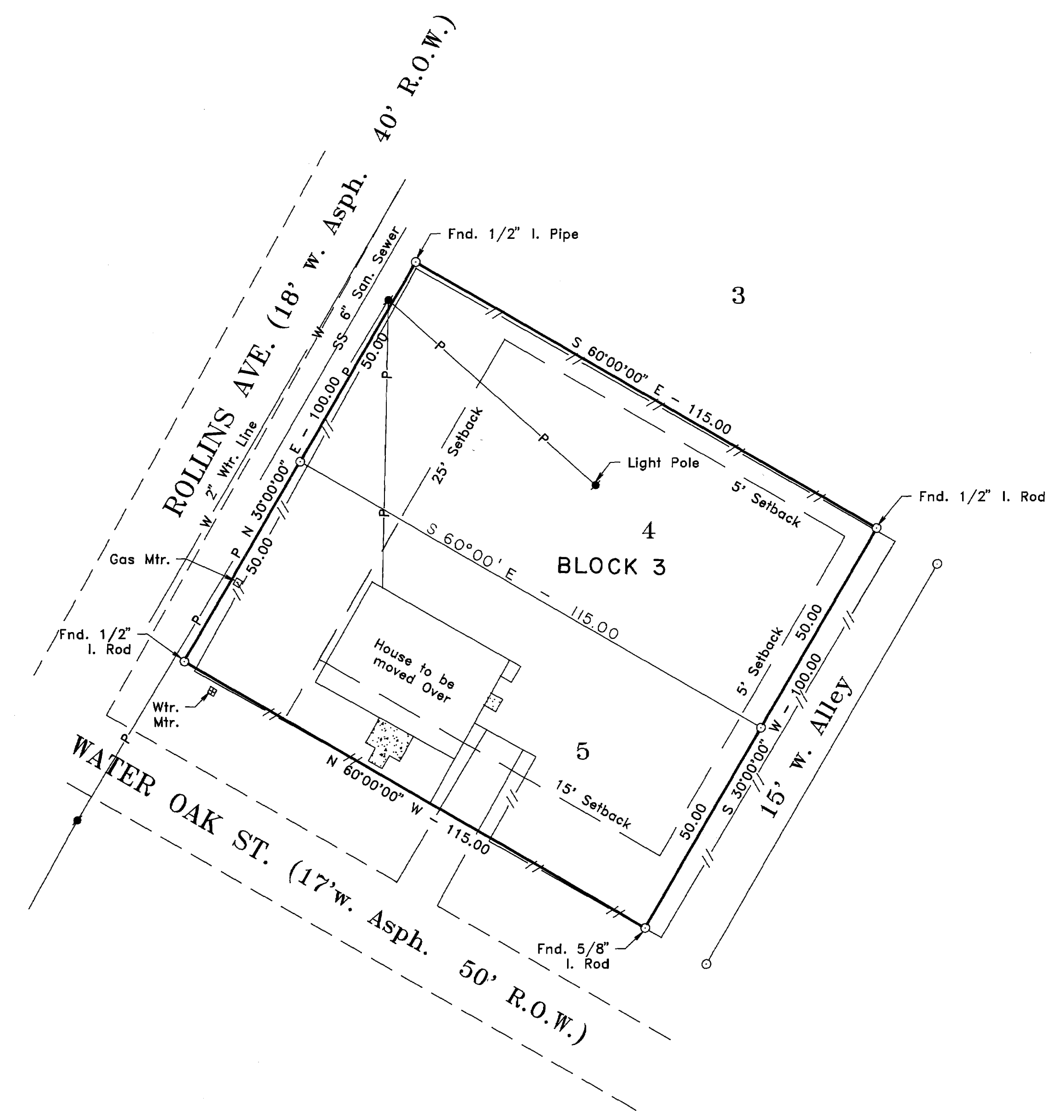
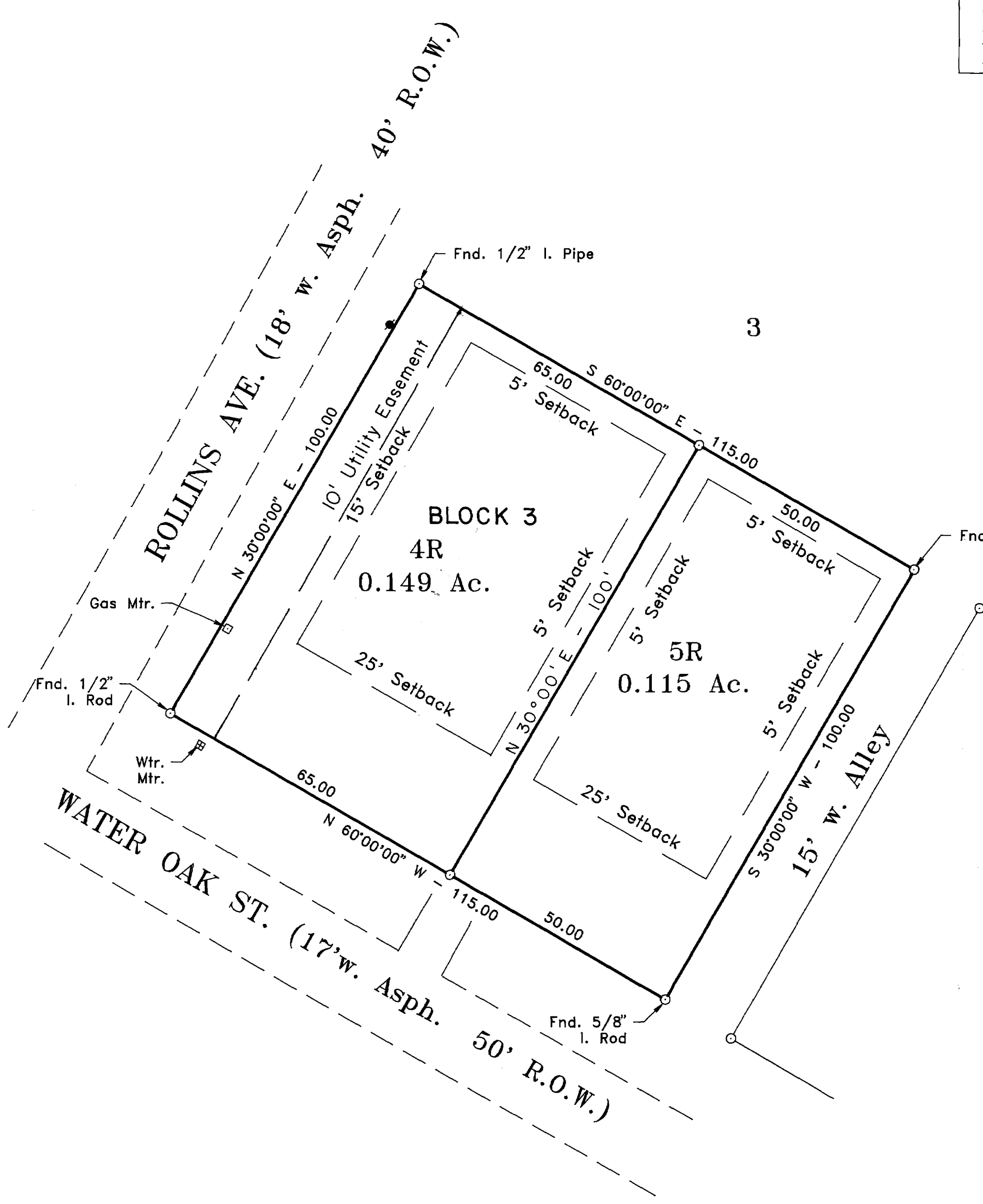


VICINITY MAP



ORIGINAL PLAT



AMENDING PLAT

**FIELD NOTES LOT 4R**

All that certain lot, tract or parcel of land being 0.149 of one acre and being a part of Lots 4 and 5, Block 3 of the Washington Heights Subdivision to the City of Bryan according to the plat recorded in Volume 116 page 431, Deed Records of Brazos County, Texas; said 0.149 acre tract being hereafter called Lot 4R, Block 3 of said subdivision and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a 1/2" iron rod found at the intersection of the southeast right-of-way line of Rollins Avenue and the northeast right-of-way line of Water Oak Street for the most westerly corner, same being the most westerly corner of the original Lot No. 5;

**THENCE:** N 30°00' E along said southeast right-of-way line a distance of 100.00' to a 1/2" iron pipe found for the most northerly corner, same being the most northerly corner of the original Lot 4;

**THENCE:** S 60°00' E along the original northeast line of said Lot 4 a distance of 65.00' to a 1/2" iron rod set for the most easterly corner; same being the most northerly corner of Lot 5R according to Amending Plat;

**THENCE:** S 30°00' W a distance of 100.00' to a 1/2" iron rod set in the northeast right-of-way line of said Water Oak Street for the most southerly corner, same being the most westerly corner of said Lot 5R;

**THENCE:** N 60°00' W a distance of 65.00' to the PLACE OF BEGINNING; and containing an area of 0.149 of one acre of land, more or less.

**FIELD NOTES LOT 5R**

All that certain lot, tract or parcel of land being 0.115 of one acre and being a part of Lots 4 and 5, Block 3 of the Washington Heights Subdivision to the City of Bryan according to the plat recorded in Volume 116 page 431, Deed Records of Brazos County, Texas; said 0.115 acre tract being hereafter called Lot 5R, Block 3 of said subdivision and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a 5/8" iron rod found at the intersection of the northwest right-of-way line of a 15' wide alley and the northeast right-of-way line of Water Oak Street for the most southerly corner, same being the most southerly corner of the original Lot No. 5;

**THENCE:** N 60°00' W along said northeast right-of-way line a distance of 50.00' to a 1/2" iron rod set for the most westerly corner, same being the most southerly corner of Lot No. 4R according to Amending Plat;

**THENCE:** N 30°00' E a distance of 100.00' to a 1/2" iron rod set for the most northerly corner; same being the most easterly corner of Lot 4R;

**THENCE:** S 60°00' E a distance of 50.00' to a 1/2" iron rod found in the northwest right-of-way line of said alley for the most easterly corner of the original Lot 4;

**THENCE:** S 30°00' W along said northwest right-of-way line a distance of 100.00' to the PLACE OF BEGINNING; and containing an area of 0.115 of one acre of land, more or less.

on low base no stamp

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, (We, The) Ples Turner  
owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (we) in the Deed Records of Brazos County in Volume 1247, Page 140 and designated herein as the Washington Heights Subd. in 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.

Ples Turner  
Owner

APPROVAL OF PLANNING & ZONING COMMISSION

ART KING Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 6TH day of JUNE, 1991, and same was duly approved on the 20TH day of JUNE, 1991 by said commission.

Art King  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
CERTIFICATE OF THE 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 16 day of July, 1991, in the Deed / Official Records of Brazos County, Texas, in Volume 1247, Page 147.

Mary Ann Ward  
County Clerk  
Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 and that the metes and bounds describing said subdivision do describe a closed geometric form.

Donald D. Garrett  
Donald D. Garrett, R.P.L.S. No. 2972

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Donald D. Garrett  
City Engineer, Bryan, Texas

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner 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 this ordinance.

Ray Shenoa  
City Planner, Bryan, Texas

CERTIFICATE OF THE ENGINEER

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

Donald D. Garrett  
Donald D. Garrett, P.E. No. 22790

FILED  
91 JUL 10 PM 2:40  
Brazos County Courthouse  
Candy Cochran  
468974

**AMENDING PLAT**  
for  
**LOTS 4 & 5, BLOCK 3**  
**WASHINGTON HEIGHTS SUBDIVISION**  
**0.264 OF ONE ACRE**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
SCALE: 1" = 20'  
JUNE 4, 1991

Owner: Ples Turner  
1002 W. 17th St.  
Bryan, Texas 77803 PH. 823 - 8334

Prepared By: Garrett Engineering  
4444 Carter Creek Pkwy. Ste. 108  
Bryan, Texas 77802 PH. 409/846-2688

STATE OF TEXAS  
COUNTY OF BRAZOS  
DONALD GARRETT, Registered Professional Engineer No. 22790, in the State of Texas, Commission Expires: September 15, 1993  
Donald D. Garrett  
Commission Expires: