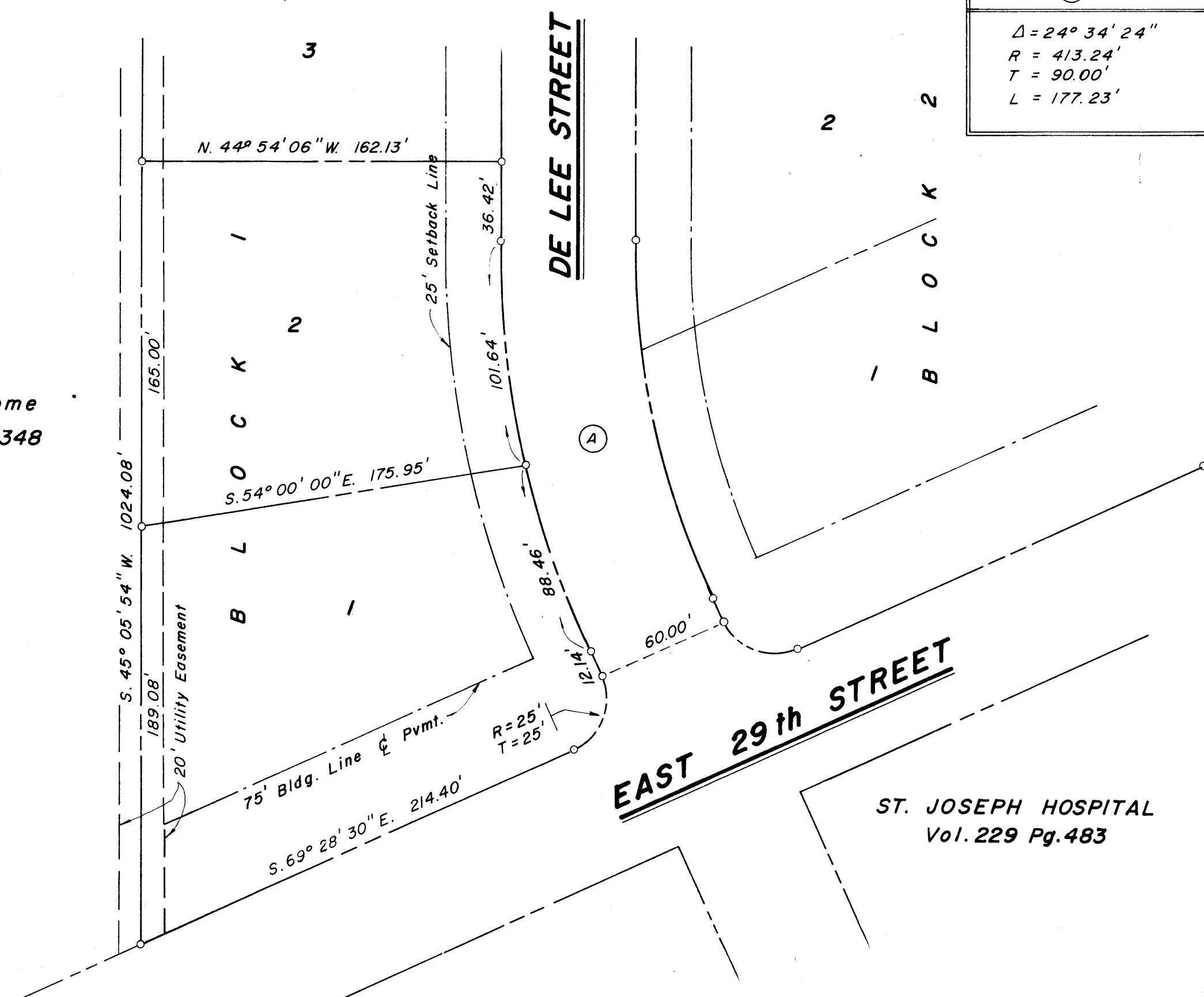


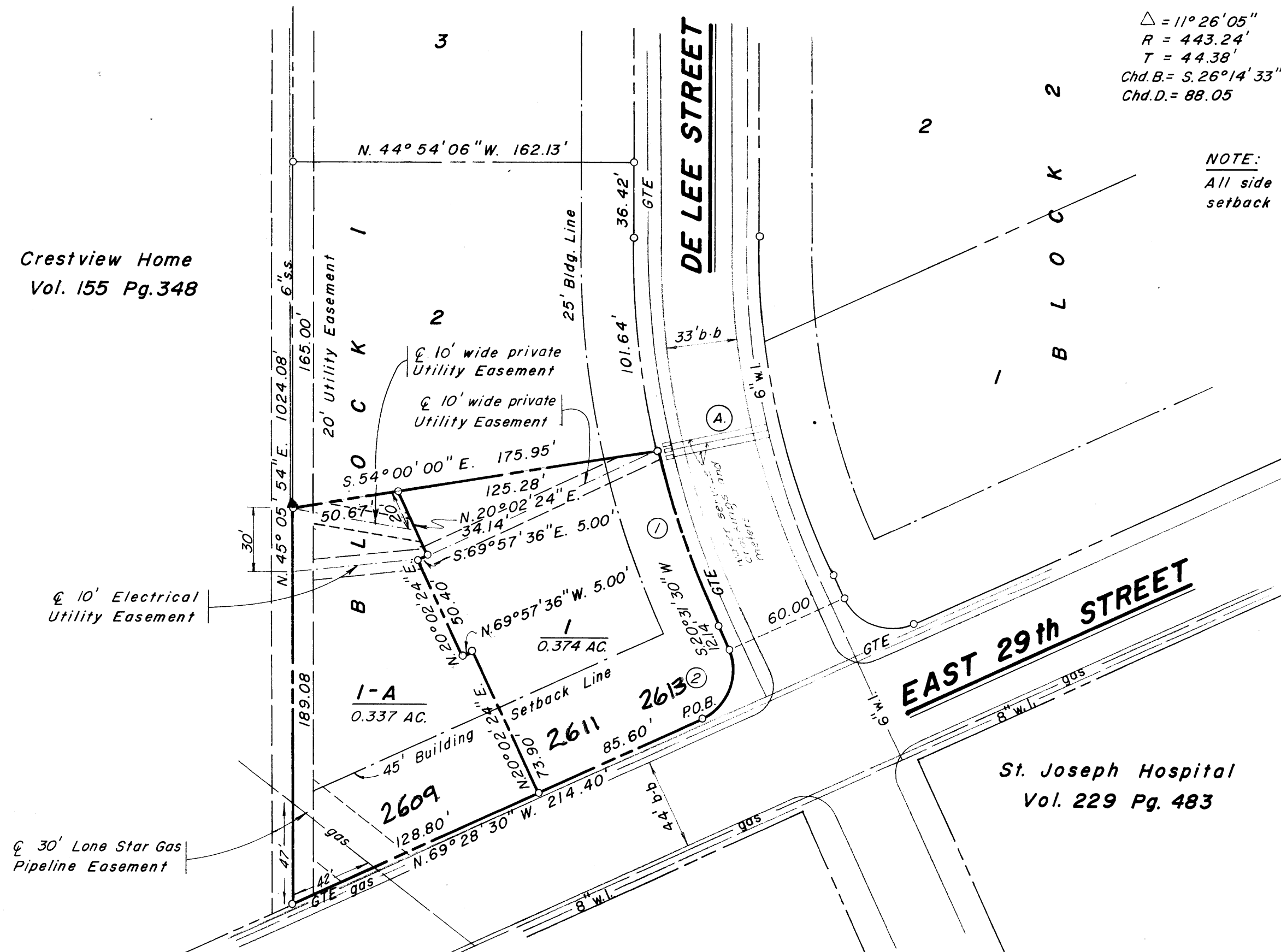
Crestview Home  
Vol. 155 Pg. 348



CURVE DATA FOR	
(A)	
$\Delta = 24^\circ 34' 24''$	
$R = 413.24'$	
$T = 90.00'$	
$L = 177.23'$	

**ORIGINAL PLAT**

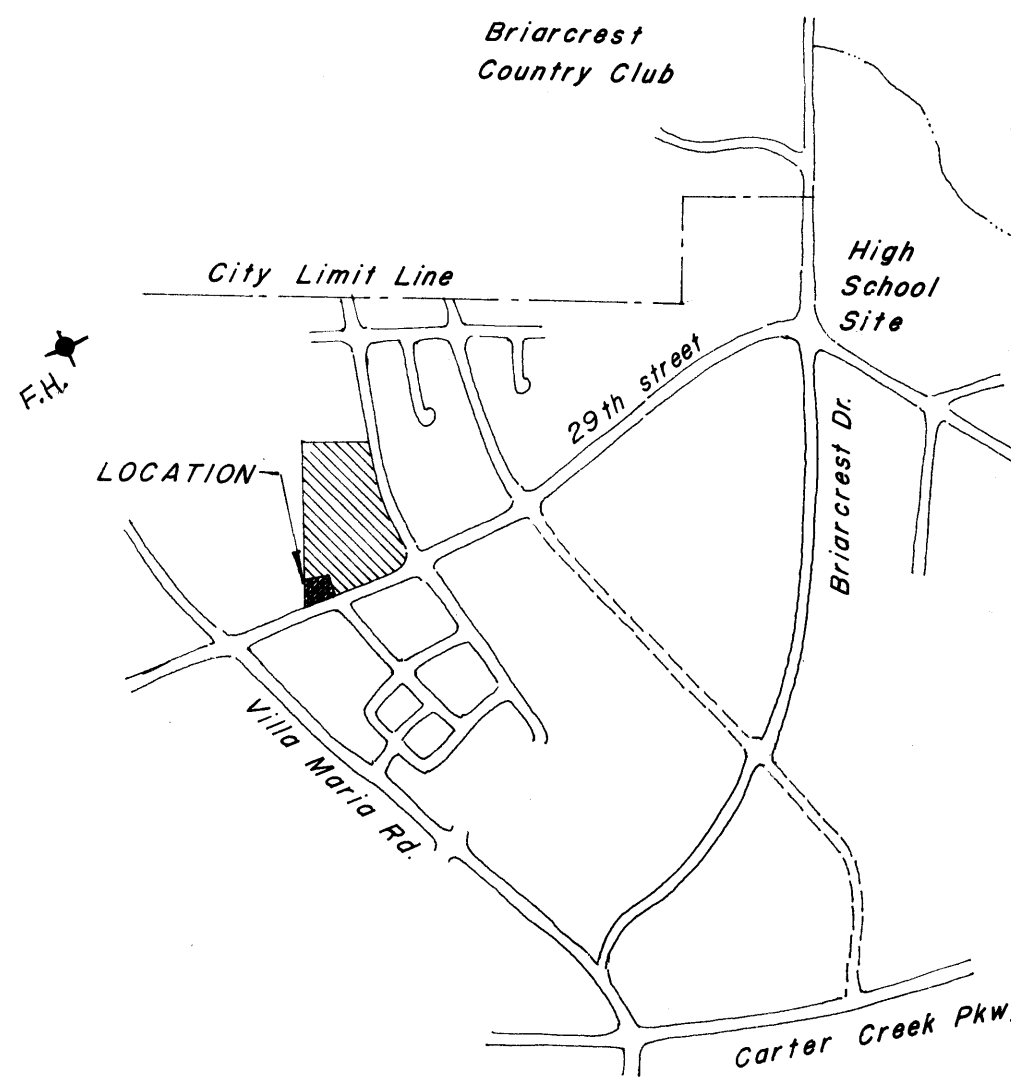
Crestview Home  
Vol. 155 Pg. 348



CURVE DATA	
(1)	
$\Delta = 11^\circ 26' 05''$	
$R = 443.24'$	
$T = 44.38'$	
$\text{Chd. B} = S. 26^\circ 14' 33'' W.$	
$\text{Chd. D} = 88.05'$	
(2)	
$\Delta = 90^\circ 00' 00''$	
$R = 25.00'$	
$T = 25.00'$	
$\text{Chd. B} = S. 65^\circ 31' 30'' W.$	
$\text{Chd. D} = 35.36'$	

NOTE:  
All side and rear building setback lines shall be 5'.

SCALE: 1" = 50'



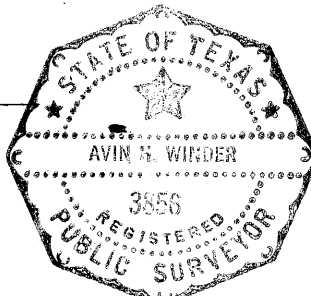
**LOCATION SKETCH**  
N.T.S.

**CERTIFICATE BY THE SURVEYOR**

STATE OF TEXAS I  
COUNTY OF BRAZOS I

I, Avin H. Winder, Registered Public Surveyor No. 3856 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 of the ground.

*Avin H. Winder*  
Avin H. Winder  
Registered Public Surveyor No. 3856

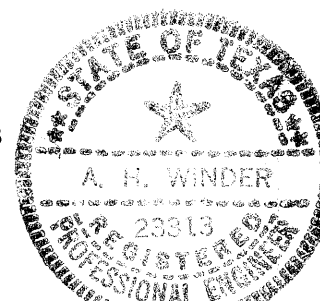


**CERTIFICATE BY THE ENGINEER**

STATE OF TEXAS I  
COUNTY OF BRAZOS I

I, Avin H. Winder, Registered Professional Engineer No. 23313 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

*Avin H. Winder*  
Avin H. Winder  
Registered Professional Engineer No. 23313

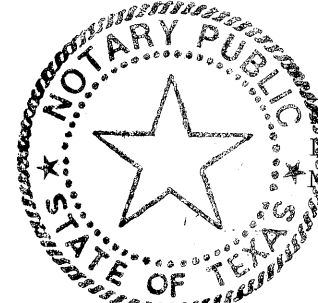


STATE OF TEXAS I  
COUNTY OF BRAZOS I

Before me, the undersigned authority on this day personally appeared Avin H. Winder, 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 12<sup>th</sup> day of March, 1984.

*Daisy M. Wise*  
Notary Public, State of Texas  
Daisy M. Wise  
My Commission Expires: 10-3-87



**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS I  
COUNTY OF BRAZOS I

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 27<sup>th</sup> day of March, 1984 in the Deed Records of Brazos County in Volume 669 Page 649.

*Frank Boriskie*  
Frank Boriskie  
County Clerk, Brazos County, Texas

**OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:**

STATE OF TEXAS I  
COUNTY OF BRAZOS I

I, Pete Scanlin, et ux, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 300 Page 423, and designated herein as Lot 1, Block 1, Memorial Village, 2nd Installment of Memorial Forest, Block "A" 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.

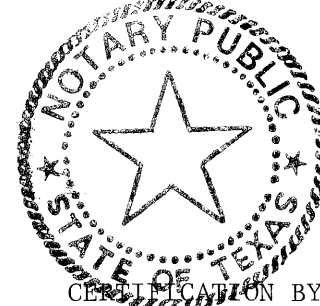
*Pete Scanlin*  
Pete Scanlin  
Owner

STATE OF TEXAS I  
COUNTY OF BRAZOS I

Before me, the undersigned authority, on this day personally appeared Pete Scanlin, et ux, 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 1<sup>st</sup> day of March, 1984.

*Daisy M. Wise*  
Notary Public, State of Texas  
Daisy M. Wise  
My Commission Expires: 10-3-87



**CERTIFICATION BY THE CITY PLANNER**

I, Cliff Miller, 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.

*Cliff Miller*  
Cliff Miller  
Director of Planning

**APPROVAL OF THE PLANNING COMMISSION**

I, Hank McQuade, 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 15<sup>th</sup> day of MARCH, 1984 and same was duly approved on the 15<sup>th</sup> day of MARCH, 1984 by said commission.

*Hank McQuade*  
Hank McQuade, Chairman  
City Planning Commission  
Bryan, Texas

**LEGAL DESCRIPTION FOR**  
Lot 1, Block 1  
Memorial Village Subdivision  
Bryan, Brazos County, Texas

BEING all that certain tract or parcel of land lying and being situated in the John Austin League in Bryan, Brazos County, Texas and being part of the Re-Subdivision of Block "A", 2nd Installment, Memorial Forest Subdivision, titled Memorial Village recorded in Volume 300, Page 423 of the Brazos County Deed Records and being more particularly described as follows:

BEGINNING at the intersection of the northwest right-of-way of De Lee Street and the northeast right-of-way of East 29th Street;

THENCE N 69° 28' 30" W along the northeast right-of-way of East 29th Street for a distance of 241.40 feet to an iron rod for corner, said point also being the southwest corner of the Crestview Home tract recorded in Volume 155, Page 348 of the Brazos County Deed Records;

THENCE N 45° 05' 54" E along a common boundary line with the before mentioned Crestview Homes tract, for a distance of 189.08 feet to a point for corner;

THENCE S 54° 00' 00" E along a common lot line with Lot 2 for a distance of 175.95 feet to a point for corner located in the northwest right-of-way of De Lee Street;

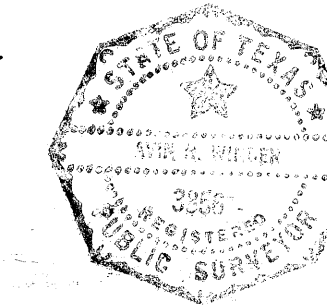
THENCE along the northwest right-of-way line of De Lee Street for a distance of 88.31 feet around a curve to the left having a chord bearing S 26° 14' 33" W for a distance of 88.05, a central angle of 11° 26' 05", a radius of 443.24 feet and a tangent distance of 44.38 feet to a point for corner;

THENCE S 20° 31' 30" W for a distance of 12.41 feet to a point for corner;

THENCE 39.27 feet around a curve to the right having a chord bearing S 65° 31' 30" W for a distance of 35.36 feet, a central angle of 90° 00' 00", a radius of 25 feet and a tangent distance of 25.00 feet to the PLACE OF BEGINNING containing 0.711 acres of land, more or less.

Prepared from an actual survey made upon the ground under my supervision, February 10, 1984.

*A. H. Winder*  
A. H. (Holland) Winder, R.P.S.  
No. 3856



**A REPLAT OF**  
**LOT 1, BLOCK 1**

**MEMORIAL VILLAGE**  
FORMERLY  
**BLOCK "A" - 2ND INSTALLMENT**  
**MEMORIAL FOREST**

**JOHN AUSTIN LEAGUE**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
**Land Use: Commercial**

Owned and Developed by  
**PETE J. SCANLIN**  
2700 STEVENS  
BRYAN, TEXAS  
77802

294400

FILED  
14537  
MAR 27 1984

**WINDER AND ASSOCIATES ENGINEERS INC.**  
1735 BRIARCREST DR. SUITE 211 BRYAN, TX. 77550-44

**REPLAT FOR KWIK CAR WASH**  
**LOT 1, BLOCK 1, MEMORIAL VILLAGE**

SCALE: 1" = 50'  
DATE: MAR. 1984

W & A JOB NO. 184-001

SHEET: 1

31.1200