

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, LOT 1, RAYMOND PIWONKA, Owner, and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 64, Page 91, and designated herein as the PIWONKA SUBDIVISION 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.

*Raymond Piwonka*  
Owner

NONE  
Lien Holder Approval

STATE OF TEXAS  
County of Brazos

Before me, the undersigned authority, on this day personally appeared RAYMOND PIWONKA, 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 16<sup>th</sup> day of NOV, 1982.

*[Notary Seal]*  
Notary Public, Brazos County, TX

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Engineer, No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

*Donald D. Garrett*  
Registered Professional Engineer

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 grounds.

*Donald D. Garrett*  
Registered Public Surveyor

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Boriskie, 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 20<sup>th</sup> day of Oct, 1982, in the Deed Records for Brazos County, Texas, Volume 648, Page 247.

*Frank Boriskie by Sally Hampton, Deputy*  
County Clerk, Brazos County, TX

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, TX

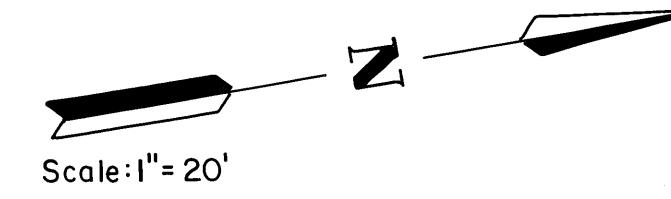
APPROVAL OF THE PLANNING COMMISSION

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 16<sup>th</sup> day of Nov, 1982, and same was duly approved on the 20<sup>th</sup> day of DEC, 1982, by said Commission.

*Roger Jackson*  
Chairman, City Planning Commission, Bryan, Texas

Land Use: Mobile Home Park - 3 Mobile Home Lots

<b>FINAL PLAT</b>	
<b>PIWONKA SUBDIVISION</b>	
2.024 ACRE TRACT	
ZENO PHILLIPS LEAGUE A-45	
BRYAN, BRAZOS COUNTY, TEXAS	
SCALE: 1"=20'	DECEMBER, 1982
OWNER & DEVELOPER: RAYMOND PIWONKA LEONARD RD. BRYAN, TEXAS 77801	ENGINEER & SURVEYOR: GARRETT ENGINEERING 1520A CAVITT AVENUE BRYAN, TEXAS 77801



Scale: 1"=20'

FIELD NOTES

All that certain tract or 2.024 acres of land in the ZENO PHILLIPS LEAGUE, Abstract No. 45, in Brazos County, Texas and being a part of a 42.4 acre tract conveyed to F.J. Bracyk by Lila A. Adams by deed dated May 1, 1924 and recorded in Volume 64, Page 91, Deed Records of Brazos County, Texas, said 2.024 acre tract being more particularly described by metes and bounds as follows:

BEGINNING: at the intersection of the northwest right-of-way line of F.M. 1688 and the southwest line of the Knights of Columbus 5.96 acre tract described in Volume 132, Page 465, Deed Records of Brazos County, Texas;

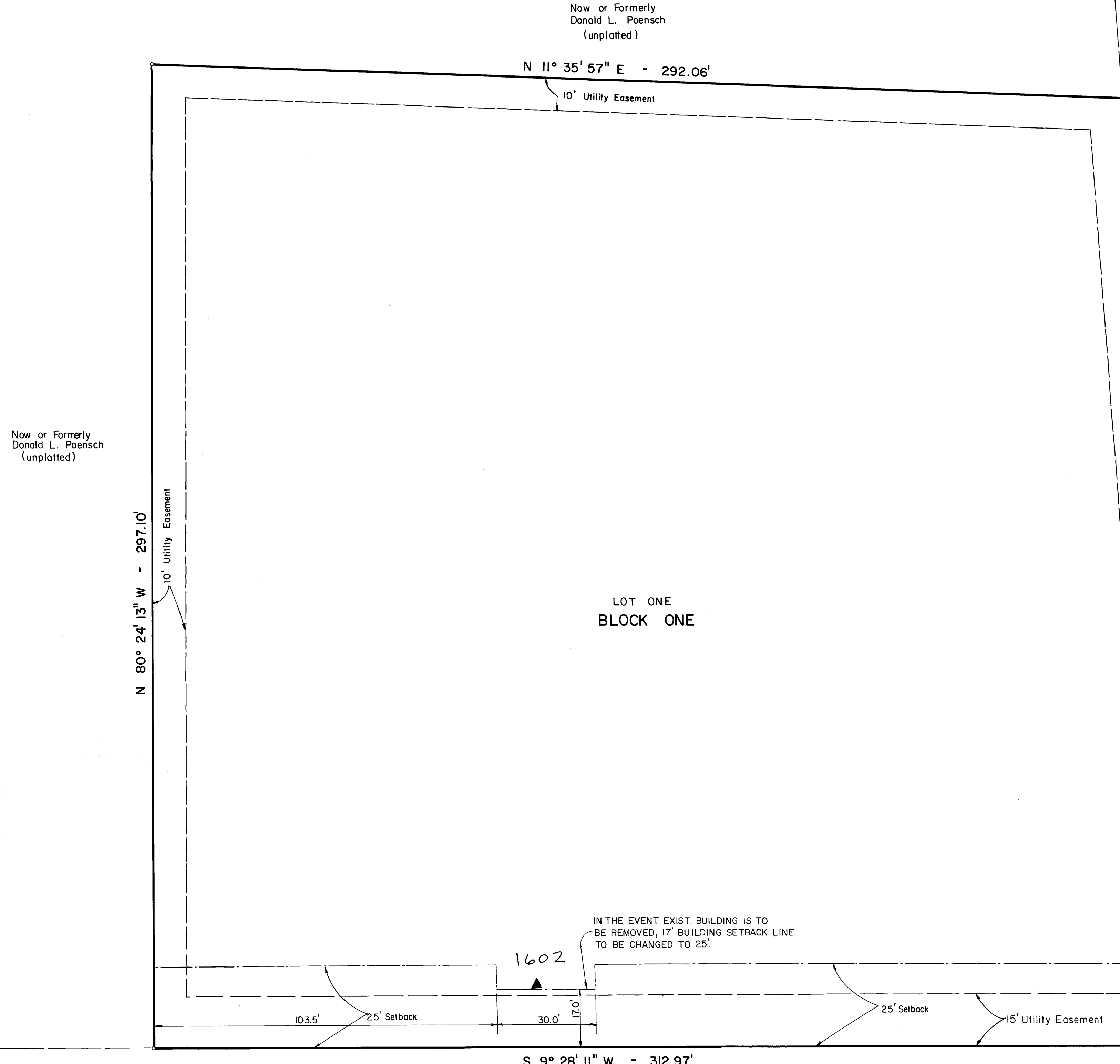
THENCE: S 9° 28' 11" W - along the Northwest right-of-way line of F.M. 1688 a distance of 312.97 feet to a point for corner;

THENCE: N 80° 24' 13" W - a distance of 297.10 feet to a point for corner;

THENCE: N 11° 35' 57" E - a distance of 292.06 feet to a point for corner;

THENCE: S 84° 37' 04" E - along the southwest line of said Knights of Columbus tract a distance of 286.98 feet to the POINT OF BEGINNING, and containing 2.024 acres of land, more or less.

Now or Formerly  
Bryan Knights of Columbus  
5.96 Acres  
132/465  
(unplatted)



Now or Formerly  
Donald L. Poensch  
(unplatted)

LOT ONE  
BLOCK ONE

IN THE EVENT EXIST. BUILDING IS TO BE REMOVED, 17' BUILDING SETBACK LINE TO BE CHANGED TO 25'.

1602

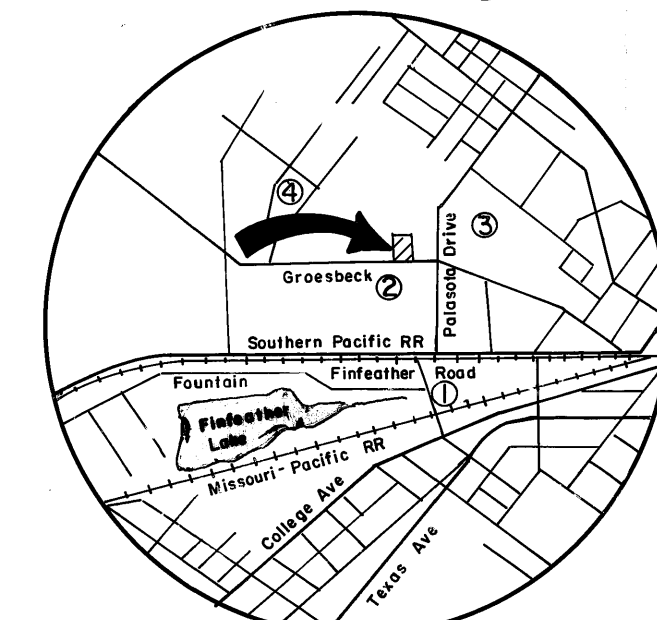
103.5' 25' Setback 30.0' 17.0' 25' Setback 15' Utility Easement P.O.B.

S 9° 28' 11" W - 312.97'

F.M. 1688 GROESBECK

80' R.O.W. - 24' Pvmf

LOCATION MAP  
n.t.s.



- ① Lobello Addition
- ② Weilon Subdivision
- ③ Coulter Addition
- ④ Thomas Heights Addition

NOTE: 5' Sideyard Setback  
Drainage will be sheet flow - Grading will match existing conditions  
If the back of this property is ever developed, the utilities will be laid underground.

on mobile home site