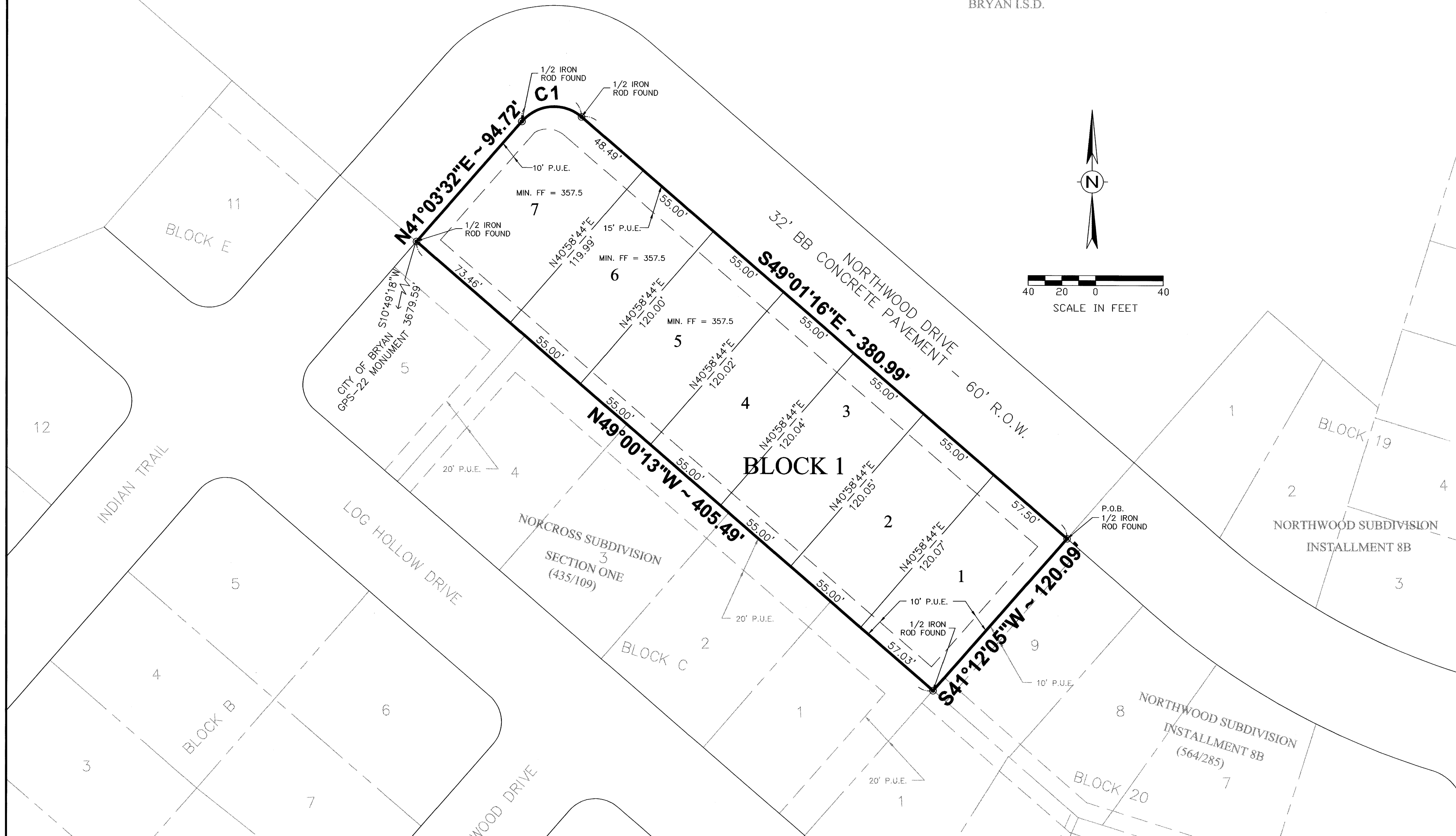
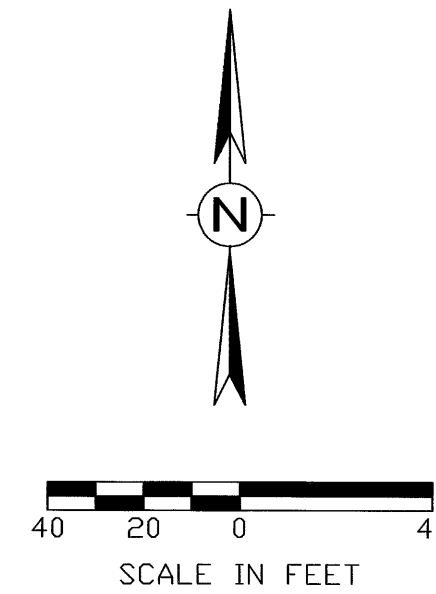
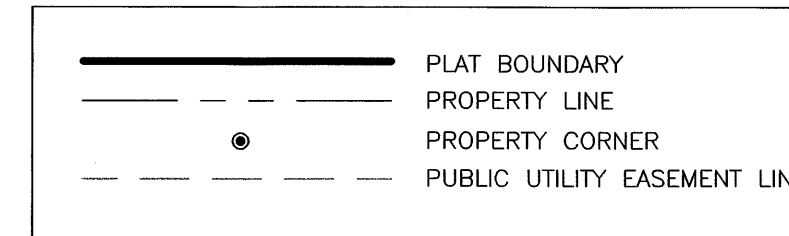


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.35'	25.00'	90°11'01"	25.08'	35.41'	S85°30'42"W

NORTHWOOD SUBDIVISION  
10TH INSTALLMENT  
LOT 1, BLOCK 1  
(958/731)  
NAVARRO ELEMENTARY SCHOOL  
BRYAN I.S.D.

LEGEND



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Main Street Homes - C.S. LTD., a Texas limited partnership, MSH-CS Inc., General Partner, a Texas corporation, owner and developer of the 1.11 acre tract shown on this plat, being the tract of land conveyed to us in the Deed Records of Brazos County in Volume 4805, Page 296, and designated herein as Northwood Subdivision, Installment 11, 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, easements and public places thereon shown for the purpose and consideration therein expressed.

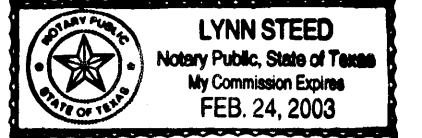
Richard L. Jenkins, Vice President

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Rick Jenkins 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 on this 26 day of September, 2002.

Notary Public in and for the State of Texas

Printed Name: Lynn Steed  
My Commission Expires: 2-24-03



STATE OF TEXAS  
COUNTY OF BRAZOS  
HONORABLE HENRY HANSEN, COUNTY CLERK  
Filed for Record in  
Public Records  
On Sep 16, 2002 at 01:59P  
Doc# 200209969  
BK 5607  
Pg 278

METES AND BOUNDS DESCRIPTION  
OF A  
1.11 ACRE TRACT  
MOSES BAINE LEAGUE, A-3  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND CALLED 1.114 ACRES DESCRIBED AS TRACT 3 BY A DEED TO JAMES R. JACKSON RECORDED IN VOLUME 1691, PAGE 262 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTHWOOD DRIVE (60' R.O.W.) MARKING THE NORTH CORNER OF BLOCK 20, NORTHWOOD SUBDIVISION, INSTALLMENT 8B, ACCORDING TO THE PLAT RECORDED IN VOLUME 564, PAGE 285 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE EAST CORNER OF SAID 1.114 ACRE TRACT;

THENCE: S 41° 12' 05" W ALONG THE COMMON LINE OF SAID 1.114 ACRE TRACT AND SAID BLOCK 20 FOR A DISTANCE OF 120.09 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 1.114 ACRE TRACT AND THE EAST CORNER OF BLOCK "C", NORCROSS SUBDIVISION, SECTION ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 435, PAGE 109 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 49° 00' 13" W ALONG THE COMMON LINE OF SAID 1.114 ACRE TRACT AND SAID BLOCK "C" FOR A DISTANCE OF 405.49 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF NORTHWOOD DRIVE (SAME BEING THE SOUTHWEST LINE OF THE EXTENSION OF INDIAN TRAIL ACCORDING TO THE PLAT OF NORCROSS SUBDIVISION, SECTION ONE, 435/109);

THENCE: N 41° 03' 32" E ALONG THE SOUTHWEST LINE OF NORTHWOOD DRIVE FOR A DISTANCE OF 94.72 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

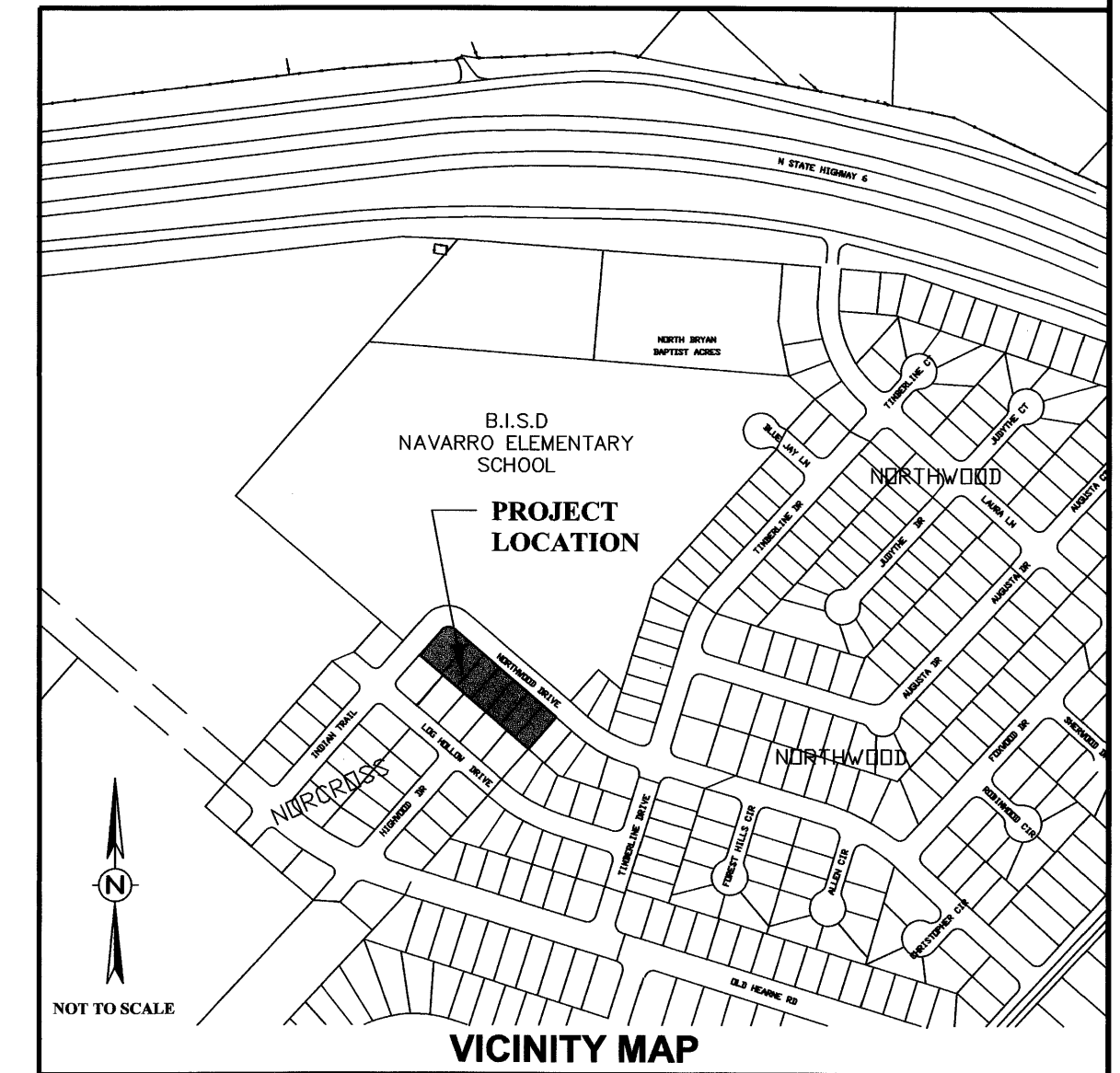
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 11' 01" FOR AN ARC DISTANCE OF 39.35 FEET (CHORD BEARS: N 85° 30' 42" E - 35.41 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF NORTHWOOD DRIVE MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 49° 01' 16" E ALONG THE SOUTHWEST LINE OF NORTHWOOD DRIVE FOR A DISTANCE OF 380.99 FEET TO THE POINT OF BEGINNING CONTAINING 1.11 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JUNE, 2002. SEE PLAT PREPARED JULY, 2002, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
R.P.L.S. NO. 4502

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. THIS PROPERTY IS CURRENTLY ZONED SINGLE FAMILY 5000 (SF-5).
3. NO PORTION OF THIS TRACT IS WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131 C, EFFECTIVE DATE: 07-02-1992.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
5. 5/8 IRON RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
6. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON LOTS 5, 6 & 7 ARE REQUIRED FOR THE SANITARY SEWER SERVICE FOR THESE LOTS.



**FINAL PLAT**  
**NORTHWOOD SUBDIVISION**  
**11TH INSTALLMENT**  
**1.11 ACRES**  
**BLOCK 1, LOTS 1 THRU 7**

MOSES BAINE LEAGUE, A-3  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'  
OWNER/DEVELOPER:  
MAIN STREET HOMES - C.S. LTD  
900 CONGRESS AVENUE, SUITE L-100  
AUSTIN, TX 78701  
(512) 801-8832

SEPTEMBER, 2002  
ENGINEER:  
**TEXCON**  
General Contractors  
Joseph P. Schultz, P.E.  
1707 Graham Road  
College Station, Texas 77845  
(979) 690-7711

SURVEYOR:  
Brad Kerr, RPLS No. 4502  
Kerr Surveying Co.  
P.O. Box 269  
College Station, Texas 77841  
(979) 268-3195

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Roy Flores, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 10<sup>th</sup> day of September, 2002 and same was duly approved on the 10<sup>th</sup> day of October, 2002 by said Commission.

Roy Flores  
Chairman, Planning & Zoning Commission,  
Bryan, Texas

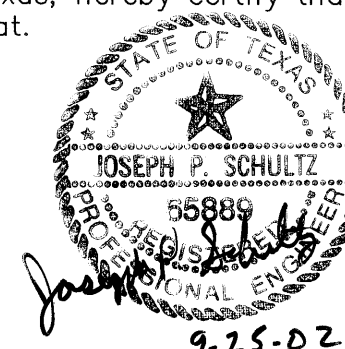
APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 4<sup>th</sup> day of February, 2003.

Joseph P. Schultz  
Planning Administrator, Bryan, Texas

CERTIFICATE OF THE ENGINEER

I, Joseph P. Schultz, Registered Professional Engineer No. 65889, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.



Joseph P. Schultz  
Joseph P. Schultz, P.E. No. 65889

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, 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 10<sup>th</sup> day of September, 2002, in the Official Records of Brazos County, Texas, in Volume 5707, Page 278.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen M. Queen  
County Clerk  
Brazos County, Texas  
By: Hydra Palansky

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 4<sup>th</sup> day of Feb., 2003.

Joseph P. Schultz  
City Engineer, Bryan, Texas