

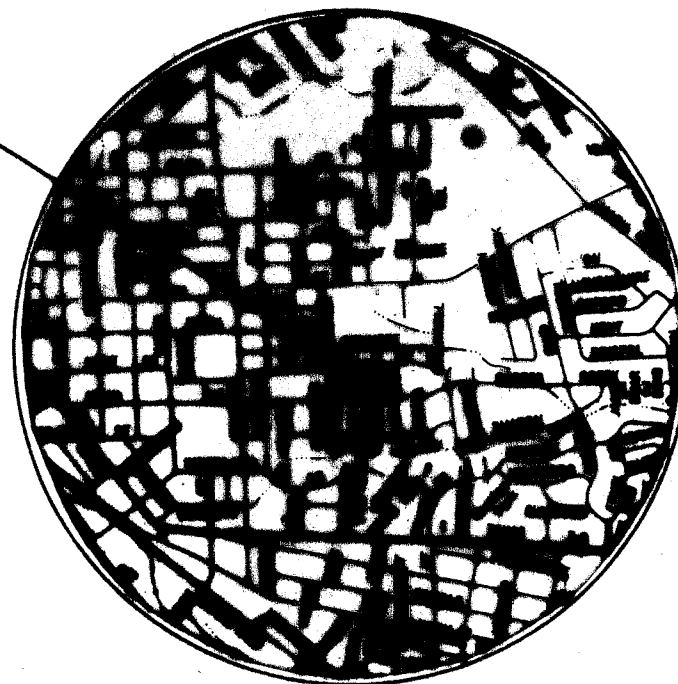
31<sup>ST</sup> STREET

EASEMENT CAVITTS TO HARRISON FOR ROAD ONLY  
DEDICATE FOR ROAD BY CAVITTS  
FIRST TRACT  
165.30

NORTH CORNER CORBUSIER INTERSECTION  
OF S.E. LINE OF BOB WHITE ST. WITH  
S.W. LINE OF 31ST STREET

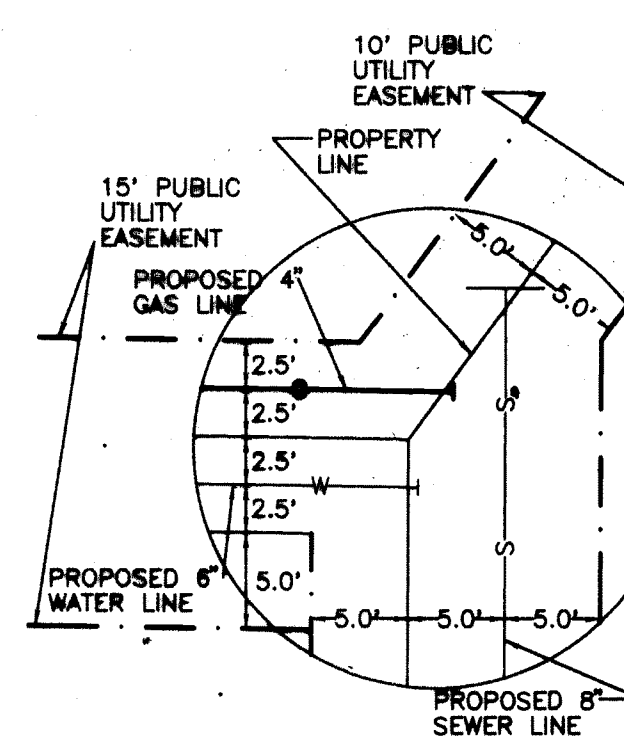
OAK KNOLL SUBDIVISION D.R. 142/223

PROJECT  
LOCATION

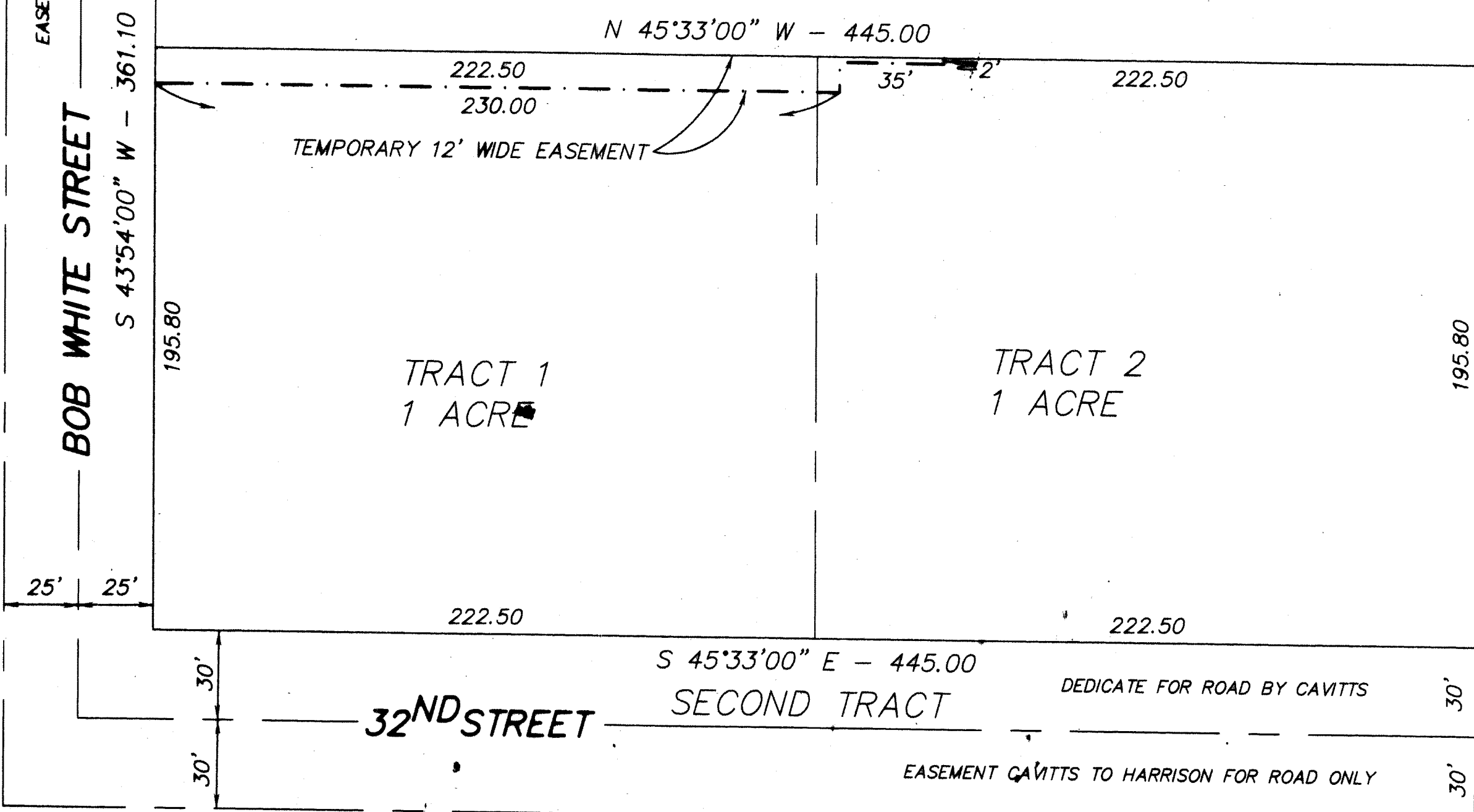


VICINITY MAP

n.t.s.



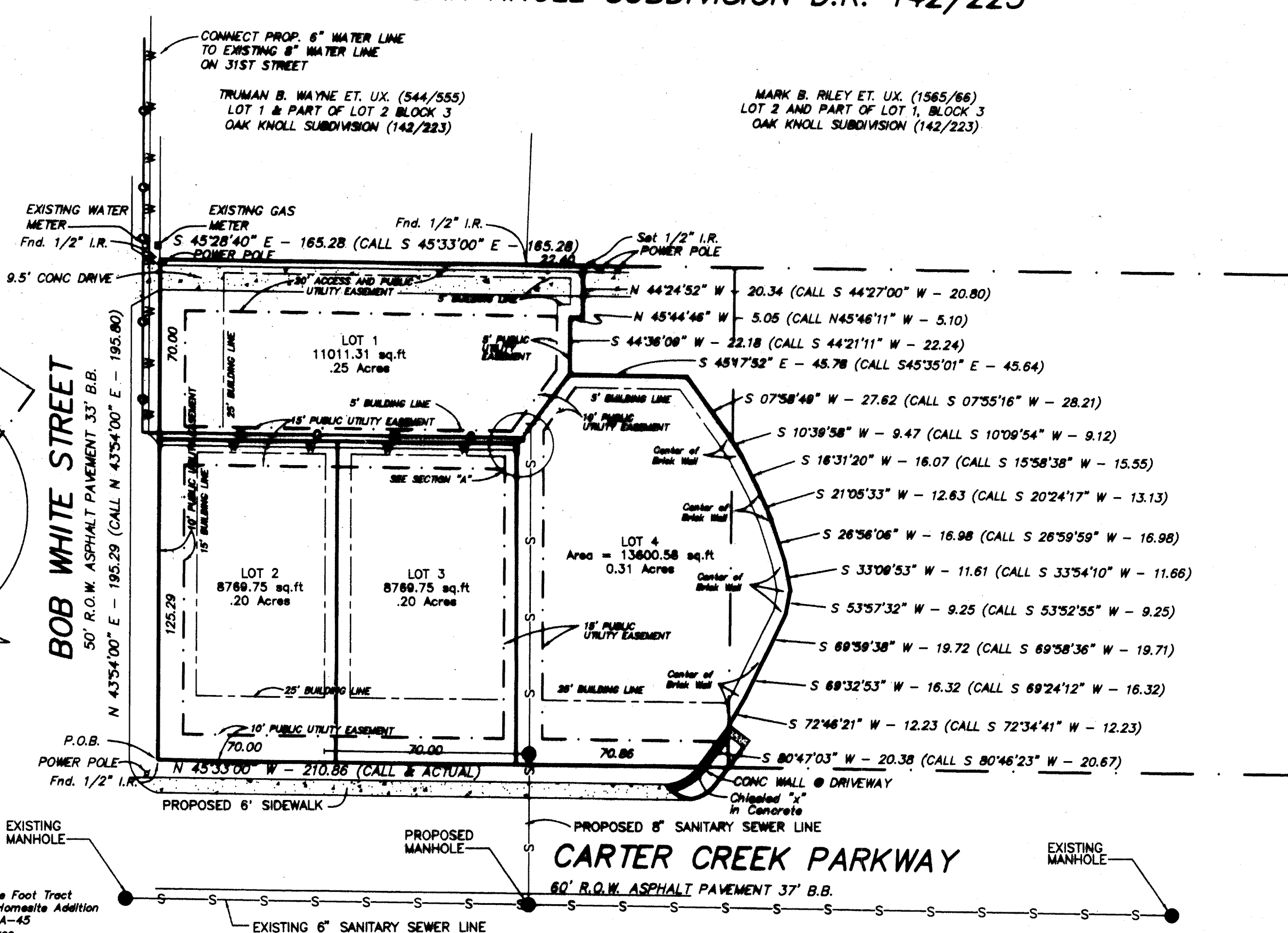
SECTION "A"



ORIGINAL

HARRISON HOMESITE ADDITION  
ZENO PHILLIPS LEAGUE BRYAN, TEXAS  
MAY, 1960  
SCALE: 1" = 40'  
D.R. : VOL. 168, PAGE 171 MAY 3, 1995  
D.R. : VOL. 210, PAGE 392 MAY 12, 1960

OAK KNOLL SUBDIVISION D.R. 142/223



REPLAT

Being a 0.968 acre tract or parcel of land lying and being situated in the  
Zeno Phillips Survey, A-45, Bryan, Brazos County, Texas; also being part of  
Tracts 1 and 2 Harrison Homesite Addition recorded in Volume 218 page 635.  
Deed Records of Brazos County, Texas and being described as follows:  
BEGINNING: at a 1/2" iron rod found at the west corner of the above  
mentioned Tract 1; some being the intersection of the northeast right-of-way  
line of Carter Creek Parkway; with the southwest right-of-way line of Bob White  
Street;  
THENCE: N 43°54'00" E - 195.29 feet along said southeast right-of-way line of  
Bob White Street to a found 1/2" iron rod for the north corner of said Tract 1;  
some being the east corner of Lot 1 Block 3 of Oak Knoll Subdivision (142/223);  
THENCE: S 45°28'40" E - 165.28 feet along the common line between said  
Tract 1 and Lots 1 and 2 of said Oak Knoll Subdivision to a set 1/2" iron rod  
for the east corner of this tract; some being the north corner of the James Oles  
of ex 1.044 acre tract (1380/21);  
THENCE: S 44°24'52" W - 20.34 feet along the common line of this tract and  
said Oles tract to the beginning of a brick wall;  
THENCE: along the centerline of said brick wall on said common line for the  
following calls:  
S 44°38'01" W - 22.18 feet,  
S 44°38'01" E - 46.78 feet,  
S 07°38'48" W - 27.82 feet,  
S 10°38'58" W - 9.47 feet,  
S 16°31'20" W - 16.07 feet,  
S 21°05'33" W - 12.83 feet,  
S 26°56'06" W - 16.98 feet,  
S 33°09'53" W - 11.61 feet,  
S 33°57'32" W - 9.25 feet,  
S 39°59'38" W - 19.72 feet,  
S 69°32'53" W - 16.32 feet,  
S 72°48'21" W - 12.23 feet,  
THENCE: S 80°47'03" W - 20.38 feet to a chained "x" found in concrete for  
the most southerly common corner of said tracts; some being in said Carter  
Creek Parkway line;  
THENCE: N 48°33'00" W along said northeast right-of-way line of Carter Creek  
Parkway for a distance of 210.88 feet to the PLACE OF BEGINNING; and  
containing 0.968 acres or 42,166 square feet of land, more or less.

0659660  
FILED FOR RECORD IN  
BRAZOS COUNTY,  
ON Jul 01, 1998 at 08:14:58  
HE A  
FILES  
Document Number: 6632668  
55.00  
RECEIPT NUMBER - 112424  
Barbara Johnson  
COUNTY CLERK  
I HEREBY CERTIFY THAT THE ABOVE  
FILED ON THE DATE AND TIME THEREON REFERS TO THE  
OFFICE FILED RECORDS IN THE VOLUME AND PAGE  
BE REFERRED TO HEREIN ON 06/01/98  
JUL 01 1998  
RECORDS SECTION  
BRAZOS COUNTY, TEXAS

- GENERAL NOTES:
1. THIS PROPERTY IS NOT IN A 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 4800820141G, EFFECTIVE DATE: JULY 2, 1992.
  2. THE BASIS OF BEARINGS IS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BENNETT STREET AS SCALED FROM THE PLAT RECORDED IN VOLUME 68, PAGE 580.
  3. THIS PROPERTY IS INTENDED FOR RESIDENTIAL USE. (SINGLE FAMILY HOMES)
  4. EXISTING FIRE HYDRANT IS LOCATED ON THE NORTHEAST CORNER OF THIRTY-FIRST STREET AND BOB WHITE STREET. V.L.H.=445'
  5. ACCESS TO LOT 1 SHALL BE FROM EXISTING ACCESS EASEMENT
  6. ACCESS TO LOT 2 SHALL BE FROM BOB WHITE STREET.

REPLAT  
OF  
PARKWAY PLAZA

CALLLED 0.9707 AC. TRACT - ACTUAL 0.968 AC. TRACT  
PART OF TRACTS 1 AND 2 - HARRISON HOMESITE ADDITION

ZENO PHILLIPS LEAGUE, A - 45  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40' JUNE 1998

CALLLED BLOCK 1, LOT 1 - HARRISON HOMESITE ADDITION

OWNER/DEVELOPER:  
CLASSIC INC.  
P.O. Box 3905  
Bryan, TX 77805  
(409) 846-8845

GARRETT ENGINEERING  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Phone: 409 / 846 - 2888

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Frank Thurmond  
owner(s) and developer(s) of the land shown on this plat, being  
the tract of land (being part of the tract of land) as conveyed  
to me (see 4) in the Official Records of Brazos County in Volume  
1380/21 and designated herein as the  
James Oles 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.

CERTIFICATION OF THE PLANNING ADMINISTRATOR  
I, the undersigned, Planning Administrator of the City of Bryan, hereby  
certify that the plat conforms to the City master plan, major  
street plan, long use plan, and the standards and specifications  
set forth in the ordinance.  
[Signature]  
Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
Richard Perkins Chairman of the  
City Planning and Zoning Commission of the City of Bryan, Texas,  
hereby certify that the attached plat was duly filed for approval  
with the City Planning and Zoning Commission of the City of Bryan  
on the 16th day of MAY, 1998 and same was  
duly approved on the 17th day of JULY, 1998  
by said commission.  
[Signature]  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER  
I, the undersigned, Development 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]  
Development Engineer, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally  
appeared Frank Thurmond, 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/they executed the  
same for the purposes and consideration therein stated.  
Given under my hand and seal on this 20th day of  
JUNE, 1998.  
[Signature]  
Notary Public, State of Texas

CERTIFICATE OF SURVEYOR  
I, Donald D. Garrett, Registered Professional Land Surveyor No.2972,  
of the State of Texas, hereby certify that this plat is true and  
correct and was prepared from a true survey of the property made  
under my supervision on the 16th day of MAY, 1998 and the metes and bounds  
describing said subdivision are correct and conform to the plat.  
[Signature]  
Donald D. Garrett, R.L.S. No. 2972

CERTIFICATE OF THE ENGINEER  
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the  
State of Texas, hereby certify that the above-mentioned engineering consideration has  
been given to this plat.  
[Signature]  
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Mary Ann Word, 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 on the 16th day of  
JULY, 1998, in the Deed / Official Records of  
Brazos County, Texas, in Volume 3197, Page 423.  
[Signature]  
County Clerk  
Brazos County, Texas

