

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

ELDER AID, INC., REPRESENTED BY SARAH LOEPPERT, DIRECTOR, OWNER OF LOT 1, BLOCK 2, WESTPARK SUBDIVISION, PHASE I, WHICH IS DESIGNATED HEREIN AS THE RESUBDIVISION OF SAID LOT, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER
Sarah Loeppert

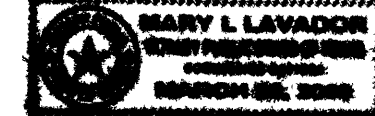
LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Sarah Loeppert* 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 1st DAY OF May, 2001.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS
Mary L. Lavador



CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, JOEY DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

PLANNING ADMINISTRATOR
Joey Dunn

APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, P.E., ACTING CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

CITY ENGINEER
Paul Kaspar P.E. MCA

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim Casey, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 17th DAY OF April, 2001, AND SAME WAS DULY APPROVED ON THE 17th DAY OF May, 2001.

CHAIR, PLANNING AND ZONING COMMISSION
Kim Casey

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen M. Queen, 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 21 DAY OF June, 2001, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 4198, PAGE 130.

COUNTY CLERK, BRAZOS COUNTY, TEXAS
Karen M. Queen - By: Jaime Kelley

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

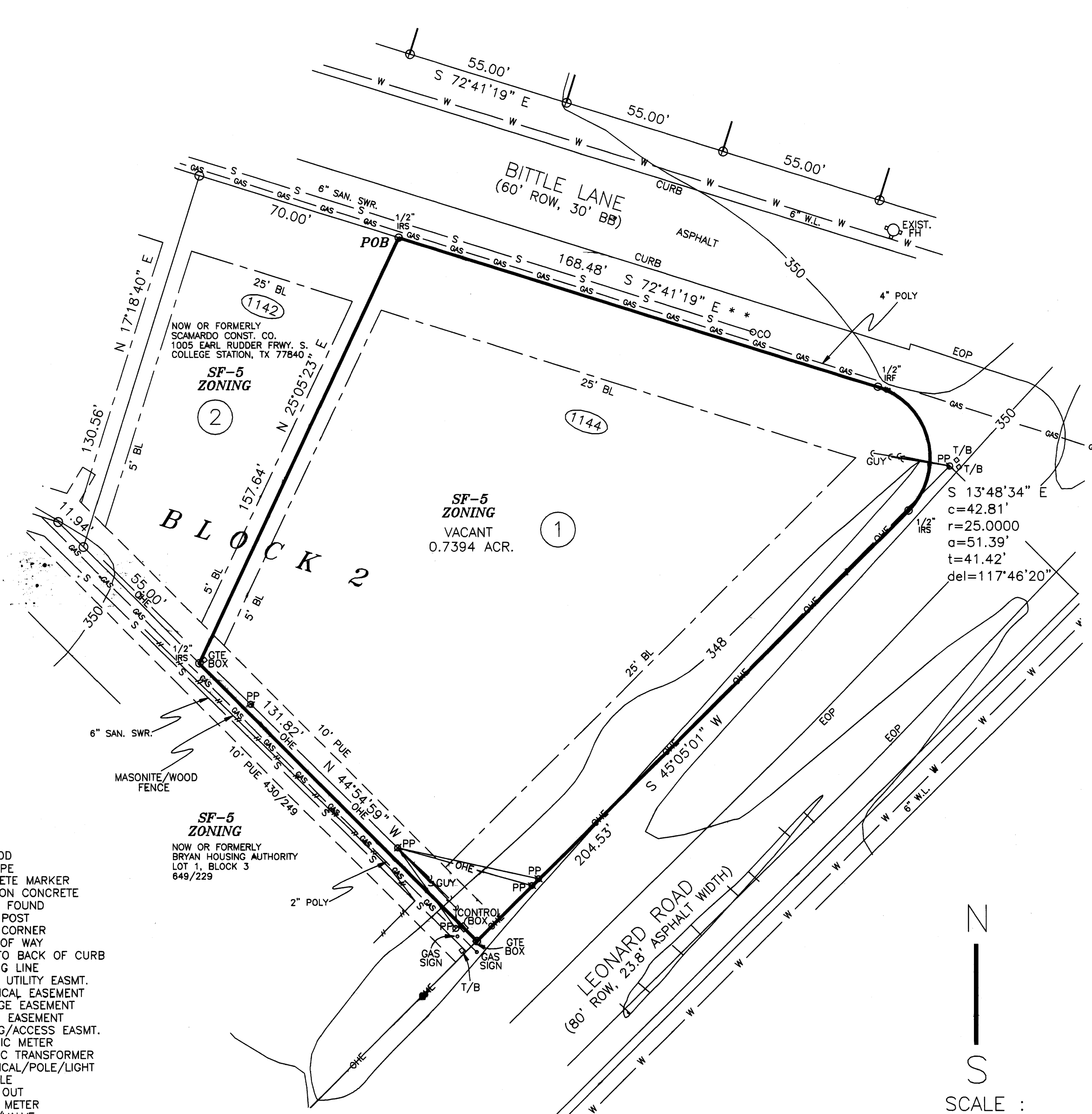
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: APRIL 26, 2001



NOTES:

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- ALL CALLS ARE MEASURED CALLS
- TOTAL AREA = 0.7394 ACRE
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN ACCORDING TO FEMA MAP No. 48041C 0141C, DATED JULY 2, 1992.
- BEARING SOURCE IS PLAT OF WESTPARK SUBDIVISION, PHASE I, IN 424/911.
- BASE LINE IS NOTED WITH * *.
- RESTRICTIONS IN 455/277.
- BLs IN 424/911 & PER CITY ORDINANCE.
- COMMITMENT REF: BCAC GF # 134670.
- A 4'-WIDE SIDEWALK, PER CITY STANDARDS, SHALL BE INSTALLED ALONG BITTLE LANE, 5' BEHIND THE CURB.
- A HANDICAP RAMP, PER CITY STANDARDS, SHALL BE INSTALLED ON BITTLE LANE, PASSED THE END OF THE CURB AND GUTTER, TO ACCESS THE SIDEWALK PERPENDICULARLY.
- ACCESS TO LOT 3R SHALL BE TAKEN FROM BITTLE LANE.



- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MOC = MARK ON CONCRETE
 - S/F = SET OR FOUND
 - FP = FENCE POST
 - FC = FENCE CORNER
 - ROW = RIGHT OF WAY
 - BB = BACK TO BACK OF CURB
 - BL = BUILDING LINE
 - PUE = PUBLIC UTILITY EASMT.
 - EE = ELECTRICAL EASEMENT
 - DE = DRAINAGE EASEMENT
 - AE = ACCESS EASEMENT
 - PAE = PARKING/ACCESS EASMT.
 - EM = ELECTRIC METER
 - ET = ELECTRIC TRANSFORMER
 - E/P/L = ELECTRICAL/POLE/LIGHT
 - MH = MANHOLE
 - CO = CLEAN OUT
 - WM = WATER METER
 - W/V = WATER/VALVE
 - SS = SANITARY SEWER
 - FH = FIRE HYDRANT
 - GM = GAS METER
 - T/B = TELEPHONE PEDESTAL
 - C/TV = CABLE TV
 - AC = AIR CONDITIONER
 - OH = OVERHANG
 - EOP = EDGE OF PAVEMENT
 - (R) = RECORDED
 - (M) = MEASURED

EXISTING PLAT

METES & BOUNDS DESCRIPTION

BEING A 0.7394-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, A-45, AND BEING LOT 1, BLOCK 2, WESTPARK SUBDIVISION, PHASE I, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 424, PAGE 911, DEED RECORDS, BRAZOS COUNTY, AND SAID 0.7394-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET MARKING THE EASTERMOST CORNER OF LOT 2, BLOCK 2, OF SAID WESTPARK SUBDIVISION, SAID ROD ALSO MARKING THE SOUTHWEST RIGHT OF WAY LINE OF BITTLE LANE, A 60'-WIDE PUBLIC STREET;

THENCE S 74°41'19" E, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 168.48' TO A 1/2" IRON ROD FOUND;

THENCE ALONG A CURVE TO THE RIGHT WHICH IS THE INTERSECTION OF THE SOUTHWEST RIGHT OF WAY LINE OF BITTLE LANE AND THE NORTHWEST RIGHT OF WAY LINE OF LEONARD ROAD, A 60'-WIDE PUBLIC ROAD, WITH THE FOLLOWING DATA: CHORD 42.81', CHORD BEARING S 13°48'34" E, RADIUS 25.00', ARC 51.39', TANGENT 41.42', DELTA ANGLE 117°46'20", TO A 1/2" IRON ROD SET;

THENCE S 45°05'01" W, ALONG THE RIGHT OF WAY LINE OF LEONARD ROAD, FOR A DISTANCE OF 204.53' TO A POINT LOCATED AT THE BOTTOM OF A TELEPHONE PEDESTAL AND MARKING THE EASTERMOST CORNER OF LOT 1, BLOCK 3, PETERSON HOMES SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 648, PAGE 229 DEED RECORDS, BRAZOS COUNTY;

THENCE N 44°54'59" W, ALONG THE NORTHEAST BOUNDARY LINE OF SAID LOT 1, BLOCK 3, PETERSON HOMES SUBDIVISION FOR A DISTANCE OF 131.82' TO A 1/2" IRON ROD SET MARKING THE SOUTHERNMOST CORNER OF LOT 2, BLOCK 2, WESTPARK SUBDIVISION PHASE I;

THENCE N 25°05'23" E, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID LOT 2, FOR A DISTANCE OF 157.64' TO THE PLACE OF BEGINNING CONTAINING 0.7394 ACRE OF LAND MORE OR LESS.

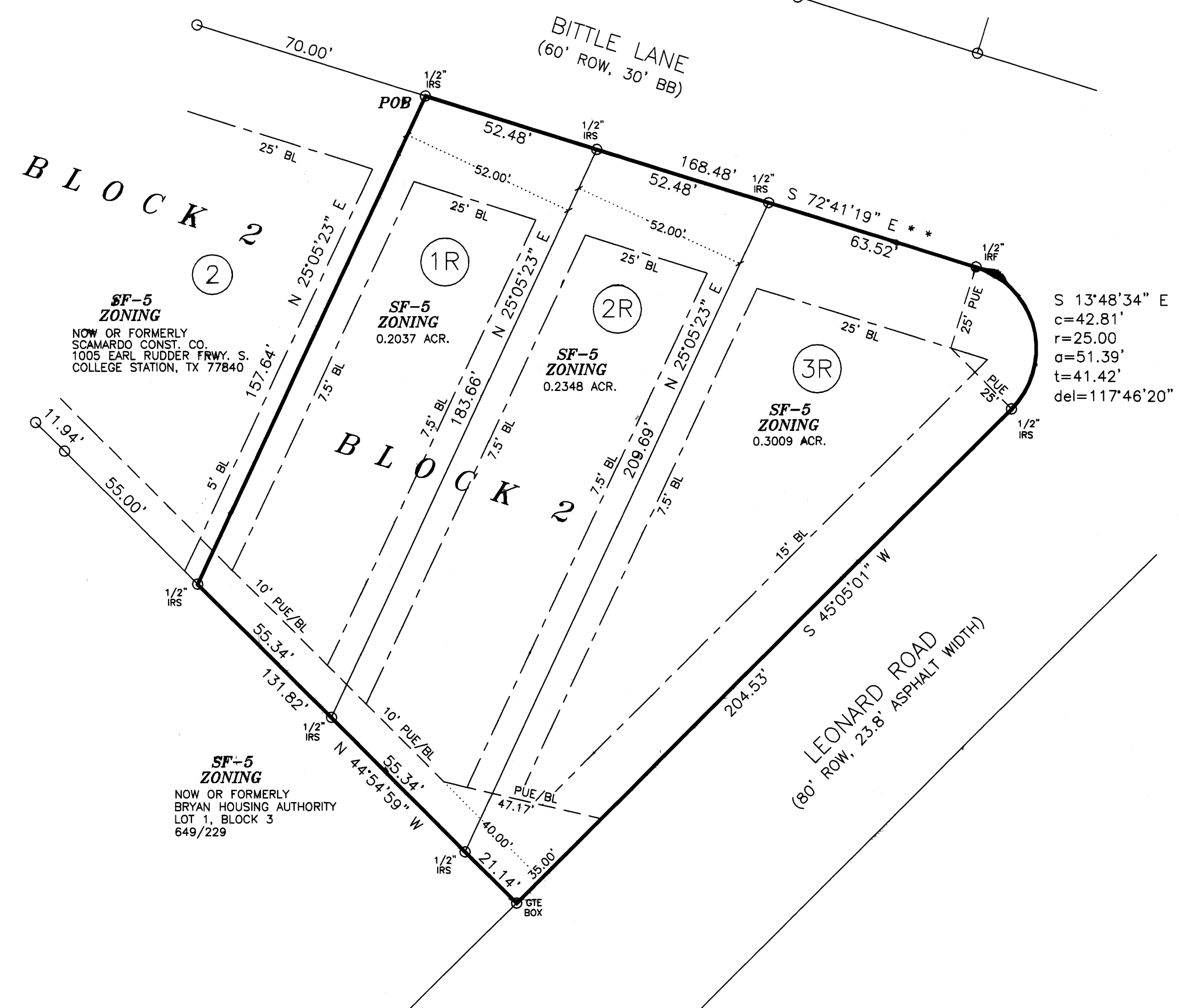
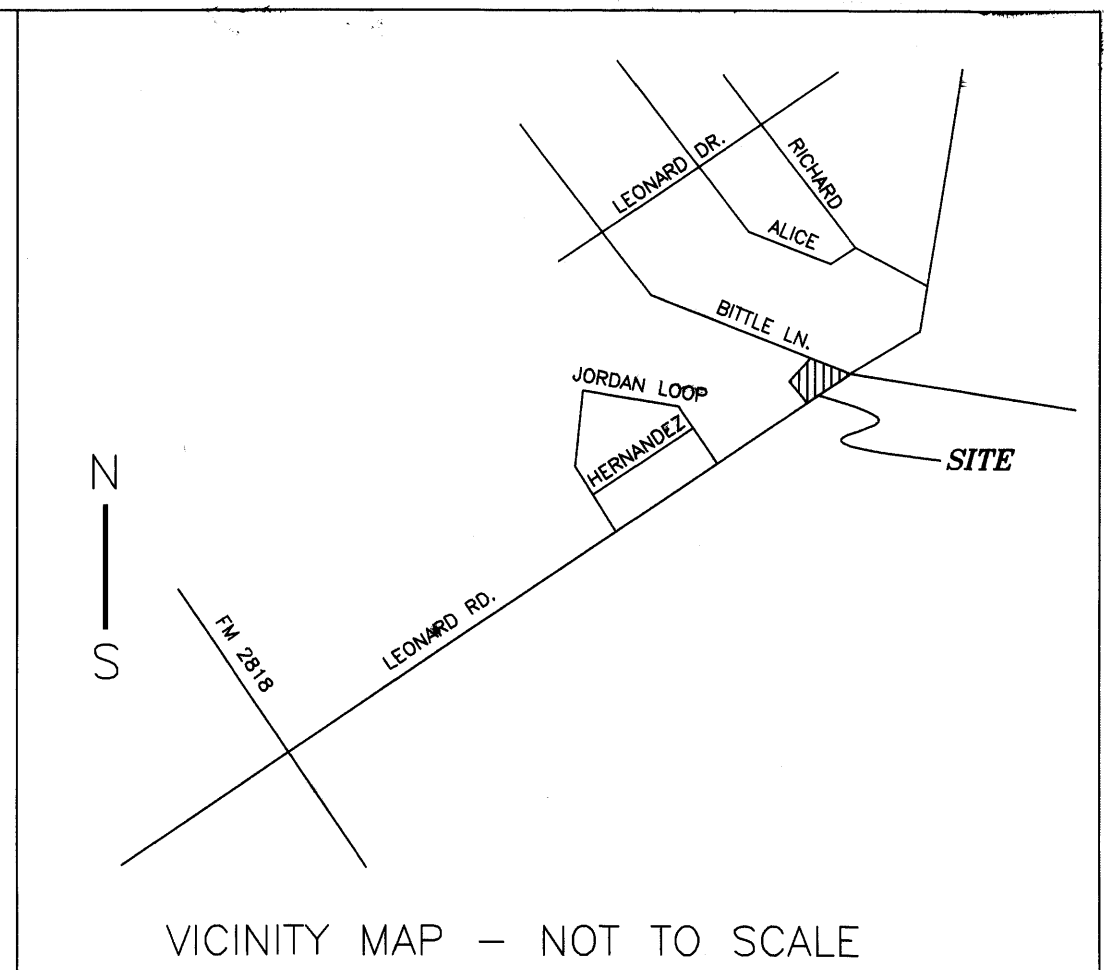
0746814

Filed for Record in:
BRAZOS COUNTY,
On: Jun 21, 2001 at 10:56AM
As a
Plats
Document Number: 0746814
Amount 55.00
Receipt Number - 174642
By,
Jaime Kelley

STATE OF TEXAS COUNTY OF BRAZOS
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.
Jun 21, 2001

HONORABLE KAREN M. QUEEN, COUNTY CLERK, BRAZOS COUNTY,

SCALE :
1" = 30'
1 : 360



REPLAT

**WESTPARK SUBDIVISION, PHASE I
LOTS 1R, 2R & 3R, BLOCK 2
0.7394 ACR**

OWNER/DEVELOPER: ELDER AID, INC. 1702-B S. TEXAS AVE SUITE 200 BRYAN, TX 77802 779-7250 ATTN: SARAH LOEPPERT	A RESUBDIVISION OF LOT 1, BLOCK 2 WESTPARK SUBDIVISION, PHASE I VOLUME 424, PAGE 911, DEED RECORDS BRYAN, BRAZOS COUNTY, TEXAS	DATE: APRIL 16, 2001 APPROVED BY: CG REVISIONS: APRIL 26, 2001	PROJECT 12-01 SHEET 1 OF 1
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GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

on basis of 4/16/02