

**ORIGINAL PLAT**

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 Lot 1, Block 1, WOOD FOREST, Phase 3, Installment A, as shown on the plat recorded in Brazos County, Deed of Records and being more particularly described as follows:

BEGINNING: at an iron rod in the intersection of the northeast right-of-way line of East 29th Street and the northwest right-of-way line of Hollowhill Drive;

THENCE: N 46° 27' 46" W - 64.84 feet to an iron rod for corner;

THENCE: N 43° 28' 00" E - 121.62 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 - 121.71 feet to an iron rod for corner in said East 29th Street line;

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 - 251.00 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 - 20.00 feet to an iron rod for corner;

THENCE: S 46° 43' 09" E - 144.36 feet to an iron rod for corner in said Hollowhill Drive line;

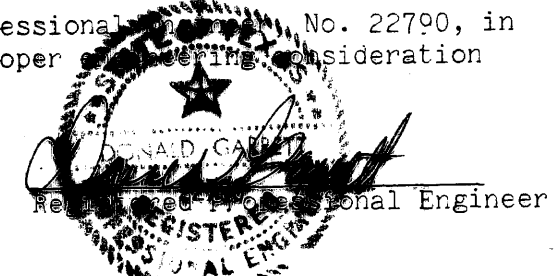
THENCE: S 43° 22' 18" W - 245.76 feet along said Hollowhill Drive to an iron rod for the beginning of a curve to the right;

THENCE: along said curve to the right whose central angle is 90° 10' 38", whose radius is 25.00 feet, and whose chord bears S 88° 27' 16" W - 35.41 feet, 39.35 feet to the PLACE OF BEGINNING; and containing 1.357 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972, in December 1985.

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Surveyor, No. 22790, in the State of Texas, hereby certify that proper consideration has been given this plat.



CERTIFICATION BY THE DIRECTOR OF PLANNING

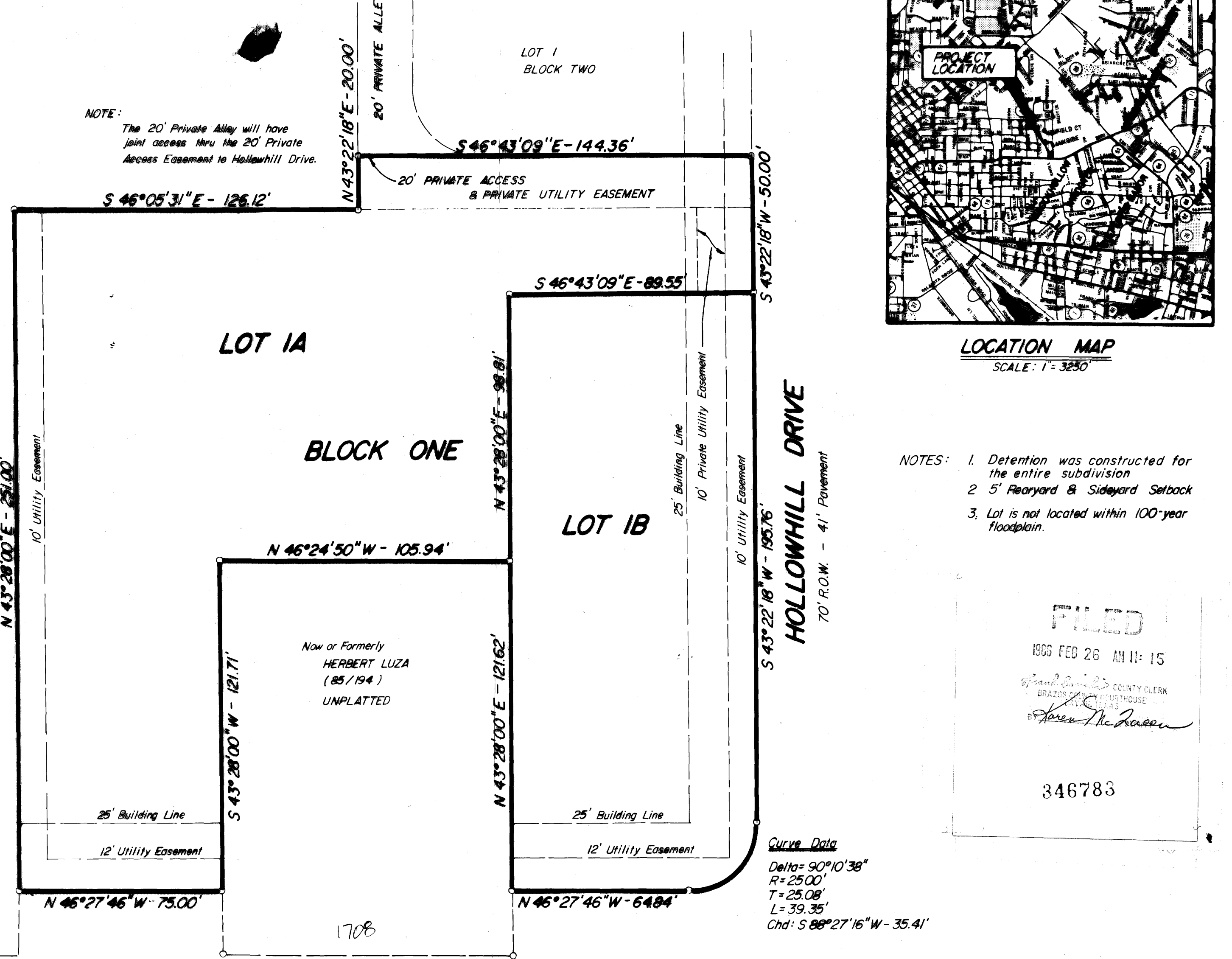
I, the undersigned, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the city master plan, major street plan, land use plan, and the standards and specifications set forth in the ordinance.

*[Signature]*  
Director of Planning

APPROVAL OF THE PLANNING COMMISSION

I, G. KENNY MULLER, 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 30 day of DECEMBER, 1986 and same was duly approved on the 30 day of FEBRUARY, 1986 by said Commission.

*[Signature]*  
Chairman, City Planning Commission  
Bryan, Texas



**REVISED PLAT**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that the plat is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground.



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Berischie, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 26 day of February, 1986, in the Deed Records of Brazos County, in Volume 863 page 771.

*[Signature]*  
County Clerk, Brazos County, Texas  
By: Faren McQueen, Deputy

Land Use: 2 Commercial Lots

**REPLAT**

**LOT 1, BLOCK 1  
WOOD FOREST ADDITION  
PHASE 3 - INSTALLMENT A  
JOHN AUSTIN LEAGUE NO. 8  
BRYAN, BRAZOS COUNTY, TEXAS**

OWNER:  
M & N Inc.  
105 PEASE W  
BRYAN, TEXAS 77801  
409-822-3765

ENGINEER & SURVEYOR:  
GARRETT ENGINEERING  
4444 CARTER CREEK PKWY. #108  
BRYAN, TEXAS 77802  
409-946-2686

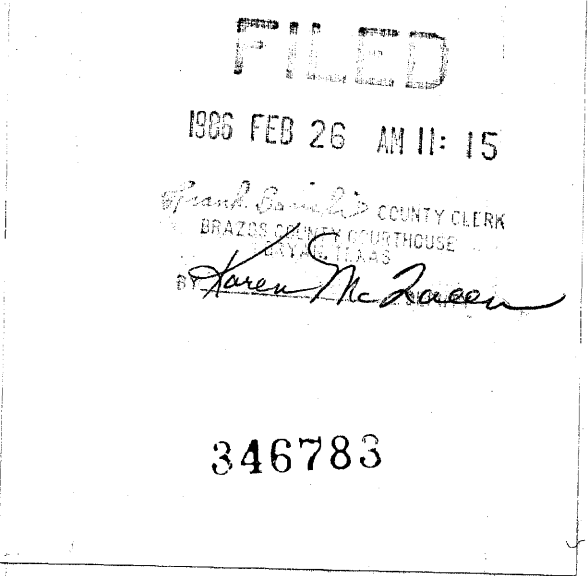
DECEMBER 1985

GARRETT ENGINEERING  
CONSULTING ENGINEERS & LAND SURVEYORS  
405 WEST BROAD STREET, BRYAN, TEXAS 77801



LOCATION MAP  
SCALE: 1" = 3280'

- NOTES:
1. Detention was constructed for the entire subdivision
  2. 5' Rearyard & Sideyard Setback
  3. Lot is not located within 100-year floodplain.



on line no stakes