

CURVE DATA				
CURVE	DELTA	RADIUS	ARC	TANGENT
D	42°50'00"	25.00'	18.690'	18.257'
E	69°25'15"	50.00'	60.581'	56.943'
F	64°51'52"	50.00'	56.606'	53.631'
G	12°00'35"	25.00'	5.240'	2.630'

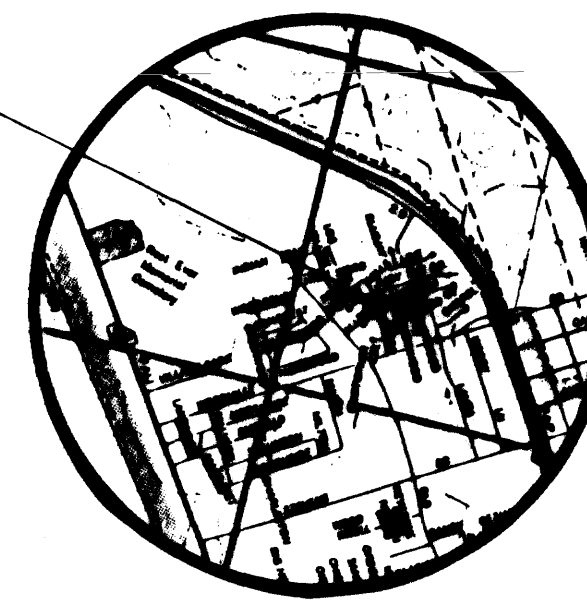
626783

FILED

97 APR -7 PM 3:59

By James R. Jackson DEPUTY  
 BRAZOS COUNTY CLERK  
 BRYAN, TEXAS

PROJECT LOCATION



VICINITY MAP

Scale: 1" = 50'

General Notes

North Orientation is based on the southwest line being rotated to plat calls as shown on the plat of Northwood Subdivision - Installment 8A and recorded in Volume 498, Page 321 of the Deed Records of Brazos County, Texas.

All distances shown on curves are arc distances.  
 1/2-inch Iron Rods shall be set at all property corners.  
 Sidyard Building Setback shall be 5-feet.

Field Notes  
 for a 3.92 acre tract  
 MOSES BAINE SURVEY  
 Bryan, Brazos County, Texas  
 December 1884

FIELD NOTES FOR ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.92 ACRES, LYING AND BEING SITUATED IN THE MOSES BAINE SURVEY, BRYAN, BRAZOS COUNTY, TEXAS, AND BEING ALL OF LOTS 27-37, BLOCK 7 AND LOTS 2-8, BLOCK 15 OF INSTALLMENT 8A OF NORTHWOOD SUBDIVISION RECORDED IN VOLUME 498, PAGE 321 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.), SAID 3.92 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" iron rod found in a northeast line of block 7 of the first installment of Northwood Subdivision as described in Volume 314, Page 215 D.R.B.C.T. for most southerly corner, same corner being the most westerly corner of lot 12 of the aforementioned block 7 of the first installment of Northwood Subdivision;

THENCE N 70°37'05" W along said northeast line at 21.89 feet to a 3/8" iron rod, in all a distance of 188.88 feet to a point for corner, same point being in the southeast line of Lot 26, Block 7 of said Northwood Subdivision Installment 8A, conveyed in a deed to James B. Pickey, Jr. et al in Volume 528, Page 24 D.R.B.C.T.;

THENCE N 19°21'43" E along said southeast line a distance of 124.85 feet to a point in the southeast right-of-way line of Augusta Drive;

THENCE S 70°37'05" E along said right-of-way line a distance of 14.11 feet to a point for beginning of a curve to the right;

THENCE 18.69 feet along said curve to the right having a central angle of 42°50'00", a radius of 25.00 feet, and whose chord bears S 49°09'04" E - 18.26 feet to a point for beginning of a curve to the left;

THENCE 131.30 feet along said curve to the left having a central angle of 109°27'44", a radius of 89.09 feet, and whose chord bears N 77°02'04" E - 89.79 feet to a point for beginning of a curve to the right;

THENCE 18.69 feet along said curve to the right having a central angle of 42°50'00", a radius of 25.00 feet, and whose chord bears N 23°13'11" E - 18.26 feet to a point in the southeast right-of-way line of Augusta Drive;

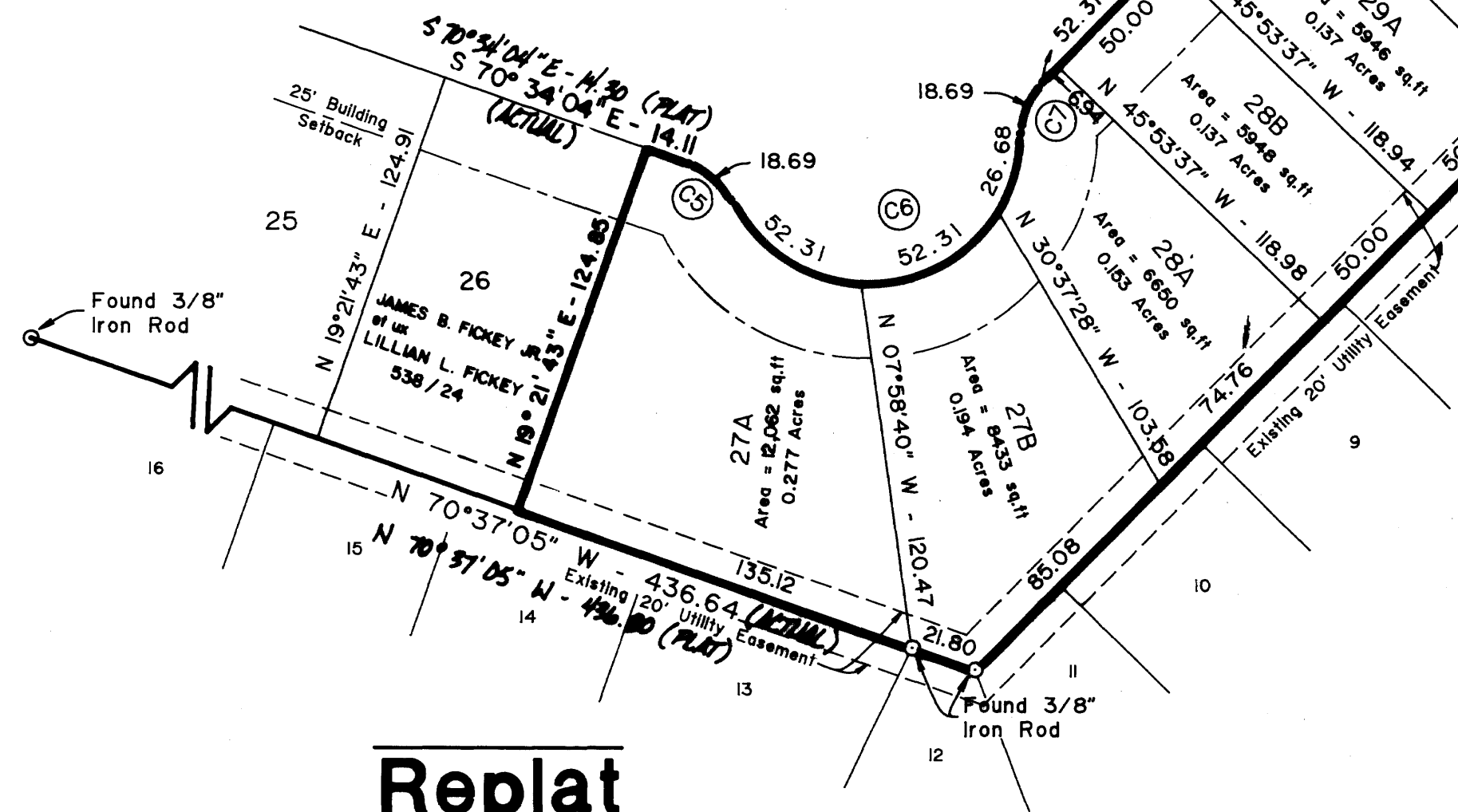
THENCE N 44°31'00" E along said right-of-way line a distance of 62.57 feet to a point for corner;

THENCE N 49°09'04" W across said Augusta Drive at 60.00' pass the northeast right-of-way line of Augusta Drive, in all a distance of 188.12 feet to a point in the northeast line for corner, said point being in a southeast line of block 16 of Northwood Subdivision Installment 8A, described in Volume 498, Page 321 D.R.B.C.T.;

THENCE N 44°31'11" E along said southeast line a distance of 464.85 feet to a point for most northerly corner in a southeast line of Northwood Subdivision Installment 6, described in Volume 542, Page 119 D.R.B.C.T.;

THENCE S 49°09'04" E along said southeast line at 188.12 feet pass the northeast right-of-way line of Augusta Drive, at 188.12 feet pass the southeast right-of-way line of Augusta Drive, in all a distance of 308.73 feet to a point in a northeast line of the aforementioned block 7 of the first installment of Northwood Subdivision for corner;

THENCE S 44°30'48" W along said northeast line a distance 688.87 feet to the PLACE OF BEGINNING and containing 3.92 acres of land, more or less.



Replat

REPLAT CURVE DATA					
CURVE	DELTA	RADIUS	ARC	BEARING	TANGENT
C5	42°50'00"	25.00'	18.69'	S 49°09'04" E	9.8'
C6	150°27'46"	50.00'	131.30'	N 77°02'04" E	189.66'
C7	42°50'00"	25.00'	18.69'	N 23°13'11" E	9.8'

Original Plat

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, James R. Jackson, County Clerk, do hereby certify that the foregoing instrument was duly filed for record in my office on the 9th day of April, 1997 in the Official Records of Brazos County, Texas in Volume 626783, Page 1, and designated herein as the Replat of Lots 27-37, Block 7 and Lots 2-8, Block 15 of Installment 8A of Northwood Subdivision in the City of Bryan, Brazos County, 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 therein shown for the purpose and consideration therein expressed.

James R. Jackson  
 Officer

CERTIFICATION OF THE CITY PLANNER  
 I, the undersigned, City Planner of the City of Bryan, hereby certify that this plat conforms to the City master plan, major street plan, land use plan, and the standards, and specifications set forth in this ordinance.

[Signature]  
 City Planner - Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
 I, [Signature], Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, do hereby certify that the attached plat was duly filed for review and approval with the City Planning and Zoning Commission of the City of Bryan on the 8th day of April, 1997 and the same was duly approved on the 17th day of September, 1997 by said commission.

[Signature]  
 Chairman of the Planning & Zoning Commission  
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER  
 I, the undersigned, City Engineer of the City of Bryan, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

[Signature]  
 City Engineer - Bryan, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared James R. Jackson, 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 executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this 9th day of April, 1997.

[Signature]  
 Notary Public of the State of Texas

Donald Garrett  
 Notary Public of the State of Texas  
 My Commission Expires 9-15-99

CERTIFICATE OF SURVEYOR  
 I, Donald D. Garrett, Registered Professional Land Surveyor No. 2872, of the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground, under my supervision, and that the metes and bounds describing said property will form a closed geometric form.

[Signature]  
 Donald D. Garrett, P.L.S. No. 2872

CERTIFICATE OF THE ENGINEER  
 I, Donald D. Garrett, Registered Professional Engineer, No. 22780, in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

[Signature]  
 Donald D. Garrett, P.E. No. 22780

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, the undersigned, County Clerk in and for Brazos County, Texas, do hereby certify that this plat, together with its certificate of authentication, was filed for record in my office on the 9th day of April, 1997 in the Official Records of Brazos County, Texas, in Volume 626783, Page 1.

[Signature]  
 County Clerk  
 Brazos County, Texas

Mary Ann Ward by Barbara Johnson  
 Deputy Clerk

Replat  
 of  
 Lots 27-37, Block 7 & Lots 2-8, Block 15  
 of a part of  
 Northwood Subdivision - Installment 8A  
 VOLUME 498, PAGE 321  
 MOSES BAINE SURVEY  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE: 1" = 50'      FEBRUARY 28, 1994

**GARRETT ENGINEERING**  
 Consulting Engineering & Land Surveying  
 4444 Carter Creek Parkway, Suite 200  
 Bryan, Texas 77802  
 Phone: (409) 845-2888 Fax: (409) 845-4998

B-500 35.65