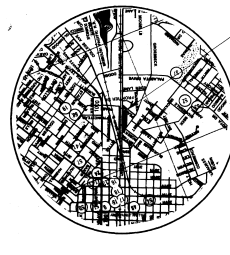


Scale 1" = 50'



- General Notes**
1. North Orientation is based on the west line being oriented to deed calls as recorded in Volume 2254, Page 339, of the
  2. This property does not lie in the 100-year flood plain according to Flood Insurance Rate Map No. 48041C0133 C, effective date July 2, 1992, as prepared by the Federal Emergency Management Agency.
  3. A portion of 5' side and rear building setbacks exist on all sides.
  4. There is a City of Bryan Road Easement recorded in Volume 563, Page 307 of the Deed Records of Brazos County, Texas.
  5. One Half Inch Iron Rods are at all corners unless otherwise stated.

Block I of the 4.21-acre tract, one section of land, lying and being situated in the 2507th REGULAR SUBDIVISION, BRAZOS COUNTY, TEXAS, and being bounded and described as follows: The beginning and ending points of the block are as follows: BEGINNING AT THE NORTH EAST CORNER OF LOT 1, THENCE S84°30'00" E - 225.72' to the north east corner of Lot 2, THENCE S68°30'00" E - 225.4' to the north east corner of Lot 3, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 4, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 5, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 6, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 7, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 8, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 9, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 10, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 11, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 12, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 13, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 14, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 15, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 16, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 17, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 18, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 19, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 20, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 21, THENCE S84°30'00" E - 225.4' to the north east corner of Lot 22.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 47°11' E	54.27	121	S 84°30'00" E	103.89
2	N 64°20'00" E	48.37	122	N 47°29'50" E	88.13
3	N 02°20'00" E	131.11	123	N 05°47'00" E	154.84
4	S 02°20'00" E	24.78	124	S 84°30'00" E	118.75
5	S 84°30'00" E	48.00	125	S 02°20'00" E	153.00
6	N 02°20'00" E	31.00	126	N 84°20'00" E	118.51
7	N 84°20'00" E	3.00	127	N 02°20'00" E	208.12
8	S 84°30'00" E	208.20	128	S 84°30'00" E	108.49
9	S 02°20'00" E	208.00	129	S 02°20'00" E	208.00
10	N 02°20'00" E	33.84	130	N 84°20'00" E	162.17
11	N 02°20'00" E	58.42	131	S 42°29'40" E	181.81
12	N 02°20'00" E	58.42	132	S 42°29'40" E	51.14
13	S 84°30'00" E	5.81	133	S 42°29'40" E	51.14
14	N 02°20'00" E	38.28	134	S 02°29'40" E	688.87
15	N 84°29'40" E	197.05	135	N 02°29'40" E	197.05
16	N 47°24'50" E	63.37	136	N 84°27'00" E	224.12
17	N 42°25'34" E	31.3	137	N 05°46'30" E	204.00
18	S 05°46'30" E	692.88	138	S 84°27'00" E	224.00
19	N 42°25'34" E	51.58	139	S 05°28'17" E	20.00
20	S 05°46'30" E	64.58			

CURVE DATA	MAJORS ARC	MINORS ARC	TANGENT	CHORD	CHORD BEARING	CHORD ANGLE
C1	88°42'00"	12.80	20.65	13.27	S 53°28'50" W	17.80
C2	90°18'00"	12.80	18.91	12.88	N 38°29'52" W	17.01
C3	90°18'00"	12.80	18.65	12.80	S 39°29'50" W	16.97
C4	90°18'00"	12.80	18.65	12.80	S 39°29'50" W	16.97
C5	48°02'34"	16.50	9.00	4.80	S 18°46'58" E	8.73
C6	90°18'00"	12.80	18.65	12.80	N 39°20'00" W	16.97
C7	71°37'15"	16.27	10.28	5.59	S 59°42'57" W	17.52
C8	81°02'11"	61.68	22.69	12.63	S 18°28'15" W	21.03
C9	46°47'17"	61.88	22.69	7.28	S 71°02'15" E	13.29
C10	55°49'13"	35.30	13.10	8.71	N 34°37'50" W	14.51
C11	55°49'13"	35.30	13.10	8.71	N 34°37'50" W	14.51
C12	5°42'30'40"	18.58	13.88	7.28	S 67°46'57" W	13.39
C13	90°18'00"	12.80	18.65	12.80	N 39°20'00" W	16.97
C14	90°18'00"	12.80	18.65	12.80	N 39°20'00" W	16.97
C15	81°02'11"	61.68	22.69	12.63	S 18°28'15" W	21.03
C16	81°02'11"	61.68	22.69	12.63	S 18°28'15" W	21.03
C17	81°02'11"	61.68	22.69	12.63	S 18°28'15" W	21.03
C18	08°13'54"	26.50	2.99	1.48	S 88°28'57" E	2.84
C19	08°13'54"	26.50	2.99	1.50	S 87°23'37" E	2.88
C20	90°18'00"	12.80	18.65	12.80	N 39°20'00" W	16.97
C21	90°18'00"	12.80	18.65	12.80	N 39°20'00" W	16.97
C22	90°18'00"	26.50	12.20	20.50	S 39°20'00" E	26.99

**LOTS 1-6, BLOCK I OF BRYAN CENTER 4.21 ACRES**  
 VOLUME 2254, PAGE 339  
 BRYAN, BRAZOS COUNTY, TEXAS

**FINAL PLAT**  
 OF  
**BRYAN CENTER**  
 BRYAN, BRAZOS COUNTY, TEXAS

ZENO PHILLIPS LEAGUE, ABSTRACT 45  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE: 1" = 50'  
 JUNE 1985

**GARRETT ENGINEERING**  
 4444 Cedar Park Drive, Suite 100  
 Bryan, Texas 77802  
 Phone: 767 / 1411 - 5988

Owner: **Michael Moorehead**  
 810 S. Washington  
 Bryan, TX 77808  
 822 - 3550

*(Signature)*  
 APPROVAL OF THE CITY ENGINEER  
 JOHN GOTTFRED, City Engineer, City of Bryan, Texas

*(Signature)*  
 APPROVAL OF PLANNING & ZONING COMMISSION  
 JOHN GOTTFRED, Chairman

*(Signature)*  
 CERTIFICATION OF THE CITY PLANNER  
 JOHN GOTTFRED, City Planner

*(Signature)*  
 CERTIFICATION OF SURVEYOR  
 David D. Cornell, Registered Professional Land Surveyor No. 23762

*(Signature)*  
 CERTIFICATE OF TITLES  
 David D. Cornell, F.L.S. No. 23762

*(Signature)*  
 CITY OF BRYAN  
 Bryan, Texas

*(Signature)*  
 STATE OF TEXAS  
 David D. Cornell, F.L.S. No. 23762



2 inches  
 1/4 inch