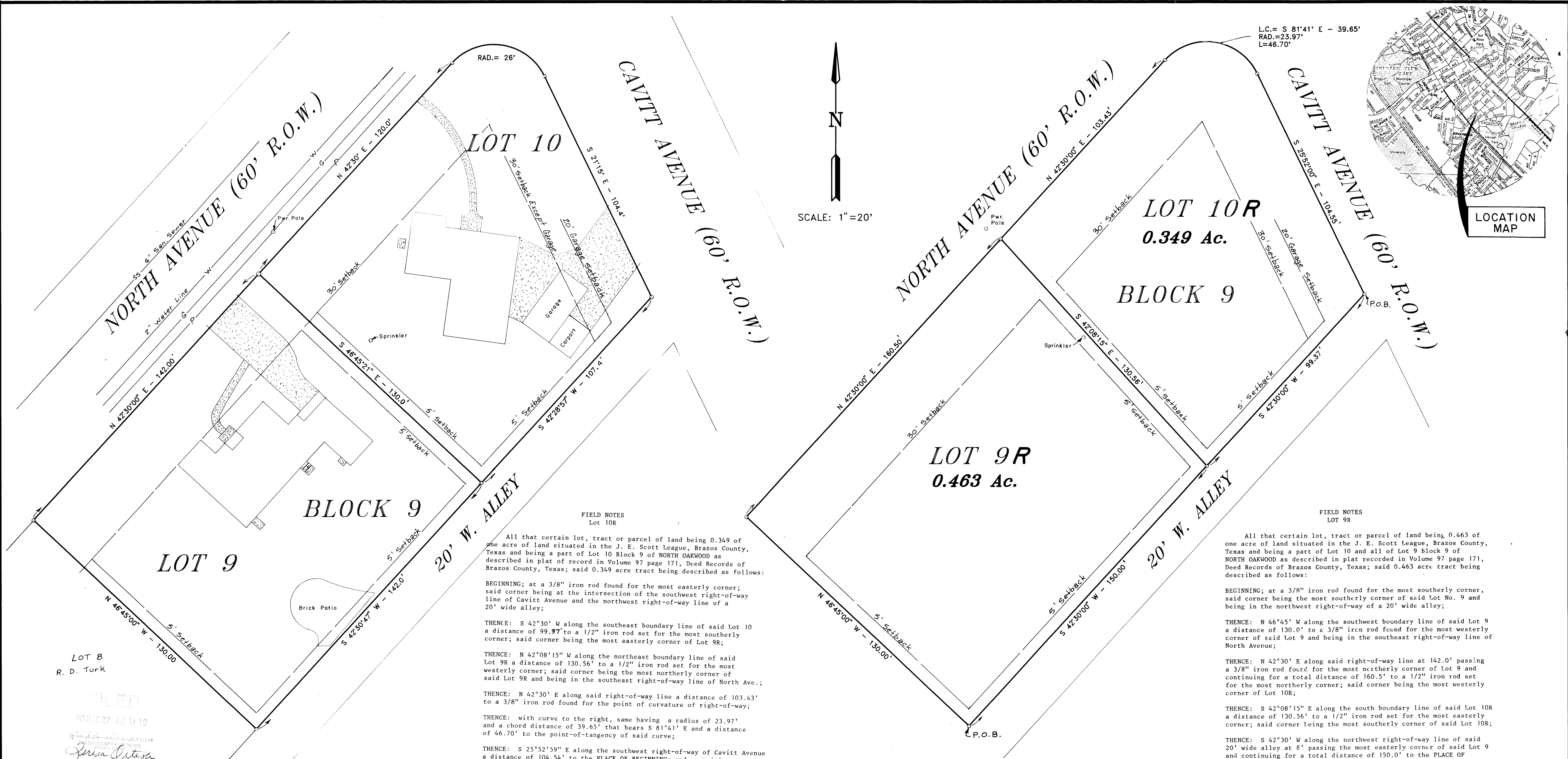


Entire 3/17/2000 wd



ORIGINAL PLAT

AMENDED PLAT

AMENDING PLAT

of

LOTS 9 AND 10 , BLOCK 9

NORTH OAKWOOD

BRYAN , BRAZOS COUNTY, TEXAS

SCALE: 1"=20'

MAY, 1990

FIELD NOTES
Lot 10R

All that certain lot, tract or parcel of land being 0.349 of one acre of land situated in the J. E. Scott League, Brazos County, Texas and being a part of Lot 10 Block 9 of NORTH OAKWOOD as described in plat of record in Volume 97 page 171, Deed Records of Brazos County, Texas; said 0.349 acre tract being described as follows:

BEGINNING; at a 3/8" iron rod found for the most easterly corner; said corner being at the intersection of the southwest right-of-way line of Cavitt Avenue and the northwest right-of-way line of a 20' wide alley;

THENCE: S 42°30' W along the southeast boundary line of said Lot 10 a distance of 99.37' to a 1/2" iron rod set for the most southerly corner; said corner being the most easterly corner of Lot 9R;

THENCE: N 42°08'15" W along the northeast boundary line of said Lot 9R a distance of 130.56' to a 1/2" iron rod set for the most westerly corner; said corner being the most northerly corner of said Lot 9R and being in the southeast right-of-way line of North Ave.;

THENCE: N 42°30' E along said right-of-way line a distance of 103.43' to a 3/8" iron rod found for the point of curvature of right-of-way;

THENCE: with curve to the right, same having a radius of 23.97' and a chord distance of 39.65' that bears S 81°41' E and a distance of 46.70' to the point-of-tangency of said curve;

THENCE: S 25°52'59" E along the southwest right-of-way of Cavitt Avenue a distance of 104.54' to the PLACE OF BEGINNING; and containing an area of 0.349 of one acre, more or less.

FIELD NOTES
Lot 9R

All that certain lot, tract or parcel of land being 0.463 of one acre of land situated in the J. E. Scott League, Brazos County, Texas and being a part of Lot 10 and all of Lot 9 Block 9 of NORTH OAKWOOD as described in plat recorded in Volume 97 page 171, Deed Records of Brazos County, Texas; said 0.463 acre tract being described as follows:

BEGINNING; at a 3/8" iron rod found for the most southerly corner, said corner being the most southerly corner of said Lot No. 9 and being in the northwest right-of-way of a 20' wide alley;

THENCE: N 46°45' W along the southwest boundary line of said Lot 9 a distance of 130.0' to a 3/8" iron rod found for the most westerly corner of said Lot 9 and being in the southeast right-of-way line of North Avenue;

THENCE: N 42°30' E along said right-of-way line at 142.0' passing a 3/8" iron rod found for the most southerly corner of said Lot 9 and continuing for a total distance of 160.5' to a 1/2" iron rod set for the most northerly corner; said corner being the most westerly corner of Lot 10R;

THENCE: S 42°08'15" E along the south boundary line of said Lot 10R a distance of 130.56' to a 1/2" iron rod set for the most easterly corner; said corner being the most southerly corner of said Lot 10R;

THENCE: S 42°30' W along the northwest right-of-way line of said 20' wide alley at 8' passing the most easterly corner of said Lot 9 and continuing for a total distance of 150.0' to the PLACE OF BEGINNING; and containing an area of 0.463 of one acre, more or less.

STATE OF TEXAS
COUNTY OF BRAZOS

GEORGE BALLARD
owner(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 97, page 171, of the Deed Records of Brazos County, Texas, and designated herein as the NORTH OAKWOOD LOT 9 & 10, 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.

George Ballard
Owner

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner 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]
City Planner, Bryan, Texas

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

[Signature]
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS
COUNTY OF BRAZOS

CERTIFICATE OF THE COUNTY CLERK

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 22 day of MAY, 1990, in the Deed Records of Brazos County, Texas, in Volume 186, Page 417.

[Signature]
County Clerk
Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **GEORGE BALLARD**, 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 purposes and consideration therein stated.

Given under my hand and seal on this 10th day of September, 1990.

[Signature]
Notary Public, State of Texas
Notary's Name: **Donald D. Garrett**
Notary's Commission Expires: 9/19/92

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City 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]
City Engineer, Bryan, Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, in the State of Texas, hereby certify that this plat is true and correct as the same were prepared from an actual survey of the property made on the ground and that the metes and bounds thereon said subdivision will describe a closed geometric form.

[Signature]
Donald D. Garrett, R.P.L.S. No. 2972

APPROVAL OF PLANNING COMMISSION

I, **ED WAGNER**, 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 10th day of MAY, 1990, and same was duly approved on the 17th day of MAY, 1990, by said commission.

[Signature]
VICE-Chairman of the Planning Commission,
Bryan, Texas

OWNER:
GEORGE BALLARD
107 W. NORTH AVENUE
BRYAN, TEXAS 77802
PHONE: 846 - 0320

PREPARED BY:
GARRETT ENGINEERING
4444 CARTER CRK. PKWY. NO.108
BRYAN, TEXAS 77802
PHONE: 846 - 2888