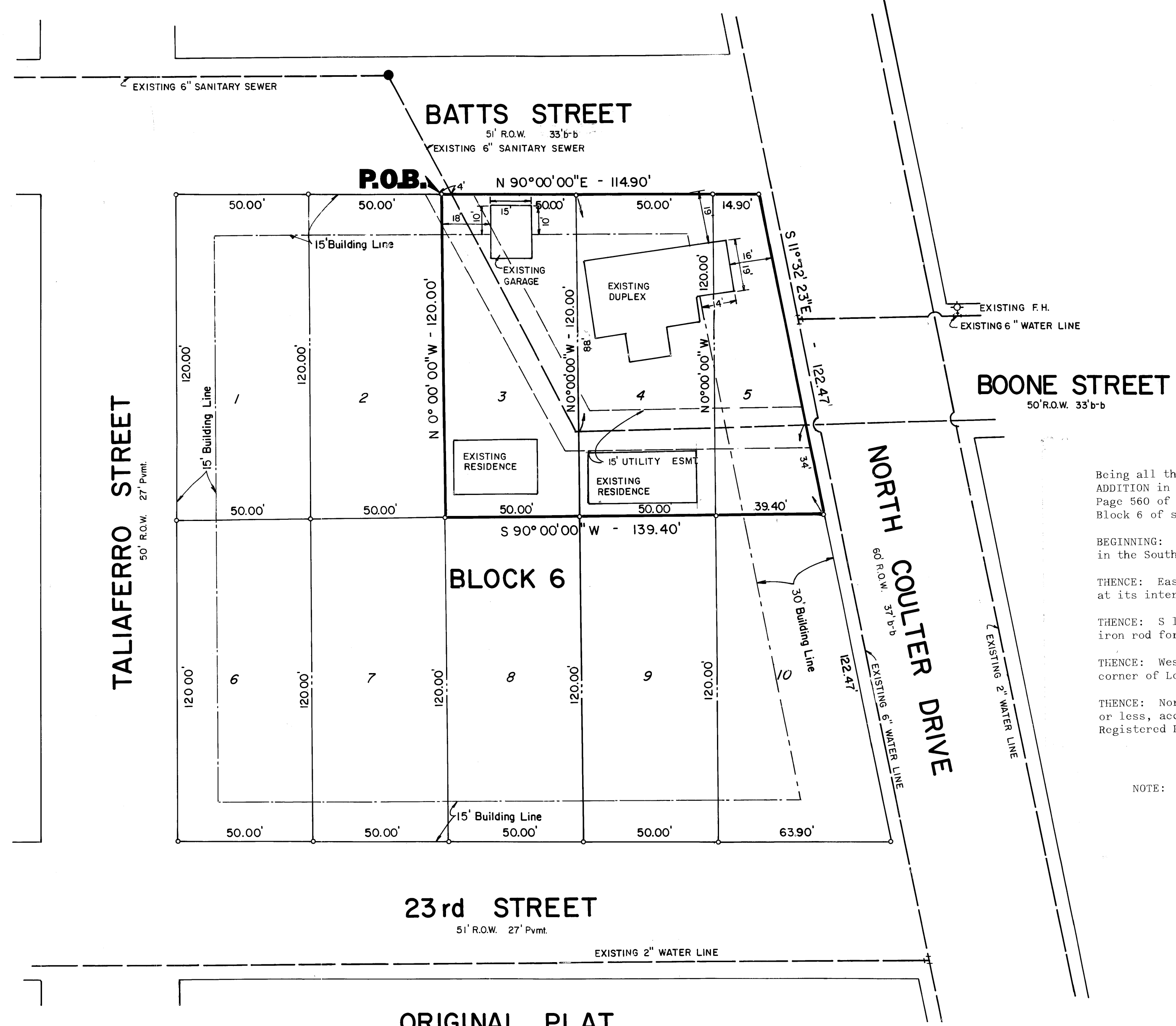


2076 on base of plat



ORIGINAL PLAT
Scale: 1"=30'

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, 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 Bryan on the 27th day of November 1982 and same was duly approved on the 27th day of December 1982 by said Commission.

[Signature]
Roger W. Jackson
Chairman, City Planning Commission
Bryan, Texas

The owner of the land shown on this plat and whose name is subscribed hereto in person, hereby declares Lots 3, 4, & 5 of Block 6, Batts Addition according to the plat recorded in Volume 38, Page 560 of the Deed Records of Brazos County, Texas to be vacated and establish Lots 3 & 4, Block 6 as shown in the Revised Plat.

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 on the property made under my supervision on the 13th day of January 1982.

[Signature]
Registered Public Surveyor

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boristie, 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 JAN, 1982 in the Deed Records of Brazos County, Texas, Volume 558, Page 381.

[Signature]
Frank Boristie
County Clerk, Brazos County, Texas

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald Garrett, Registered Professional Engineer, No. 22742, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

[Signature]
Registered Professional Engineer

FIELD NOTES

Being all that certain tract or lot of land, lying and being situated in the Batts Addition in Bryan, Brazos County, Texas, according to a plat recorded in Volume 38, Page 560 of the Deed Records of Brazos County, Texas, and being all of Lots 3, 4, & 5 Block 6 of said Batts Addition and being more particularly described as follows:

BEGINNING: at an iron rod at the Northwest corner of said Lot 3, said iron rod being in the South right-of-way line of Batts Street;

THENCE: East - 114.90 feet along said Batts Street line to an iron rod for corner at its intersection with the West right-of-way line of North Coultter Drive;

THENCE: S 11° 32' 23" E - 122.47 feet along said North Coultter Drive line to an iron rod for corner;

THENCE: West 139.40 feet to an iron rod for corner, said iron rod being the Southwest corner of Lot 3;

THENCE: North 120.00 feet to the PLACE OF BEGINNING and containing 0.35 acres more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor No. 2972 in November, 1982.

NOTE: (1) 5' Sideyard Setback
(2) If the existing duplex with 16' Setback is ever removed, the building setback line will be 25' across the total front.
(3) If the existing garage with 3' setback is ever removed, the building setback line will be 15' across the total side.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (we), *Cynthia Desmond*, Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume _____, Page _____, and designated herein as the _____ 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.

[Signature]
Owner

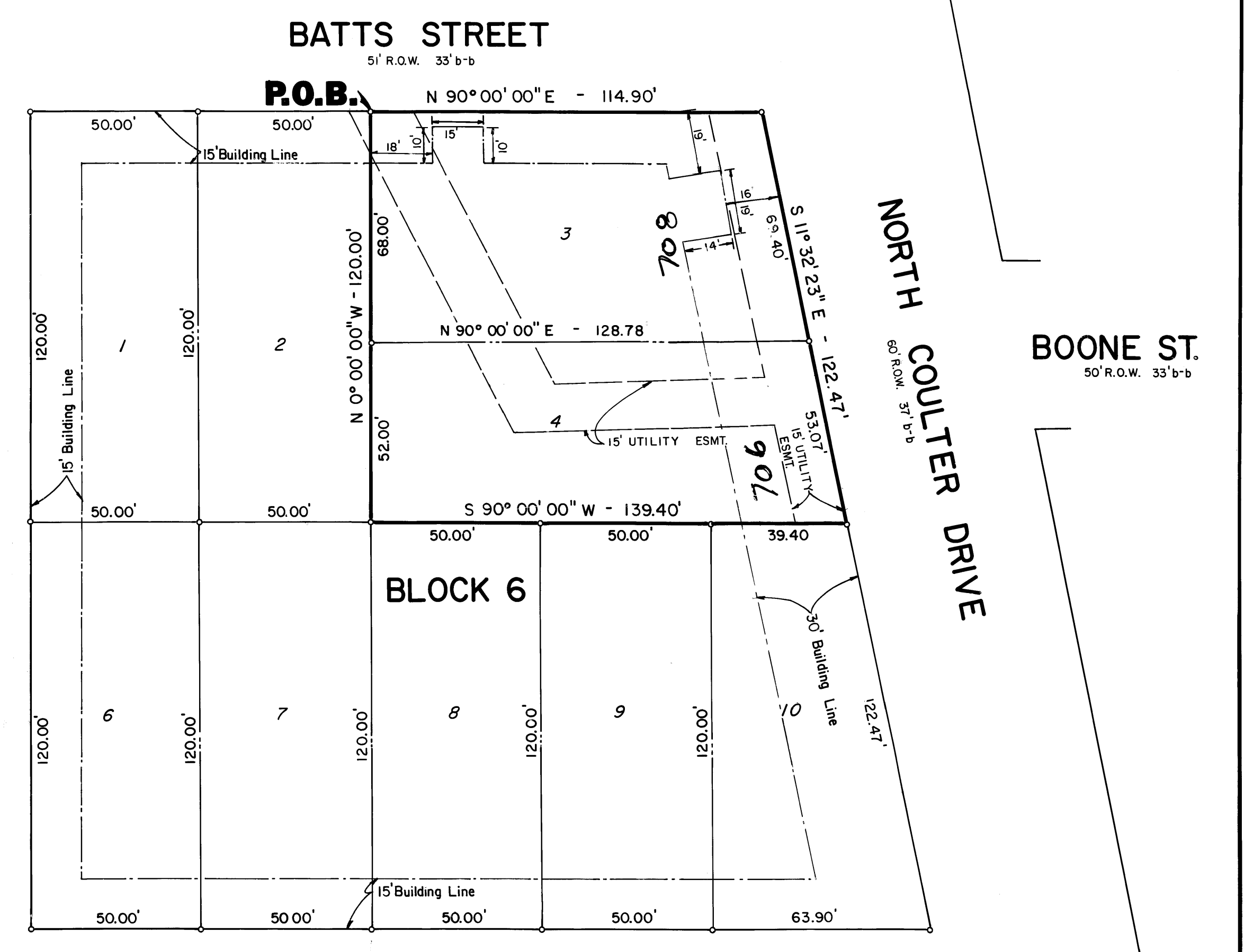
Lienholder Approval

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Cynthia Desmond*, 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 this 2 day of December, 1982.

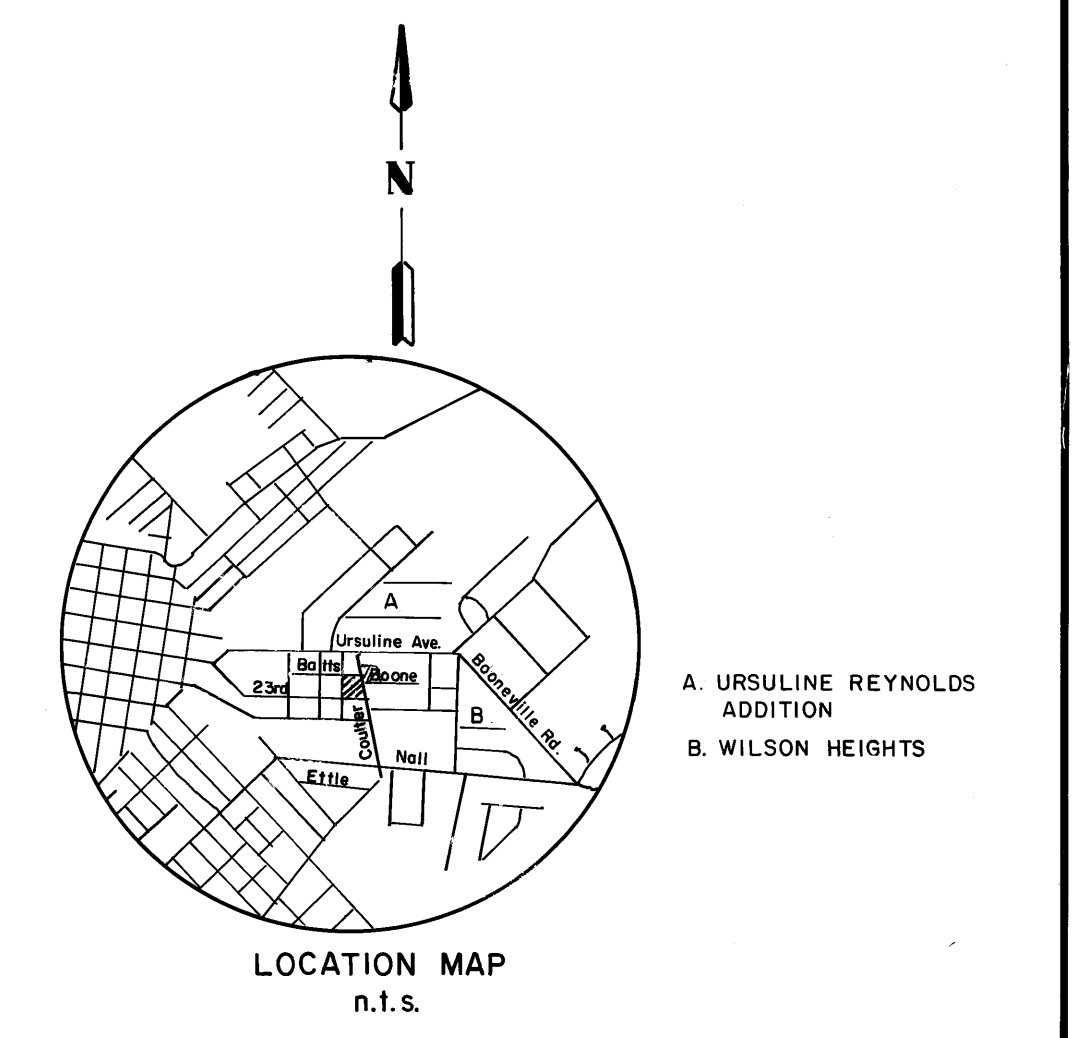
[Signature]
Notary Public, Brazos County, Texas



REVISED PLAT
Scale: 1"=30'

NOTE: A 30' Setback has been established to permit future expansion of Coultter Drive by 5'

251540



Land Use: 2 Residential Lots

REPLAT

LOTS 3, 4, & 5, BLOCK 6
BATTS ADDITION
0.35 ACRES
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER, 1982

OWNER & DEVELOPER:
Cynthia Desmond
730 Inwood
Bryan, Texas 77801

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

0.39.00