

CERTIFICATE OF OWNERSHIP AND DEDICATION

We, CHARLES & KAREN PALUMBO, Owners of the land shown on this plat, and designated herein as the...

Charles Palumbo
Karen Palumbo

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared CHARLES & KAREN PALUMBO, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 27th day of April, 1990.

Julius M. Goodrich
Notary Public, Brazos County, Texas
My commission expires: 3-1-94

CERTIFICATE OF OWNERSHIP AND DEDICATION

We, REBECCA & JOHN B. ROLLINS, Owners of the land shown on this plat, and designated herein as the...

Rebecca Rollins
John B. Rollins

STATE OF TEXAS
County of Brazos

Before me, the undersigned authority, on this day personally appeared REBECCA & JOHN B. ROLLINS, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 27th day of April, 1990.

Julius M. Goodrich
Notary Public, Brazos County, Texas
My commission expires: 3-1-94

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, JAMES W. MACARTHUR, Registered Public Surveyor, No. 2089 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.

James W. MacArthur
Registered Public Surveyor

A CERTIFICATE OF MORTGAGE

The undersigned, holder of a deed of trust, lien or other encumbrance against the property subdivided herein, hereby join in the dedication of all streets, alleys, parks, and utility easements to the public as set forth in the Owner's Certificate hereon.

Dated the 27th day of April, 1990.

Brenda Williams

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared BRENDA WILLIAMS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.

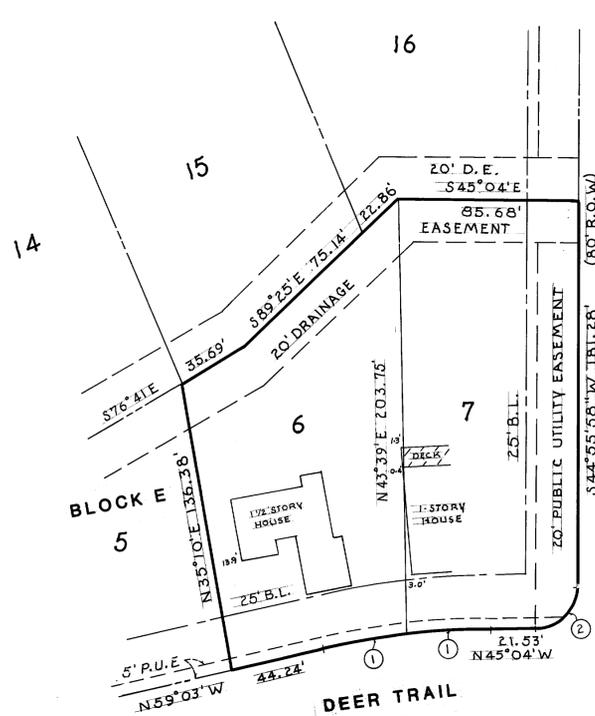
Given under my hand and seal on the 27th day of April, 1990.

Jane B. Meiser
Notary Public, Brazos County, Texas
My commission expires: 6/20/92

APPROVAL OF THE PLANNING COMMISSION

I, REBA C. RAGADALE, 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, Texas on the 19th day of APRIL, 1990, and same was duly approved on the 30th day of MAY, 1990 by said Commission.

Reba C. Ragdale
Chairman, City Planning Commission
Bryan, Texas



ORIGINAL PLAT

RECORDED IN DEED RECORD

VOLUME 342 PAGE 529

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Bruce Kan
City Engineer, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

We, WALTER DEAN KAMPHOEFFNER, Owners of the land shown on this plat, and designated herein as the...

Walter Dean Kamphoeffner

STATE OF TEXAS
County of Brazos

Before me, the undersigned authority, on this day personally appeared WALTER DEAN KAMPHOEFFNER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 27th day of April, 1990.

Julius M. Goodrich
Notary Public, Brazos County, Texas
My commission expires: 3-1-94



SCALE 1" = 40'

GABBARD ROAD

Table with 2 columns: MONUMENTS, Description. Includes items like SET 1/2" IRON ROD, FOUND 1/2" IRON ROD, FOUND 3/8" IRON ROD, FOUND 2" IRON PIPE.

Table with 4 columns: CURVE DATA, NO, RAD, ANGLE, ARC. Contains data for three curves.

AMENDED PLAT

Notes

- 1. Deed Restrictions recorded in Volume 1053 and page 244 of the Official Records of Brazos County, Texas.
2. City of Bryan, 5' interior building setback line.
3. The purpose of this plat is to correct the property line and setback line encroachments on the common lines of Lot 6 and 7.
4. Existing contours per City of Bryan Topographic Map No. 125D.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

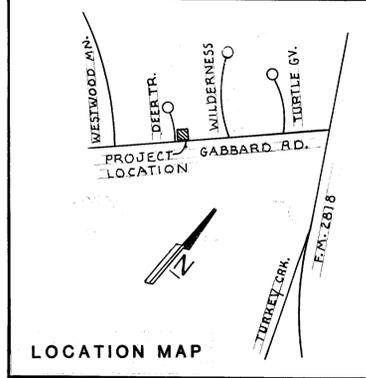
I, Frank Baroskie, County Clerk, in and for the said County, do hereby certify that this plat together with its certifications of authentication was filed for record in my office the 10 day of May, 1990, in the Official Records of Brazos County, Texas, Volume, 1183, Page 1633.

Frank Baroskie
County Clerk, Brazos County, Texas

CERTIFICATION BY THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of the City of Bryan, Texas.

Ray Shansa
City Planner, Bryan, Texas



LOCATION MAP

Field Notes
0.744 Acres

A description of Lots 6 and 7, Block E, WESTWOOD ESTATES, City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 342, page 529, Deed Records of said county and being more particularly described as follows:

BEGINNING at a found 3/8" iron rod in the northeasterly 50' wide Right-of-way line of Deer Trail, for the common corner of Lots 5 and 6 in said Block E;

THENCE N 35°10' E a distance of 136.38' to a found 3/8" iron rod, for the common corner of Lots 5, 6, 14, and 15;

THENCE S 76°41' E a distance of 35.69' to a found 2" iron pipe;

THENCE S 89°25' E a distance of 98.00' to a found 2" iron pipe for the common corner of Lots 6 and 7;

THENCE S 45°04' E a distance of 85.68' to a set 1/2" iron rod, for the common corner of Lots 7 and 16;

THENCE S 44°55'58" W along the northwesterly 80' wide right-of-way line of Gabbard Road, a distance of 181.28' to a found 1/2" iron rod for point of curve;

THENCE along a curve concave in a northerly direction, having a radius of 20', a central angle of 90°, chord bears S 89°55'58" W a distance of 28.28' to a found 1/2" iron rod for point of tangent;

THENCE along said northeasterly right-of-way line of Deer Trail, the following calls:

N 45°04' W a distance of 21.53' to a found 1/2" iron rod for point of curve;

Along a curve concave southwesterly having a radius of 325', a central angle of 13°59'14", chord bears N 52°03'37" W a distance of 79.14' to a found 1/2" iron rod for point of tangent;

N 59°03'00" W a distance of 44.24' to the POINT OF BEGINNING and containing 0.744 acres of land more or less.

FILED
90 MAY 10 PM 1:35

Frank Baroskie
COUNTY CLERK

444895

AMENDING PLAT

WESTWOOD ESTATES

AMENDING PLAT OF LOTS 6 & 7 BLOCK E

0.744 Acres

CITY OF BRYAN

BRAZOS COUNTY, TEXAS

APRIL 10, 1990

OWNERS:

John & Rebecca Rollins
3209 Deer Trail
Bryan, Texas

Charles & Karen Palumbo
3211 Deer Trail
Bryan, Texas

Walter Dean Kamphoeffner
1208 Airline
College Station, Texas

SURVEYOR:

MacArthur Surveys INC.
P.O. Box 4592
Bryan, Texas