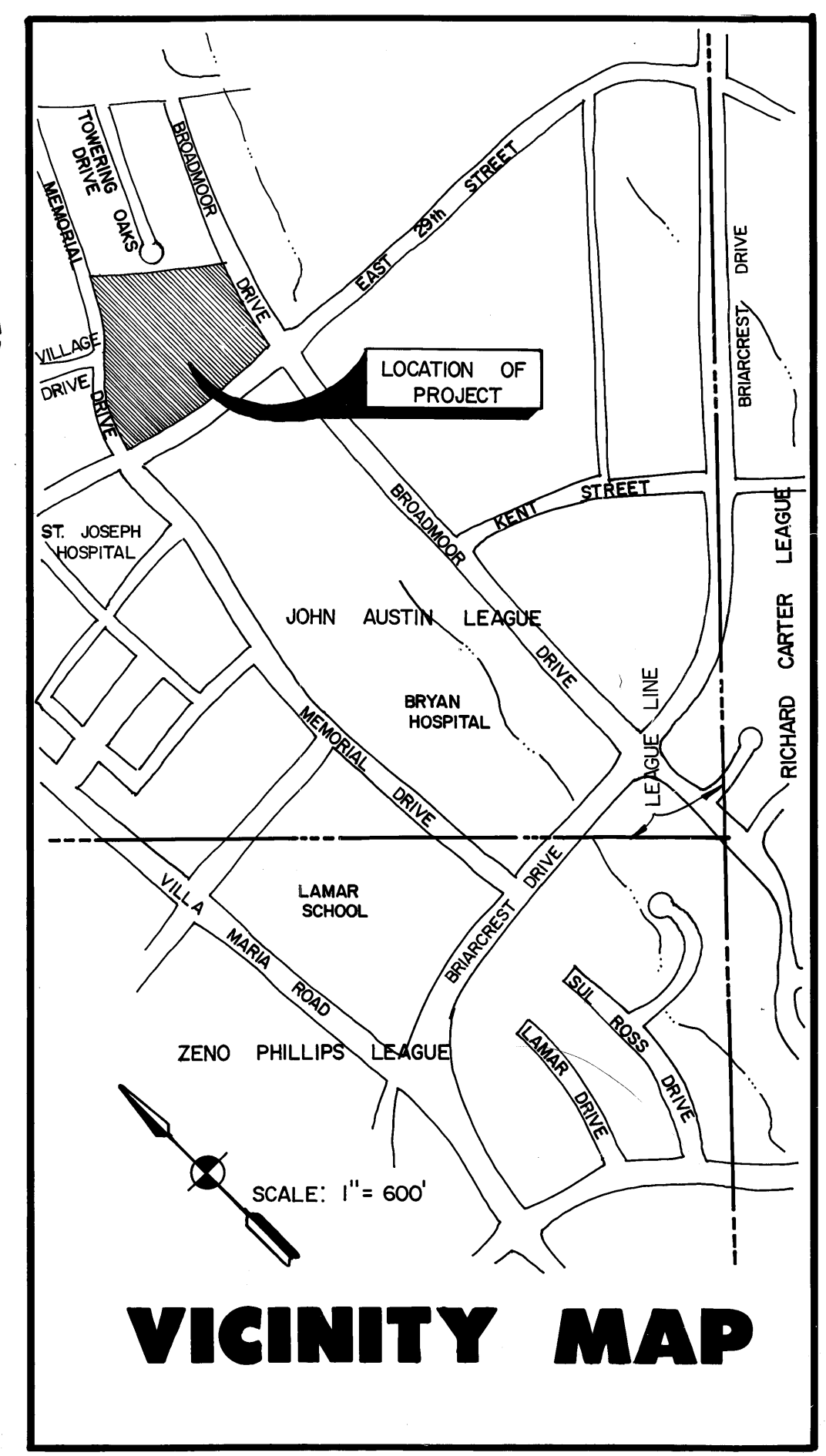
STATE OF TEXAS  
 COUNTY OF BRAZOS

I, **Frank Boriskie**, County Clerk in and for the said County, do certify that this plat together with its certificate of authentication was filed for record in my office on the **28<sup>th</sup>** day of **March**, 1984, in the Deed Records of Brazos County, Volume **669**, Page **647**.

**[Signature]** **Mary Ann Ward**  
 County Clerk  
 Brazos County, Texas



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	9°32'42"	1227.76	204.54	102.51	204.30	S 29°46'18"W
2	14°01'12"	783.24	191.65	96.31	191.18	S 27°32'06"W
3	89°59'58"	25.00	35.27	25.00	35.36	S 24°28'30"E
4	11°27'19"	1322.32	264.38	132.63	263.84	S 75°12'10"E
5	93°12'16"	25.00	40.67	26.44	36.33	N 52°28'02"E
6	19°08'07"	538.61	179.88	90.79	179.05	N 15°25'57"E



**VICINITY MAP**

A REPLAT OF

**MEMORIAL FOREST SECOND INSTALLMENT BLOCK "B"**

**7.81 ACRES**

**JOHN AUSTIN LEAGUE, ABSTRACT NO. 2 BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: AS SHOWN  
 DECEMBER, 1983

PREPARED FOR:  
 SYPCON CONSTRUCTION CORP.  
 2302 BROADMOOR OAKS  
 BRYAN, TEXAS 77801  
 TELEPHONE (409) 779-0095

PREPARED BY:  
**JERRY BISHOP & ASSOCIATES, INC.**  
 1812 WELSH STREET, SUITE 120  
 COLLEGE STATION, TEXAS 77840  
 TELEPHONE (409) 693-4216

on land base  
 WD  
 8/13/81