

LEGEND	
SAN. SEWER MANHOLE	⊕
SANITARY SEWER LINE	—SS—
WATER METER	⊙
WATER VALVE	⊕
GAS LINE	—G—
SIGN	P
GTE PEDESTAL	⊕
ELECTRIC LINE	—E—
POWER POLE	●
PIPE LINE	—PL—
WOOD FENCE (& FENCE CORNER)	—X—
CHAIN LINK FENCE	—CL—
WIRE FENCE	—W—

H:\Land Projects R2\041\Richard Carter A-8\Wind\dwg\Furniture-RowFurn-Row_Plats.dwg 02/14/2003 04:31:48 PM CST

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF HARRIS

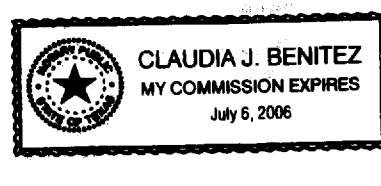
I, PATRICIA G. LESTER, Owner and Developer of 4.88 acres, shown on this plat, being a portion of a 17.67 acre tract, as conveyed in Volume 191, Page 465 of the Deed Records of Brazos County, Texas, Volume 2446, Page 203 of the Official Records of Brazos County, Texas, and Volume 2779, Page 107, of the Official Records of Brazos County, Texas, and designated herein as LOT 1 OF THE FURNITURE ROW SUBDIVISION, in the City of Bryan, Brazos County, 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.

Patricia G. Lester
PATRICIA G. LESTER

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared PATRICIA G. LESTER, 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 stated.

Given under my hand and seal this 17 day of February, 2003.



Claudia J. Benitez
Notary Public, Harris County, Texas
Printed Name: Claudia J. Benitez
My Commission Expires: July 6, 2006

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 and was approved on the 21 day of February, 2003.

Ally Hill
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat authentication was filed for record in my office the 21st day of February, 2003, in the Official Records of Brazos County, Texas, in Volume 5135, Page 298.

Karen McQueen
Karen McQueen, County Clerk, Brazos County, Texas
By: *Flo Workman*

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 21 day of February, 2003.

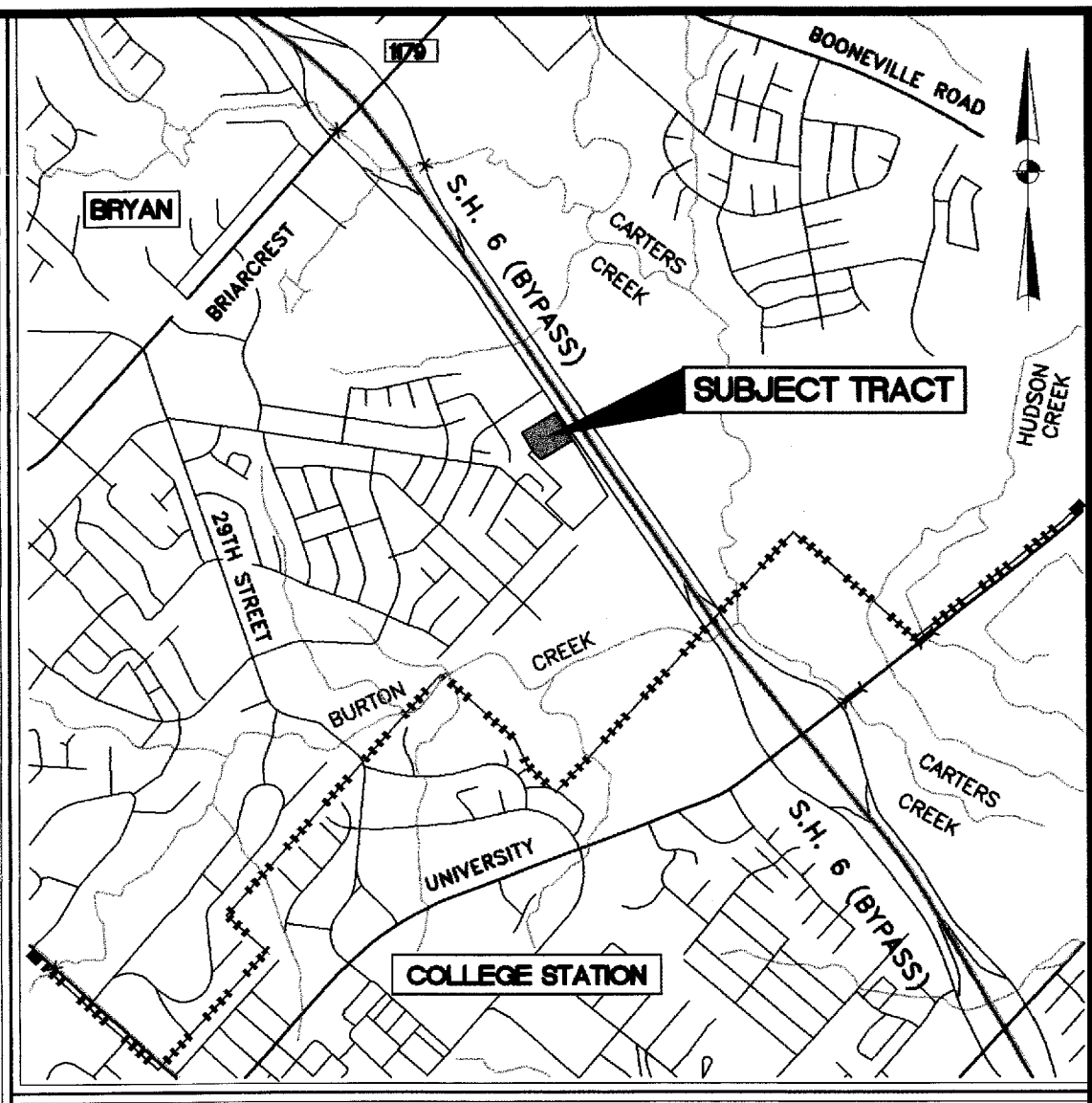
William J. ...
Planning Administrator, City of Bryan, Texas.

CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and there are no encroachments, conflicts or protrusions, except as shown hereon.



S.M. Kling
S. M. Kling, R.P.L.S. No. 2003



VICINITY MAP NOT TO SCALE

- NOTES:
- RECORD TITLE APPEARS TO BE VESTED IN PATRICIA GAYE LESTER BY VIRTUE OF THE FOLLOWING INSTRUMENTS:
A. VOL. 191, PG. 465
B. VOL. 2779, PG. 107
C. VOL. 2446, PG. 203
 - BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF WINDOVER EAST FOURTH INSTALLMENT WITH A RECORD BEARING OF N 31°28'03"W ACCORDING TO THE PLAT RECORDED IN VOLUME 456, PAGE 395.
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082; PANEL NO. 0150C, MAP NO. 48041C0150C. EFFECTIVE DATE: JULY 2, 1992.
 - THE SUBJECT TRACT IS TIED TO CITY OF BRYAN NAD-27 STATE PLANE COORDINATES, TEXAS CENTRAL ZONE BASED ON 3 CITY OF BRYAN G.P.S. MONUMENTS, GPS-32, GPS-48, AND GPS-49 WHICH WERE ALL SET IN 1997 BY STRONG SURVEYING. STATE PLANE COORDINATES FOR THE NORTH AND WEST CORNERS OF THE SUBJECT TRACT ARE AS FOLLOWS:

NORTH CORNER: N = 381,172.3840'
E = 3,261,701.3861'

WEST CORNER: N = 380,826.3901'
E = 3,261,941.5006'

- CURRENT ZONING IS COMMERCIAL.
- BUILDING SETBACK REQUIREMENTS ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE No. 817.
- THERE IS A 20' UTILITY/DRAINAGE EASEMENT, RECORDED IN VOL. 553, PG. 809 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, WHICH BEGINS NEAR THE EAST CORNER OF LOT 16, BLOCK 7 OF THE WINDOVER EAST FOURTH INSTALLMENT, RECORDED IN VOL. 456, PG. 395 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND PROCEEDS IN AN EASTERLY DIRECTION DIAGONALLY ACROSS LOT 1, BLOCK 1 OF THE FURNITURE ROW SUBDIVISION AND THE PATRICIA GAYE LESTER 3.34 ACRE TRACT AND TERMINATES AT THE STATE HIGHWAY NO. 6 RIGHT OF WAY LINE. THIS EASEMENT IS TO BE ABANDONED BY CITY COUNCIL ACTION.

FINAL PLAT
OF
FURNITURE ROW SUBDIVISION
LOT 1, BLOCK 1 (4.88 AC.)

RICHARD CARTER SURVEY, ABSTRACT No. 8
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=40' FEBRUARY, 2003

PATRICIA GAYE LESTER
WELLS FARGO BANK-TRUST DEPT.
BRYAN, TX 77805-0913

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212