

*Cynthia Desmond*  
Notary Public, Brazos County, Texas

**OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, De Cynthia Desmond, Owner(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 497, Page 822, and designated herein as the Rohde Addition 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.

*De Cynthia Desmond*  
Owner

\_\_\_\_\_  
Lienholder Approval

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared De 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 27th day of Jan, 1983.

*Donald D. Garrett*  
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 Professional Surveyor No. 2972, 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.

*Donald D. Garrett*  
Registered Professional Surveyor

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Boszkie, 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 19 day of June, 1984, in the Deed Records of Brazos County, Texas, Volume 493, Page 323.

*Frank Boszkie*  
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 for in the Ordinance.

*Donald D. Garrett*  
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 3rd day of FEBRUARY, 1983 and same was duly approved on the 17th day of FEBRUARY, 1983 by said Commission.

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

**FIELD NOTES**

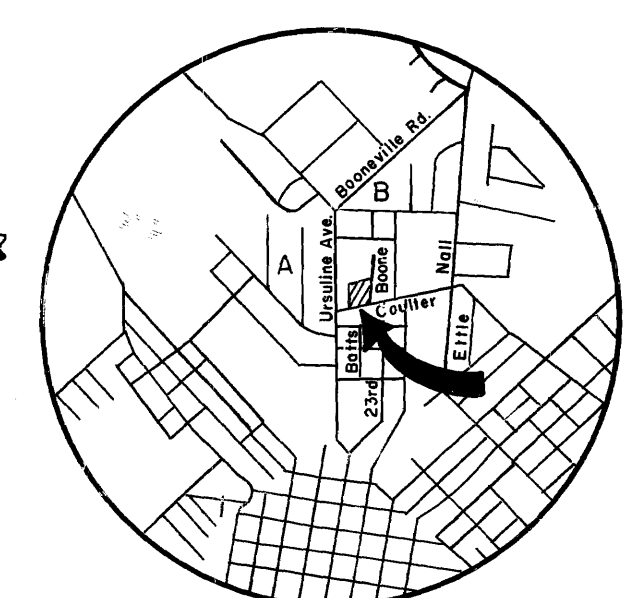
Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN No. 8 LEAGUE, Bryan, Brazos County, Texas, and being a part of Lots 1, 2, and 3, Block A of the ROHDE'S ADDITION to the City of Bryan, Texas, according to a plat recorded in Volume 36, Page 5 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

- BEGINNING: at an iron rod at the intersection of the North right-of-way line of Boone Street and the East right-of-way line of North Coulter Drive;
- THENCE: N 13° 00' 35" W, 103.00 feet along said North Coulter Drive line to an iron rod for corner;
- THENCE: N 89° 03' 22" E, 141.08 feet to an iron rod for corner;
- THENCE: S 0° 45' 30" E, 101.23 feet to an iron rod for corner, said iron rod being in said Boone Street line;
- THENCE: S 89° 18' 01" W, 119.22 feet to the PLACE OF BEGINNING and containing 0.30 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor No. 2972, in December, 1982.

The owner of land shown on this plat and whose name is subscribed hereto in person, hereby declares Lots 1, 2, and 3, Block A of Rohde's Addition according to the plat recorded in Volume 36, Page 5 of the Deed Records of Brazos County, Texas to be vacated and establishes Lots 1, 2, 3, 25, and 26 as shown on the Revised Plat.

**Notes**

- 5' Sideyard Setback
- A 30' Setback has been established and a 5' easement indicated, the latter in lieu of a right-of-way dedication to permit future expansion of North Coulter Drive by 5'.
- If the existing house is ever removed, the building setback line will be 15' across the side of Lot 26 (See Variance Request).



**LOCATION MAP**  
n.t.s.

**REPLAT**

**PART OF LOTS 1, 2, & 3 BLOCK A**

**ROHDE'S ADDITION**

0.30 ACRES

**JOHN AUSTIN LEAGUE No. 8**

**BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1" = 40'      0.30 ACRES      FEBRUARY, 1983

OWNER & DEVELOPER: CYNTHIA DESMOND  
730 INWOOD  
BRYAN, TEXAS 77801

**GARRETT ENGINEERING**  
CONSULTING ENGINEERS & LAND SURVEYORS  
202 W. 14th St. - Bryan, Texas 77802

on base no steps

LAND USE: 2 RESIDENTIAL LOTS

48.0050