

CERTIFICATE BY THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Bryan, Texas.

Hubert Nelson
City Planner, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Bunkle, County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 15th day of April, 1977 in the Deed Records of Brazos County, Texas in Volume 371, Page 27.

Frank Bunkle
County Clerk, Brazos County, Texas

WILLIAM F. OSBORN - 0.7288 Ac.
Field notes of a 0.7288 acre tract or parcel of land lying and being situated in the John Austin League, Abstract No. 2, Bryan, Brazos County, Texas and being part of the 9.643 acre tract of land covered by Beverly Garter Allen Abstract No. 1, Bryan, Brazos County, Texas and being part of the 9.643 acre tract of land covered by the deed recorded in Volume 345, Page 27 of the Deed Records of Brazos County, Texas and being more particularly described as follows:
BEGINNING at the south corner of the aforementioned 0.643 acre tract in the existing northeast right-of-way line of Osborn Lane;
THENCE N 17° 27' 00" E along the west line of the aforementioned 0.643 acre tract for a distance of 115.25 feet and corner to the northeast right-of-way line of the Proposed Extension of Osborn Lane;
THENCE along the aforementioned northeast right-of-way line of the Proposed Extension of Osborn Lane as follows:
S 45° 00' 00" E for a distance of 443.21 feet to the beginning of a curve to the left, having a radius of 443.46 feet;
ALONG the said curve for an arc distance of 249.79 feet to the end of the said curve, the chord bears S 29° 54' 07" E a distance of 216.16 feet;
ALONG a curve to the right, having a radius of 392.76 feet for an arc distance of 170.26 feet and corner to the northeast line of the aforementioned 0.643 acre tract, the chord bears N 21° 30' 42" E a distance of 126.28 feet;
THENCE S 43° 03' 24" E across the aforementioned Proposed Extension of Osborn Lane, for a distance of 86.78 feet and corner to the southeast line of the Proposed Extension of Osborn Lane;
THENCE along the aforementioned southeast right-of-way line of the Proposed Extension of Osborn Lane as follows:
ALONG a curve to the left, having a radius of 512.76 feet for an arc distance of 107.76 feet to the end of the said curve, the chord bears S 20° 41' 18" E a distance of 102.06 feet;
ALONG a curve to the right, having a radius of 320.66 feet for an arc distance of 117.52 feet and corner to the southeast line of the aforementioned 0.643 acre tract, the chord bears S 10° 28' 00" E a distance of 81.26 feet;
THENCE S 04° 50' 28" W along the aforementioned southeast line of the 0.643 acre tract, same being the aforementioned northeast right-of-way line of the extension of Osborn Lane, for a distance of 75.00 feet to the PLACE OF BEGINNING containing 0.7288 acres of land more or less.
Surveyed February 1977
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, William F. Osborn and Gardner G. Osborn, Partners in Allen Building Partnership, Owner of the land shown on this plat and designated herein as the RIGHT-OF-WAY DEDICATION FOR OSBORN LANE EXTENSION, and whose names are subscribed hereto, hereby dedicate to the use of the public forever the right-of-way across the 9.643 acre tract for the purpose and consideration herein expressed.

William F. Osborn
William F. Osborn, Partner
Allen Building Partnership

Gardner G. Osborn
Gardner G. Osborn, Partner
Allen Building Partnership

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared William F. Osborn, known to me to be the person and officer whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same as the act of said Allen Building Partnership for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of April, 1977.

Notary Public, Brazos County, Texas

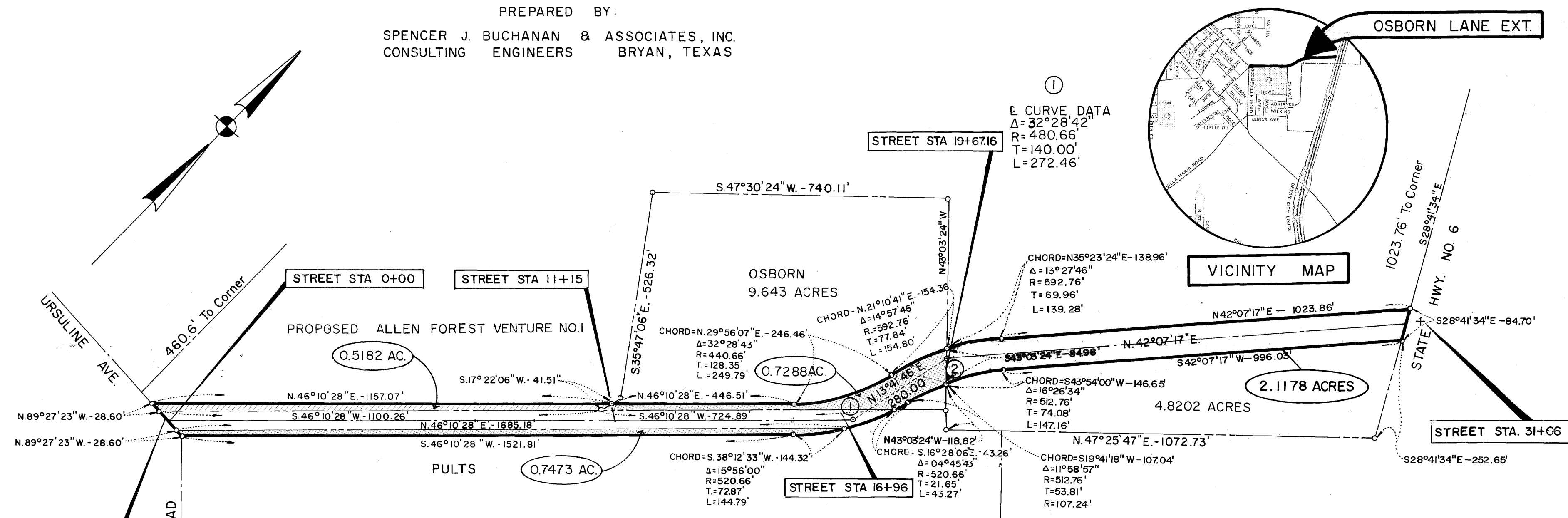
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Gardner G. Osborn, known to me to be the person and officer whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same as the act of said Allen Building Partnership for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of April, 1977.

Notary Public, Brazos County, Texas

PREPARED BY:
SPENCER J. BUCHANAN & ASSOCIATES, INC.
CONSULTING ENGINEERS
BRYAN, TEXAS



RIGHT-OF-WAY DEDICATION FOR OSBORN LANE EXTENSION

JOHN AUSTIN LEAGUE, A-2
BRAZOS COUNTY, TEXAS
SCALE: 1"=200'

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald W. Bockman, Registered Public Surveyor No. 1762 in the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey made on the ground under my supervision.

Donald W. Bockman, R.P.S. No. 1762

Sworn and subscribed before me, the undersigned authority on this 21st day of April, 1977.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Edsel J. Burkhart, Registered Professional Engineer No. 7496, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Edsel J. Burkhart, P. E. No. 7496

Sworn and subscribed before me, the undersigned authority on this 27th day of April, 1977.

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING COMMISSION

I, P. Williams, 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 12 day of April, 1977, and same was duly approved on the 21 day of April, 1977 by said Commission.

Chairman, City Planning Commission, Bryan, Texas

ALLEN FOREST VENTURE NO. 1 - 0.5182 Ac.
Field notes of a 0.5182 acre tract or arroy of land lying and being situated in the John Austin League, Abstract No. 2, Bryan, Brazos County, Texas and being part of the 9.643 acre tract of land covered by Beverly Garter Allen Abstract No. 1, Bryan, Brazos County, Texas and being part of the 9.643 acre tract of land covered by the deed recorded in Volume 345, Page 27 of the Deed Records of Brazos County, Texas and being more particularly described as follows:
BEGINNING at the south corner of the aforementioned 0.643 acre tract in the existing northeast right-of-way line of Osborn Lane;
THENCE N 17° 27' 00" E along the west line of the aforementioned 0.643 acre tract for a distance of 115.25 feet and corner to the northeast right-of-way line of the Proposed Extension of Osborn Lane;
THENCE along the aforementioned northeast right-of-way line of the Proposed Extension of Osborn Lane as follows:
S 45° 00' 00" E for a distance of 443.21 feet to the beginning of a curve to the left, having a radius of 443.46 feet;
ALONG the said curve for an arc distance of 249.79 feet to the end of the said curve, the chord bears S 29° 54' 07" E a distance of 216.16 feet;
ALONG a curve to the right, having a radius of 392.76 feet for an arc distance of 170.26 feet and corner to the northeast line of the aforementioned 0.643 acre tract, the chord bears N 21° 30' 42" E a distance of 126.28 feet;
THENCE S 43° 03' 24" E across the aforementioned Proposed Extension of Osborn Lane, for a distance of 86.78 feet and corner to the southeast line of the Proposed Extension of Osborn Lane;
THENCE along the aforementioned southeast right-of-way line of the Proposed Extension of Osborn Lane as follows:
ALONG a curve to the left, having a radius of 512.76 feet for an arc distance of 107.76 feet to the end of the said curve, the chord bears S 20° 41' 18" E a distance of 102.06 feet;
ALONG a curve to the right, having a radius of 320.66 feet for an arc distance of 117.52 feet and corner to the southeast line of the aforementioned 0.643 acre tract, the chord bears S 10° 28' 00" E a distance of 81.26 feet;
THENCE S 04° 50' 28" W along the aforementioned southeast line of the 0.643 acre tract, same being the aforementioned northeast right-of-way line of the extension of Osborn Lane, for a distance of 75.00 feet to the PLACE OF BEGINNING containing 0.5182 acres of land more or less.
Surveyed February 1977
Notary Public, Brazos County, Texas

MARIA PULTS - 2.1178 Ac.
Field notes of a 2.1178 acre tract or parcel of land lying and being situated in the John Austin League, Abstract No. 2, Bryan, Brazos County, Texas and being part of the 9.643 acre tract of land covered by Beverly Garter Allen Abstract No. 1, Bryan, Brazos County, Texas and being part of the 9.643 acre tract of land covered by the deed recorded in Volume 345, Page 27 of the Deed Records of Brazos County, Texas and being more particularly described as follows:
BEGINNING at the southwest right-of-way line of State Highway No. 4 (East Bryan) with the proposed southeast right-of-way line of the extension of Osborn Lane, said intersection being located 20.00 feet from the upper east corner of the aforementioned 0.643 acre tract;
THENCE along the aforementioned southeast right-of-way line of the Proposed Extension of Osborn Lane as follows:
S 45° 00' 00" E for a distance of 443.21 feet to the beginning of a curve to the left, having a radius of 443.46 feet;
ALONG the said curve for an arc distance of 249.79 feet to the end of the said curve, the chord bears S 29° 54' 07" E a distance of 216.16 feet;
ALONG a curve to the right, having a radius of 392.76 feet for an arc distance of 170.26 feet and corner to the northeast line of the aforementioned 0.643 acre tract, the chord bears N 21° 30' 42" E a distance of 126.28 feet;
THENCE S 43° 03' 24" E across the aforementioned Proposed Extension of Osborn Lane, for a distance of 86.78 feet and corner to the southeast line of the Proposed Extension of Osborn Lane;
THENCE along the aforementioned southeast right-of-way line of the Proposed Extension of Osborn Lane as follows:
ALONG a curve to the left, having a radius of 512.76 feet for an arc distance of 107.76 feet to the end of the said curve, the chord bears S 20° 41' 18" E a distance of 102.06 feet;
ALONG a curve to the right, having a radius of 320.66 feet for an arc distance of 117.52 feet and corner to the southeast line of the aforementioned 0.643 acre tract, the chord bears S 10° 28' 00" E a distance of 81.26 feet;
THENCE S 04° 50' 28" W along the aforementioned southeast line of the 0.643 acre tract, same being the aforementioned northeast right-of-way line of the extension of Osborn Lane, for a distance of 75.00 feet to the PLACE OF BEGINNING containing 2.1178 acres of land more or less.
Surveyed February 1977
Notary Public, Brazos County, Texas

MARIA PULTS - 0.7473 Ac.
Field notes of a 0.7473 acre tract or arroy of land lying and being situated in the John Austin League, Abstract No. 2, Bryan, Brazos County, Texas and being part of the 9.643 acre tract of land covered by Beverly Garter Allen Abstract No. 1, Bryan, Brazos County, Texas and being part of the 9.643 acre tract of land covered by the deed recorded in Volume 345, Page 27 of the Deed Records of Brazos County, Texas and being more particularly described as follows:
BEGINNING at the west corner of the aforementioned 0.643 acre tract, same being the intersection of the existing northeast right-of-way line of Osborn Lane with the north right-of-way line of the Proposed Extension of Osborn Lane;
THENCE along the aforementioned southeast right-of-way line of the Proposed Extension of Osborn Lane as follows:
S 45° 00' 00" E for a distance of 443.21 feet to the beginning of a curve to the left, having a radius of 443.46 feet;
ALONG the said curve for an arc distance of 249.79 feet to the end of the said curve, the chord bears S 29° 54' 07" E a distance of 216.16 feet;
ALONG a curve to the right, having a radius of 392.76 feet for an arc distance of 170.26 feet and corner to the northeast line of the aforementioned 0.643 acre tract, the chord bears N 21° 30' 42" E a distance of 126.28 feet;
THENCE S 43° 03' 24" E across the aforementioned Proposed Extension of Osborn Lane, for a distance of 86.78 feet and corner to the southeast line of the Proposed Extension of Osborn Lane;
THENCE along the aforementioned southeast right-of-way line of the Proposed Extension of Osborn Lane as follows:
ALONG a curve to the left, having a radius of 512.76 feet for an arc distance of 107.76 feet to the end of the said curve, the chord bears S 20° 41' 18" E a distance of 102.06 feet;
ALONG a curve to the right, having a radius of 320.66 feet for an arc distance of 117.52 feet and corner to the southeast line of the aforementioned 0.643 acre tract, the chord bears S 10° 28' 00" E a distance of 81.26 feet;
THENCE S 04° 50' 28" W along the aforementioned southeast line of the 0.643 acre tract, same being the aforementioned northeast right-of-way line of the extension of Osborn Lane, for a distance of 75.00 feet to the PLACE OF BEGINNING containing 0.7473 acres of land more or less.
Surveyed February 1977
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, J. Stephen Arden, Vice-president of Brazosland Realty Services, Inc. as Trustee for Allen Forest Venture No. 1, Owner of the land shown on this plat and designated herein as the RIGHT-OF-WAY DEDICATION FOR OSBORN LANE EXTENSION, and whose name is subscribed hereto hereby dedicates to the use of the public forever the 20 foot wide strip of land adjacent Allen Forest, Phase I Subdivision for the purpose and consideration herein expressed.

J. Stephen Arden, Vice-president
Brazosland Realty Services, Inc.
Trustee for Allen Forest Venture No. 1

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared J. Stephen Arden, known to me to be the person and officer whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same as the act of said Allen Forest Venture No. 1 for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 1977.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Maria Pults, Trustee for Maria Pults Enterprises, Owner of the land shown on this plat and designated herein as the RIGHT-OF-WAY DEDICATION FOR OSBORN LANE EXTENSION and whose name is subscribed hereto hereby dedicates to the use of the public forever the 20 foot wide strip of land adjacent existing Osborn Lane and the right-of-way across the 6.938 acre tract for the purpose and consideration herein expressed.

Maria Pults, Trustee
Maria Pults Enterprises

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Maria Pults, known to me to be the person and officer whose name is subscribed to the foregoing instruments and acknowledged to me that she executed the same as the act of said Maria Pults Enterprises for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 1977.

Notary Public, Brazos County, Texas