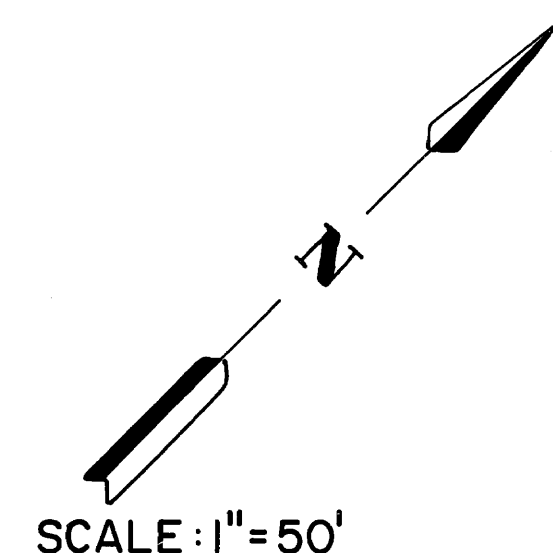
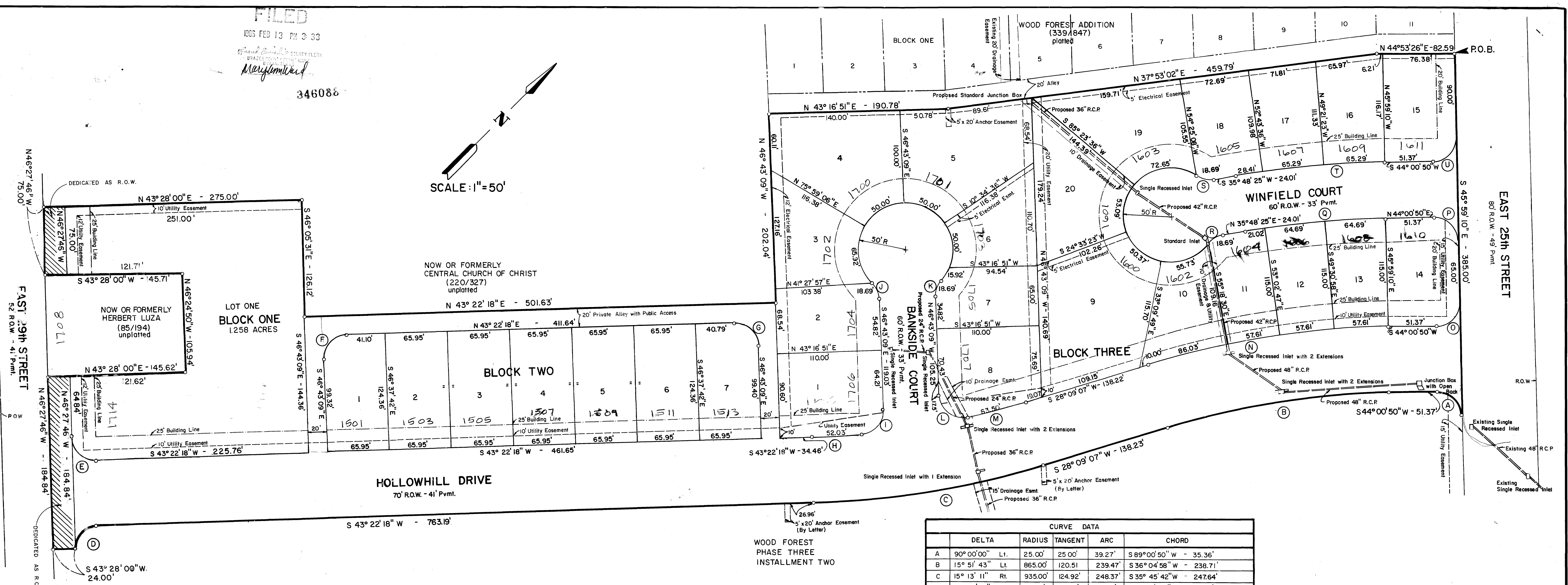


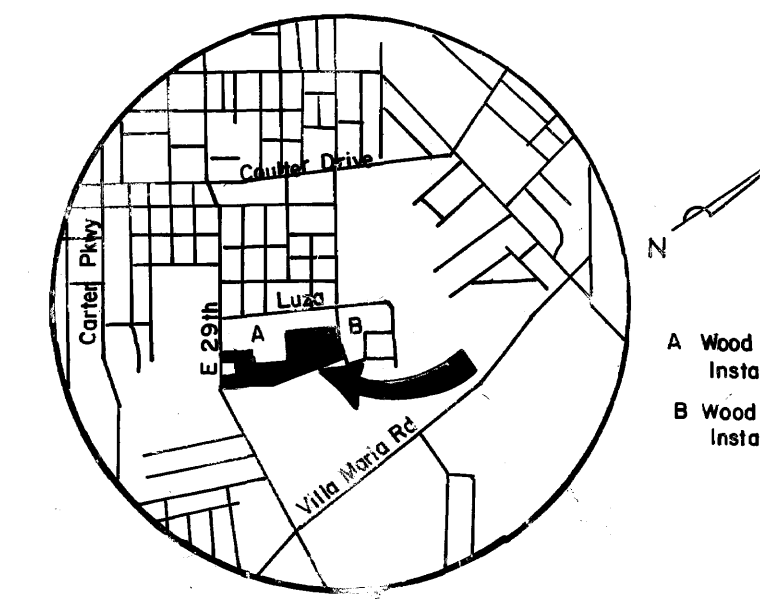
FILED  
1982 FEB 13 PM 3:33  
Brazos County Clerk  
346088



SCALE: 1" = 50'



CURVE DATA					
	DELTA	RADIUS	TANGENT	ARC	CHORD
A	90°00'00" Lt.	25.00'	25.00'	39.27'	S 89°00'50" W - 35.36'
B	15° 51' 43" Lt.	865.00'	120.51'	239.47'	S 36°04'58" W - 238.71'
C	15° 13' 11" Rt.	935.00'	124.92'	248.37'	S 35° 45' 42" W - 247.64'
D	89°50'04" Lt.	25.00'	24.93'	39.20'	S 1° 32' 44" E - 35.30'
E	90°09'56" Rt.	25.00'	25.07'	39.34'	S 88° 27' 16" W - 35.41'
F	90°05'27" Rt.	25.00'	25.04'	39.31'	N 1° 40' 26" W - 35.38'
G	89° 54' 33" Rt.	25.00'	24.96'	39.23'	N 88°19'34" E - 35.33'
H	3° 26' 48" Rt.	865.00'	26.02'	52.03'	S 41°38'54" W - 52.03'
I	86°38'39" Rt.	25.00'	23.58'	37.81'	S 3° 23' 49" E - 34.30'
J	42° 50' 00" Rt.	25.00'	9.81'	18.69'	S 68° 08' 09" E - 18.26'
K	42° 50' 00" Rt.	25.00'	9.81'	18.69'	S 25° 18' 09" W - 18.26'
L	100°55'23" Rt.	25.00'	30.29'	44.04'	S 82° 49' 10" W - 38.56'
M	4° 12' 21" Rt.	865.00'	31.76'	63.50'	S 30° 15' 18" W - 63.48'
N	15° 51' 43" Rt.	935.00'	130.26'	258.86'	N 36° 04' 58" E - 258.02'
O	90°00'00" Lt.	25.00'	25.00'	39.27'	N 0°59'10" W - 35.36'
P	90°00'00" Lt.	25.00'	25.00'	39.27'	S 89°00'50" W - 35.36'
Q	8° 12' 25" Lt.	1050.00'	75.33'	150.40'	S 39° 54' 38" W - 150.27'
R	42° 50' 00" Lt.	25.00'	9.81'	18.69'	S 14° 23' 25" W - 18.26'
S	42° 50' 00" Lt.	25.00'	9.81'	18.69'	N 57° 13' 25" E - 18.26'
T	8° 12' 25" Rt.	110.00'	79.63'	158.99'	N 39° 54' 38" E - 158.86'
U	90°00'00" Lt.	25.00'	25.00'	39.27'	N 0° 59' 10" W - 35.36'



LOCATION MAP

NOTE 5' Sideyard Setback

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, (we), Woodson Lumber Co. of Lumber, Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 2112, Page 653, and designated herein as the Wood Forest - Phase 3 Subdivision to 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.  
M. G. Perkins  
President

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared M. G. Perkins, 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 the 13th day of August, 1982.

Notary Public  
Brazos County, Texas  
A CERTIFICATE BY THE NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given this plat on the 13th day of September, 1982 and same was duly approved on the 13th day of September, 1982 by said Commission.  
Donald D. Garrett  
Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Donald D. Garrett, Registered Public Surveyor, No. 2972, 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.  
Donald D. Garrett  
Registered Public Surveyor

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Frank Berwick, County Clerk in and for the said County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 13th day of February, 1982, in the Deed Records of Brazos County, Texas, Volume 561, Page 69.  
Frank Berwick  
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 the Ordinance.  
Clifford Moore  
Director of Planning, Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

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 13th day of SEPTEMBER, 1982 and same was duly approved on the 13th day of SEPTEMBER, 1982 by said Commission.  
Roger Jackson  
Chairman, City Planning Commission  
Bryan, Texas

WOOD FOREST  
PHASE THREE  
INSTALLMENT TWO

FIELD NOTES  
Being all that certain tract or parcel of land lying and being situated in the John Austin League No. 8, Bryan, Brazos County, Texas, and being all of a 0.231 acre tract described in a deed from the Central Church of Christ to Woodson Lumber Co. recorded in Volume 273, Page 653 of the Deed Records of Brazos County, Texas; part of a 4.13 acre tract and part of a 12.70 acre tract described as the first and second tracts in a deed from Herbert Luza to Woodson Lumber Co. recorded in Volume 269, Page 708 of the Deed Records of Brazos County, Texas; and part of a 52.428 acre tract described in a deed from Aline Brogdon, receiver to Woodson Lumber Co. recorded in Volume 264, Page 552 of the Deed Records of Brazos County, Texas and being more particularly described as follows:  
BEGINNING: at an iron rod in the southwest right of way line of East 25th Street; THENCE: S 45° 59' 10" E, 385.00 feet along said East 25th Street line to an iron rod for the beginning of a curve to the right; THENCE: 39.27 feet around said curve to the right with a central angle of 90°00'00" a radius of 25.00 feet, and a chord that bears S 89°00'50" W - 35.36 feet for corner; THENCE: S 44° 00' 50" W, 51.37 feet to an iron rod for the beginning of a curve to the left; THENCE: 239.47 feet around said curve to the left with a central angle of 15° 51' 43", a radius of 865.00 feet, and a chord of 238.71 feet to iron rod for corner; THENCE: S 28°09'07" W, 138.23 feet to an iron rod for the beginning of a curve to the right; THENCE: 248.37 feet around said curve to the right with a central angle of 15° 13' 11", a radius of 935.00 feet, and a chord of 247.64 feet to an iron rod for corner; THENCE: S 43° 22' 18" W, 763.19 feet to an iron rod for the beginning of a curve to the left; THENCE: 39.20 feet around said curve to the left with a central angle of 89° 50' 04", a radius of 25.00 feet, and a chord of 35.30 feet to an iron rod for corner; THENCE: S 43° 28' 00" W, 24.00 feet to an iron rod in the northwest right of way line of East 29th Street; THENCE: N 46° 27' 46" W, 184.84 feet along said East 29th Street line to an iron rod for corner; THENCE: N 46° 59' 10" E, 385.00 feet to an iron rod for corner; THENCE: N 43° 28' 00" E, 145.62 feet to an iron rod for corner;

THENCE: N 46° 24' 50" W, 105.94 feet to an iron rod for corner; THENCE: S 43° 28' 00" W, 145.71 feet to an iron rod for corner, said iron rod being in the northwest right of way line of East 29th Street; THENCE: N 46° 27' 46" W, 75.00 feet along said East 29th Street line to an iron rod for corner; THENCE: N 43° 28' 00" E, 275.00 feet to an iron rod for corner; THENCE: S 46° 05' 31" E, 126.12 feet to an iron rod for corner; THENCE: N 43° 22' 18" E, 501.63 feet to an iron rod for corner; THENCE: N 46° 43' 09" W, 202.04 feet to an iron rod for corner; THENCE: N 43° 16' 51" E, 190.78 feet to an iron rod for corner; THENCE: N 37° 53' 02" E, 459.79 feet to an iron rod for corner; THENCE: N 44° 53' 26" E, 82.59 feet to the PLACE OF BEGINNING and containing 10.407 acres more or less.

LAND USE: I COMMERCIAL LOT, 27 FOUR-PLEX LOTS

**FINAL PLAT**

**WOOD FOREST**  
PHASE 3  
INSTALLMENT A  
JOHN AUSTIN LEAGUE, NO. 8  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'  
10.407 ACRES  
SEPTEMBER, 1982

OWNER & DEVELOPER:  
Woodson Lumber Co. of Lumber  
1106 Texas Avenue  
Bryan, Texas 77801

ENGINEER & SURVEYOR:  
Garrett Engineering  
1520A Covitt Avenue  
Bryan, Texas 77801

62.910c