BEGINNING: at an iron rod found marking the most northerly corner of Lot 31 in Block 3 of said PARK FOREST ADDITION, Phase Three, said iron rod also being in the southeast right-of-way line of Glacier Drive;

THENCE: N 47⁰ 45' 00" E for a distance of 119.09 feet along said Glacier Drive to an iron rod at the point of curvature of a curve to the right;

THENCE: 36.64 feet in a northeasterly direction along the arc of a curve having a central angle of 83° 57′ 58", a radius of 25.00 feet, a tangent of 22.50 feet and a long chord bearing N 89° 43′ 59" E for a distance of 33.45 feet to an iron rod for corner, said iron rod also being in the southwest rightof-way line of Old Hearne Road;

THENCE: S 480 16' 58" E for a distance of 180.98 feet and S 47° 28' 17" E for a distance of 174.75 feet along said Old Hearne Road line to an iron rod found for corner;

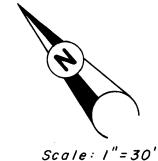
THENCE: S 470 39' 21" W along the southeast line of said PARK FOREST Phase Three Addition for a distance of 135.01 feet for corner;

THENCE: N 480 53' 36" W for a distance of 379.14 feet to the POINT OF BEGINNING and containing 1.1988 acres of land, more or less.

NORTH OAKS ADDITION Ist INST. 300/1 (Platted)

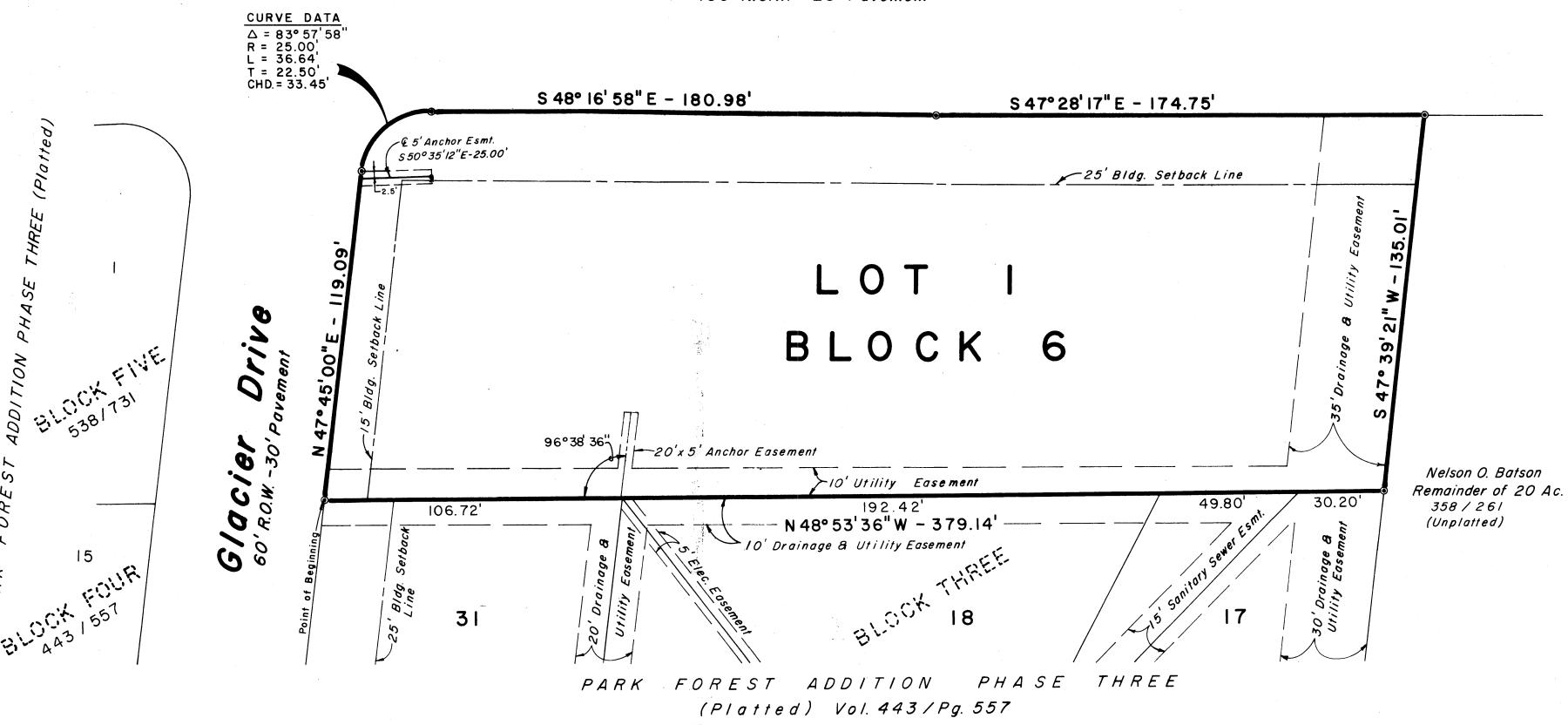
im 50'R.

NORTH OAKS ADDITION 2nd INST., 328/469 (Platted) 27



Old Hearne Road

100' R.O.W. - 28' Pavement



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS

COUNTY OF BRAZOS

I, (We, The), Henry W. Parkman, President of Brazos Coin-Op, Inc., owner(*) and developer(*) 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 586, Page 317, and designated herein as the Lot I, Blk 6 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 drains, easements and public places thereon shown for the purpose and consideration therein expressed.

STATE OF TEXAS

COUNTY OF BRAZOS (

Before me, the undersigned authority, on this day personally appeared Henry W. Parkman, 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.



Notary Public in and for Brazos County,

CERTIFICATION BY THE COUNTY CLERKS

STATE OF TEXAS

COUNTY OF BRAZOS

County Clerk, Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, 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

I, ROGER JACKSON, 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 4th day of August, 1983, and same was duly approved on the 25th day of August, 1983, by said Commission.

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS

COUNTY OF BRAZOS

I, MICHAEL R. M.CLURE, Registered Professional Engineer
No. 32740 In the State of Texas, hereby certify that proper
engineering consideration has been given this plat.

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS

COUNTY OF BRAZOS

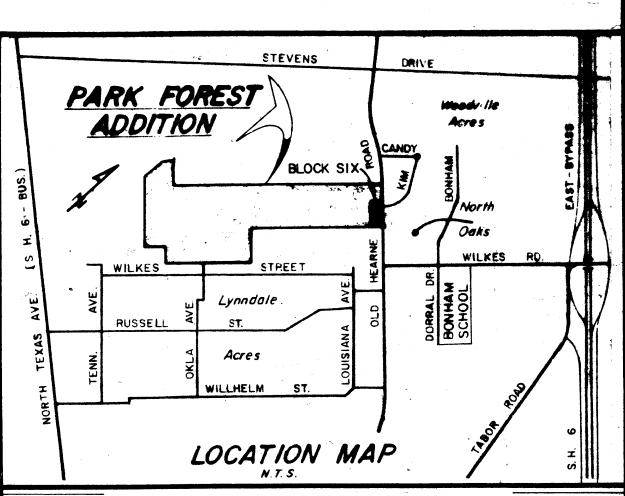
I, MICHAEL R. MECLURE, Registered Public Surveyor No. 2859 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



General Notes:

• Land Use - One Commercial Lot oThis property is not in an established 100 Year Flood Hazard Area.

277057



FINAL PLAT

Park Forest Addition Phase Three 1.1988 Acre Tract

MOSES BAINE LEAGUE ABSTRACT 3

BRYAN, BRAZOS COUNTY, TEXAS AUGUST 1983

OWNER & DEVELOPER Brazos Coin-Op, Inc.

Route 7, Box 1410

Bryan, Texas 77802

ENGINEER & SURVEYOR McClure Engineering, Inc. 1722 Broadmoor P.O. Box 4604 Bryan, Texas 77805