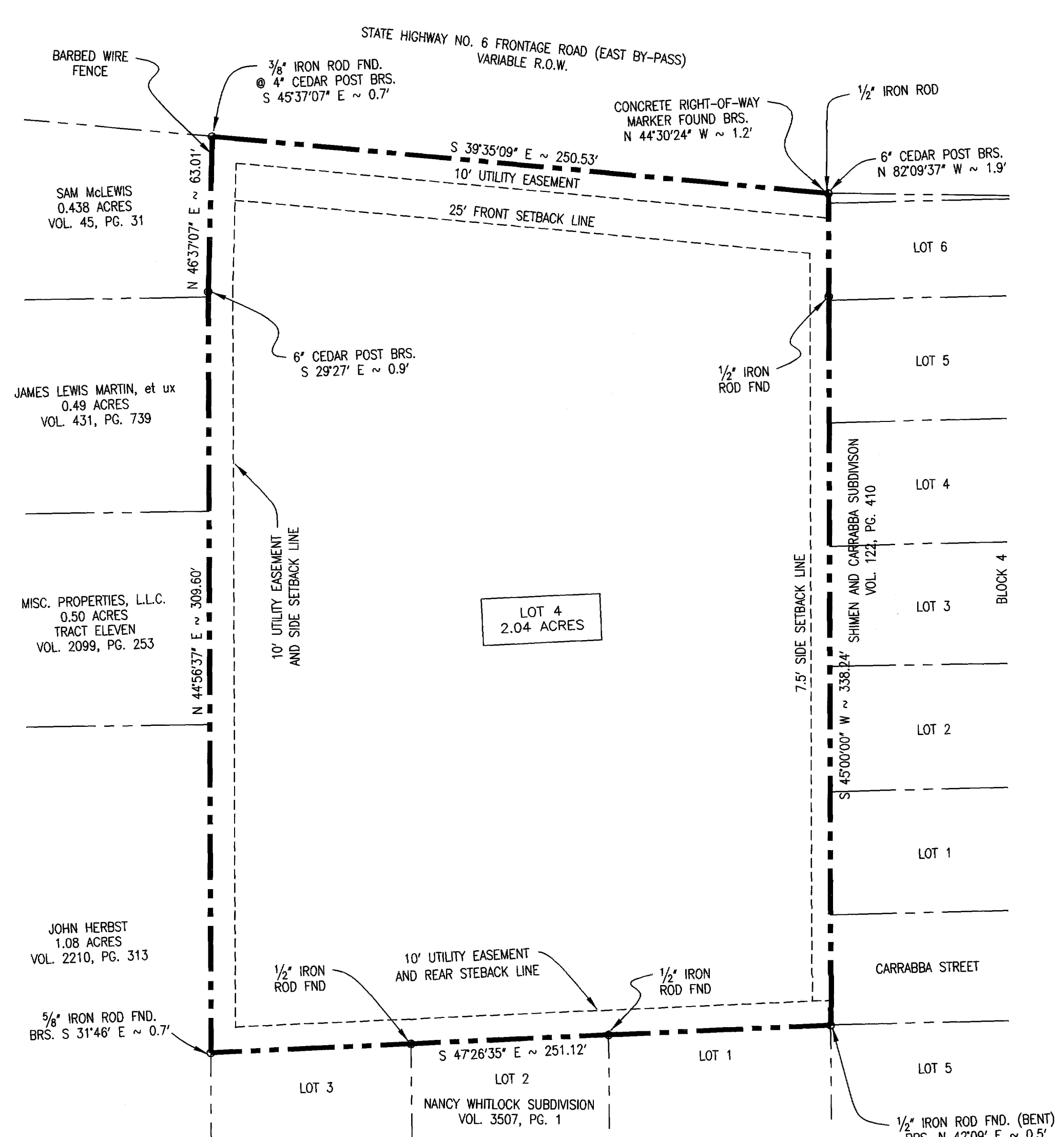
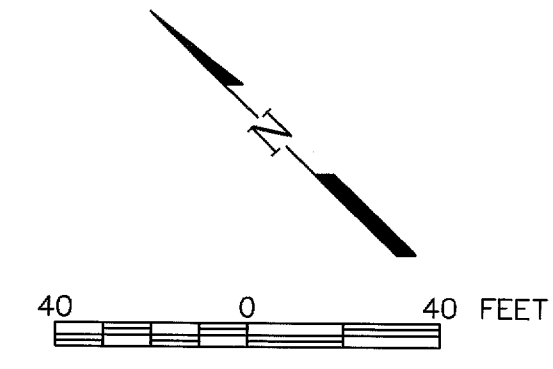


ORIGINAL PLAT
VOLUME 3507, PAGE 1



RESUBDIVISION PLAT

0700857

Filed for Record in:
BRAZOS COUNTY,
On: Nov 01, 1999 at 04:16PM
As a
Plats
Document Number: **0700857**
Amount: **55.00**
Receipt Number - 141049
By:
Mary Ann Ward

03646
00344

STATE OF TEXAS COUNTY OF
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of:
BRAZOS COUNTY,
as stamped herein by me.
Nov 01, 1999

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
Ralph S. Cohen, Assistant Secretary of Goodman Manufacturing Company, L.P., Owner and Developer of the land shown on this plat, and designated herein as Lot 4, Block One of the Nancy Whitlock Subdivision, Volume 3507, Page 1 of the Official Records of Brazos County, Texas, and whose name is subscribed herein, hereby dedicates to the use of the public forever, all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Ralph S. Cohen
Goodman Manufacturing Company, L.P.

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, City Engineer of the City of Bryan, hereby certify that this replat is in compliance with the appropriate codes and ordinances of the City of Bryan, Texas.
Linda Huff
City Engineer, City of Bryan, Texas

**HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,**

CERTIFICATE OF COUNTY CLERK

I, Mary Ann Ward, 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 01 day of November, 1999, in the Official Records of Brazos County, Texas, in Volume 3507, Page 344.
Witness my hand and official seal, at my office in Bryan, Texas.

Mary Ann Ward
County Clerk, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Steven E. Esmond, Registered Professional Land Surveyor No. 3814, 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 that there are no encroachments, conflicts, or protrusions, except as shown thereon.

Steven E. Esmond
Steven E. Esmond, R.P.L.S. No. 3814

METES AND BOUNDS DESCRIPTION
10 FOOT UTILITY EASEMENT ABANDONMENT
A 0.5767 ACRE TRACT ALONG THE EAST BOUNDARY OF
LOT 4, BLOCK 1, NANCY WHITLOCK SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF THAT CERTAIN TRACT OF LAND,
BEING ALL OF A 10 FOOT WIDE UTILITY EASEMENT ACCORDING TO THE PLAT
RECORDED IN VOLUME 3507, PAGE 1 OF THE OFFICIAL RECORDS OF BRAZOS
COUNTY, TEXAS
SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOR THE MOST EASTERLY SOUTHEAST
CORNER OF SAID LOT 4, THENCE S 45° W WITH THE SOUTH LINE OF SAID LOT 4
A DISTANCE OF 10 FEET TO THE INTERSECTION OF WEST LINE OF SAID
EASEMENT;
THENCE N 45°25'19" E WITH THE WEST LINE OF SAID EASEMENT AND 10 FEET
OFFSET FROM AND PARALLEL TO EAST LINE OF SAID LOT 4, A DISTANCE OF
251.21 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 4;
THENCE N 44°56'37" E WITH THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 10
FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 4;
THENCE S 45°25'19" E WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF
251.21 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05767 ACRE OF
LAND.

NOTES:

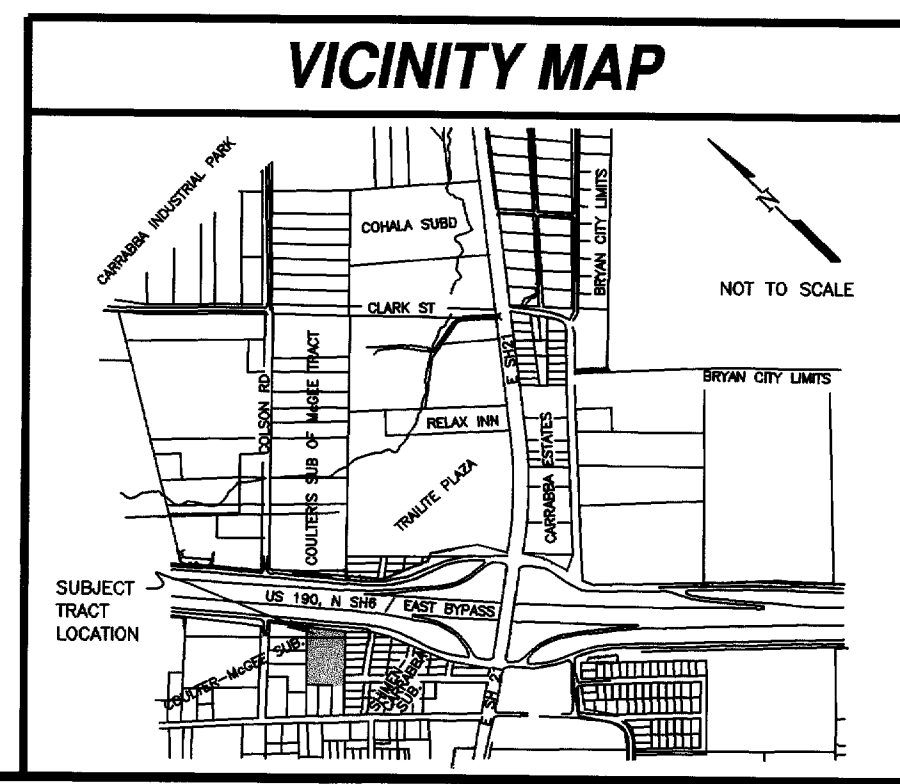
- BASIS OF BEARINGS IS THE NORTHWEST LINE OF BLOCK 4, SHIMEN AND CARRABBA SUBDIVISION RECORDED IN VOL. 122, PG. 410, WITH A RECORD BEARING OF N 45° E. CONTOURS WERE DIGITIZED FROM U.S.G.S. QUADRANGLE SHEET.
- SUBJECT TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 480082, PANEL NO. 0131C, MAP NO. 48041C0131C. EFFECTIVE DATE: JULY 2, 1992.
- CURRENT ZONING FOR THIS LOT IS COMMERCIAL.
- THE FOLLOWING ARE CONDITIONS ARE REQUIREMENTS IMPOSED ON THIS SUBDIVISION BY THE STORMWATER MANAGEMENT ORDINANCE:
 - A DRAINAGE REPORT WITH GRADING PLAN WILL BE REQUIRED AT THE TIME OF DEVELOPMENT.
 - THE INCREASE IN RUNOFF CAUSED BY THE DEVELOPMENT OF LOT 1 WILL BE MITIGATED WITHIN LOT 4. PROVISION FOR STORM DETENTION FOR BOTH LOT 4 AND LOT 1 SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 4.
 - AN APPROVED DRAINAGE REPORT WILL BE REQUIRED FOR LOT 1 AND LOT 4 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT 4.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Ralph Cohen, known to me to be the person whose name is ascribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 14th day of October, 1999.
Vicki Fournier
VICKI FOURNIER
NOTARY PUBLIC
State of Texas
Comm Exp 11-10-2001

CERTIFICATE OF PLANNING ADMINISTRATOR

I, Joey Dunn, Planning Administrator of the City of Bryan, hereby certify that this replat conforms to the City Master Plan, Land Use Plan, and the Standards and Specifications set forth in this Ordinance.
Joey Dunn
Joey Dunn - Planning Administrator
City of Bryan, Texas



RESUBDIVISION PLAT

NANCY WHITLOCK SUBDIVISION
LOT 4, BLOCK 1
2.04 ACRES
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=40' OCTOBER 1999
SURVEYOR:
K.W. BROWN AND ASSOCIATES, INC.
501 GRAHAM RD., COLLEGE STATION, TEXAS 77845
PHONE NO. (409) 690-9280
OWNER:
GOODMAN MANUFACTURING CO., L.P.
1501 SEAMIST DR., HOUSTON, TEXAS 77008
PHONE NO. (713) 861-2500

ON
lambdas
4/1/2000