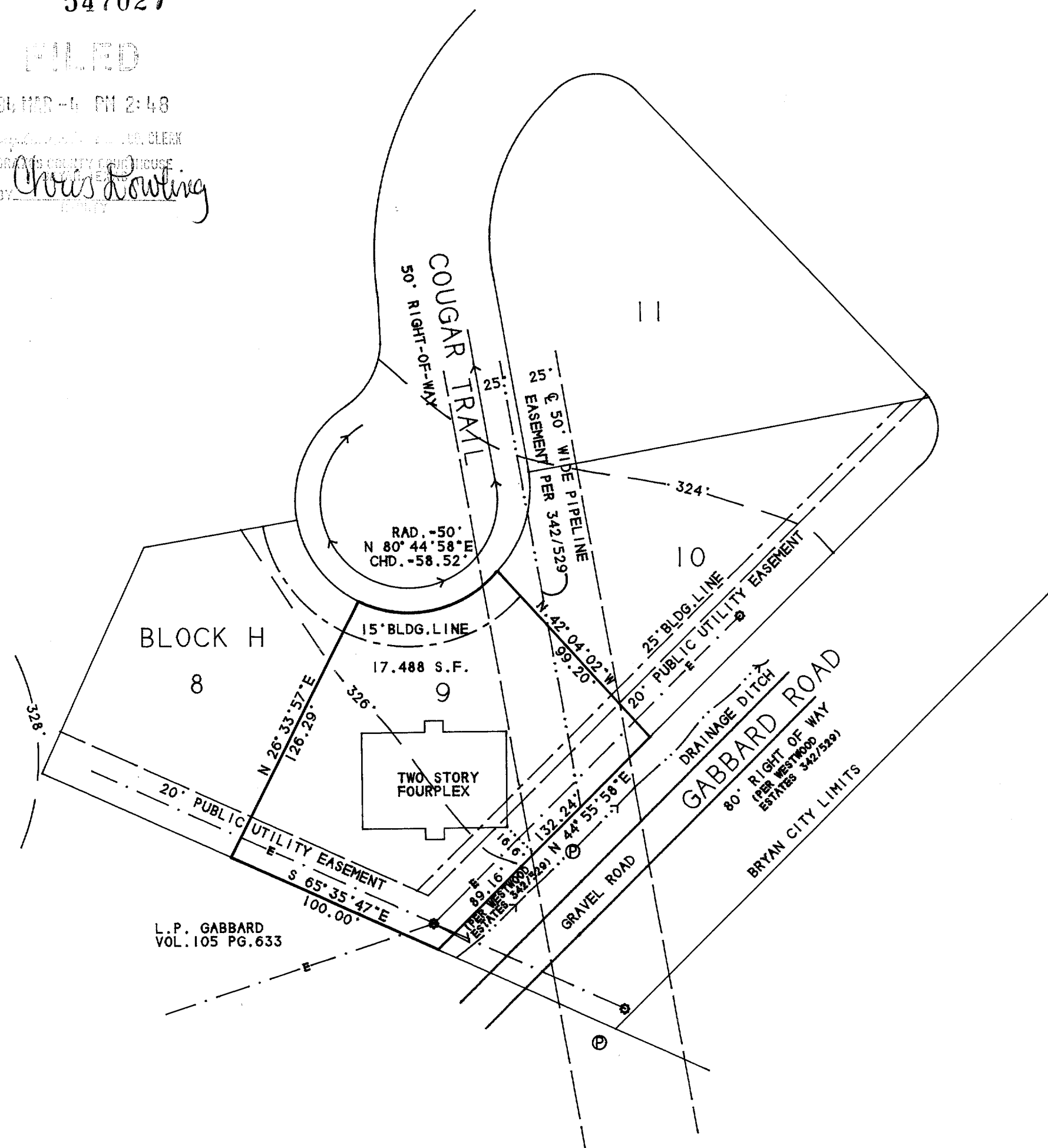
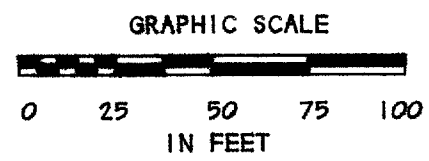
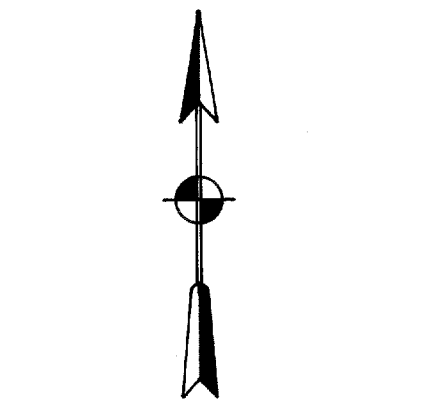


547027

FILED
SUBMITTED ON 01/21/94
BY: *Chris Rowing*



ORIGINAL PLAT



LEGEND

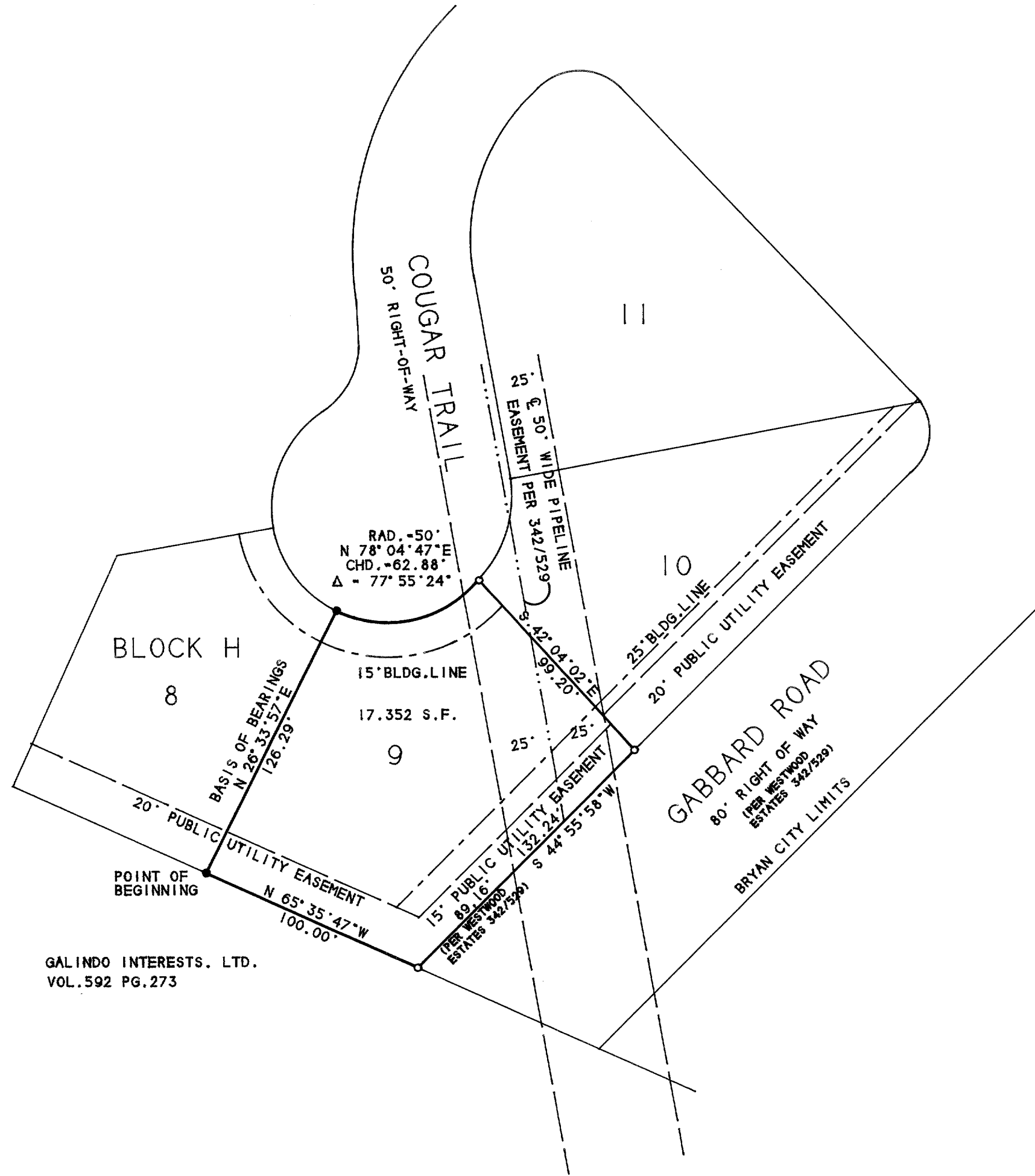
- POWER POLE
- WATER METER
- TELEPHONE BOX
- E OVERHEAD ELECTRIC LINES
- ⊙ PIPELINE MARKER
- FOUND 1/4" IRON ROD
- SET 1/2" IRON ROD

GENERAL NOTES

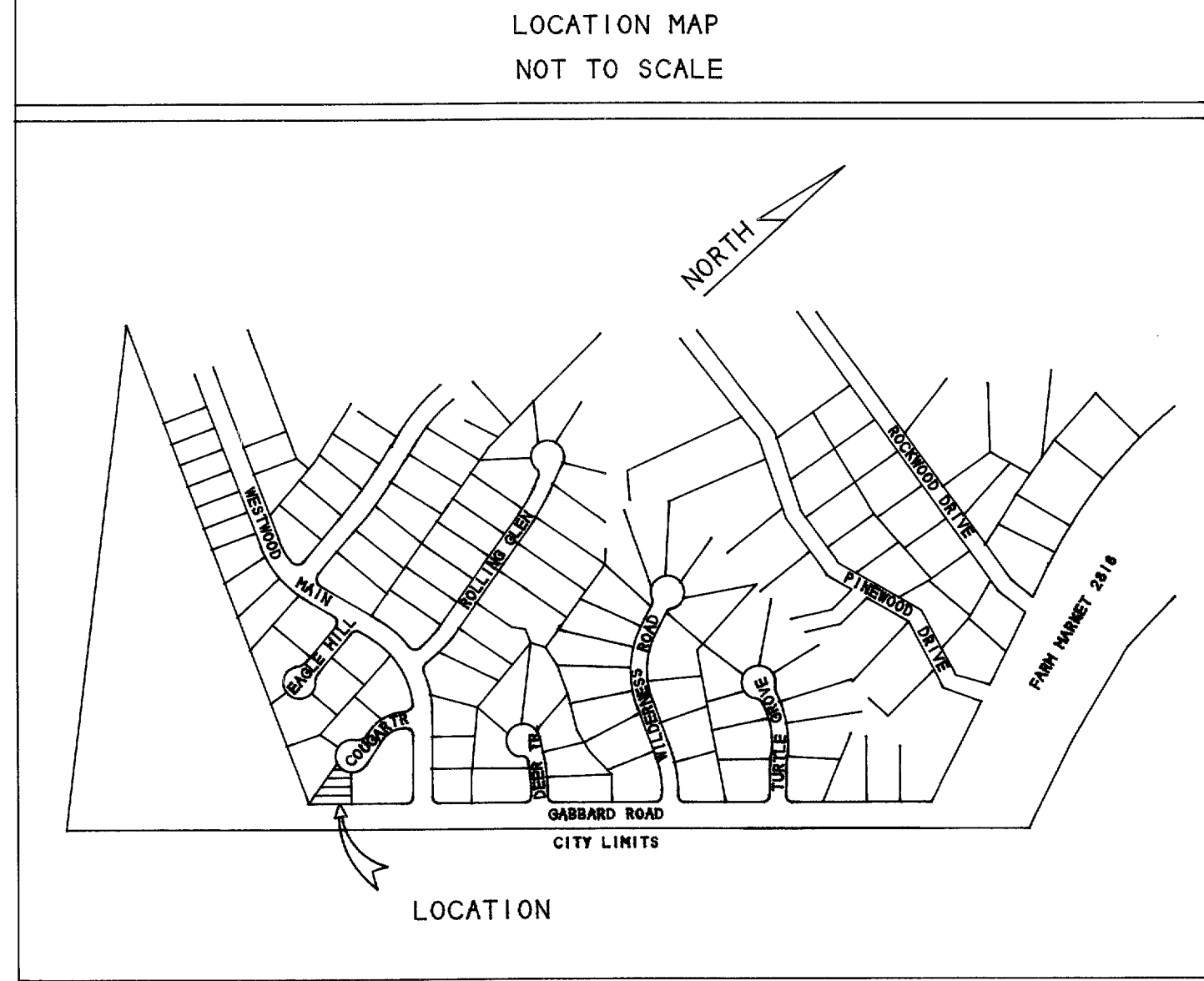
1. THE 6" SANITARY SEWER LINE SERVICE ENDS IN THE CUL-DE-SAC OF COUGAR TRAIL
2. 5' SIDE LOT BLDG. SETBACK LINES
3. DEED RESTRICTIONS 1053/244
4. CONTOURS PER WESTWOOD ESTATES SITE DEVELOPMENT AND STREET PLANS MAP AUGUST 1974

THE PURPOSE OF THIS REPLAT

1. TO REDUCE THE 20' WIDE PUBLIC UTILITY EASEMENT ADJOINING GABBARD ROAD TO 15'.
2. TO CORRECT THE CHORD BEARING AND DISTANCE IN THE CUL-DE-SAC OF COUGAR TRAIL ON THE ORIGINAL PLAT.
3. TO CORRECT THE AREA OF LOT 9.



AMENDING PLAT



FIELD NOTES

ALL OF THAT CERTAIN LOT 9, BLOCK H, WESTWOOD ESTATES, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE VACATING AND RE-SUBDIVISION PLAT OF LOTS 8 AND 9, BLOCK H, RECORDED IN VOLUME 384, PAGE 123, DEED RECORDS OF SAID COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/4" IRON ROD FOR THE MOST SOUTHERLY CORNER OF SAID LOT 8 AND THE MOST WESTERLY CORNER OF SAID LOT 9;

THENCE N 26° 33' 57" E ALONG THE COMMON LINE OF SAID LOTS 8 AND 9, FOR THE BASIS OF BEARINGS OF THIS SURVEY, A DISTANCE OF 126.29' TO A FOUND 1/4" IRON ROD FOR THE COMMON CORNER OF SAID LOTS 8 AND 9;

THENCE ALONG A CURVE TO THE LEFT, IN THE CUL-DE-SAC OF COUGAR TRAIL, HAVING A RADIUS OF 50', A CENTRAL ANGLE OF 77° 55' 24", CHORD BEARS N 78° 04' 47" E A DISTANCE OF 62.88' TO A SET 1/2" IRON ROD FOR THE COMMON CORNER OF LOTS 9 AND 10;

THENCE S 42° 04' 02" E A DISTANCE OF 99.20' TO A SET 1/2" IRON ROD FOR THE COMMON CORNER OF LOTS 9 AND 10;

THENCE S 44° 55' 58" W ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GABBARD ROAD A DISTANCE OF 132.24' TO A SET 1/2" IRON ROD;

THENCE N 65° 35' 47" W A DISTANCE OF 100.00' TO THE POINT OF BEGINNING AND CONTAINING 0.398 OF AN ACRE OF LAND MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

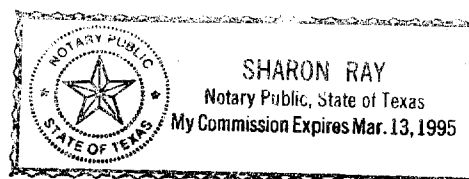
WE, *Nada McGrann and James M. McGrann*, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF LOT 9, BLOCK H, WESTWOOD ESTATES, ADDITION TO THE CITY OF BRYAN, TEXAS, IN WHOSE NAMES ARE SUBSCRIBED HERETO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Nada McGrann
James M. McGrann

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Nada McGrann and James M. McGrann* KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THE 2-DAY OF February, 1994



Sharon Ray
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS
MY COMMISSION EXPIRES: 3-13-95

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF CITY OF BRYAN.

Bruce Kew
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION BY THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS REPLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN, TEXAS.

Rafael S. Suman
CITY PLANNER, BRYAN, TEXAS

CERTIFICATION OF THE SURVEYOR

I, JAMES W. McARTHUR, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2089, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY ON THE GROUND, BY ME OR UNDER MY SUPERVISION.

James W. McArthur
REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ART KING, CHAIRMAN OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, ON THE 21ST DAY OF DEC, 1994, AND SAME WAS DULY APPROVED ON THE 6TH DAY OF JANUARY, 1994, BY SAID COMMISSION.

Art King
CHAIRMAN, CITY PLANNING AND ZONING COMMISSION
BRYAN, TEXAS.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, MARY ANN WARD, COUNTY CLERK, IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATIONS OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 4 DAY OF March, 1994, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, VOLUME 205, PAGE 117.

Mary Ann Ward
COUNTY CLERK, BRAZOS COUNTY, TEXAS
Debra Johnson
Deputy Clerk

LOCATION MAP
NOT TO SCALE

LOCATION

FIELD NOTES

AMENDING PLAT

WESTWOOD ESTATES

AMENDING PLAT OF LOT 9 BLOCK "H"
0.398 OF AN ACRE

CITY OF BRYAN
BRAZOS COUNTY, TEXAS.
DECEMBER 15, 1993

OWNER
JAMES H. McGRANN
NADA McGRANN
2900 RAYBURN COURT
COLLEGE STATION, TEXAS

SURVEYOR
McARTHUR SURVEYS, INC.
P.O. BOX 4592
BRYAN, TX 77805