

OWNER'S ACKNOWLEDGEMENTS AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), JACK W. LESTER, Sr., President of Windover Co. of Bryan, 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 (us, us) in the Deed Records of Brazos County in Volume 315, Page 576, and designated herein as the WINDOVER EAST PHASE 2 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.

Windover Co. of Bryan
Owner
Jack W. Lester, Sr., President
None
Lienholder Approval

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jack W. Lester, Sr., 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 of office this 21st day of March, 1980.



Donald Garritt
Notary Public in and for Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Dorisnie, 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 11 day of June, 1980, in the Deed Records of Brazos County in Volume 453, Page 709.

Frank Dorisnie
County Clerk, Brazos County, Texas

(SEAL)

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 this Ordinance.

Hubert Nelson
Director of Planning, Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

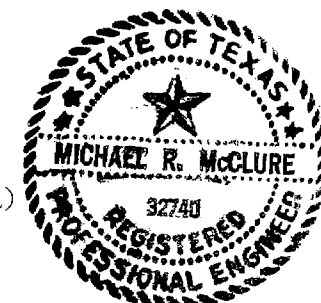
I, D.D. Williamson, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 21 day of February, 1980 and same was duly approved on the 13 day of March, 1980 by said Commission.

D.D. Williamson
Chairman, City Planning Commission
Bryan, Texas

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL R. MCCLURE, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.



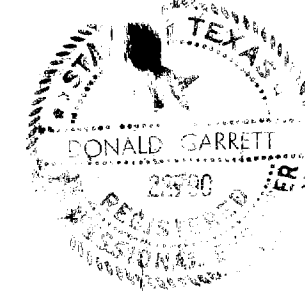
Michael R. McClure
Registered Professional Engineer

(ENGINEER'S SEAL)

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garritt, Registered Professional Engineer No. 22190, 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.

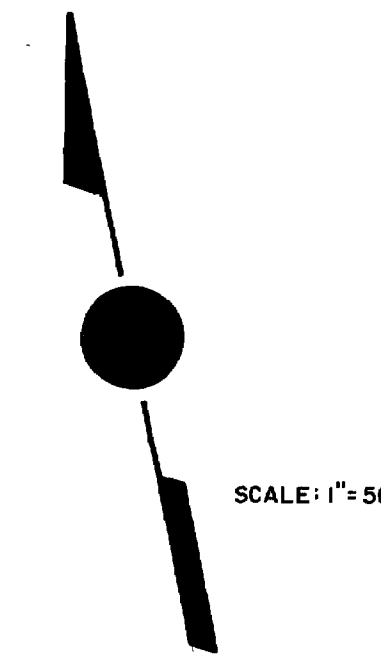
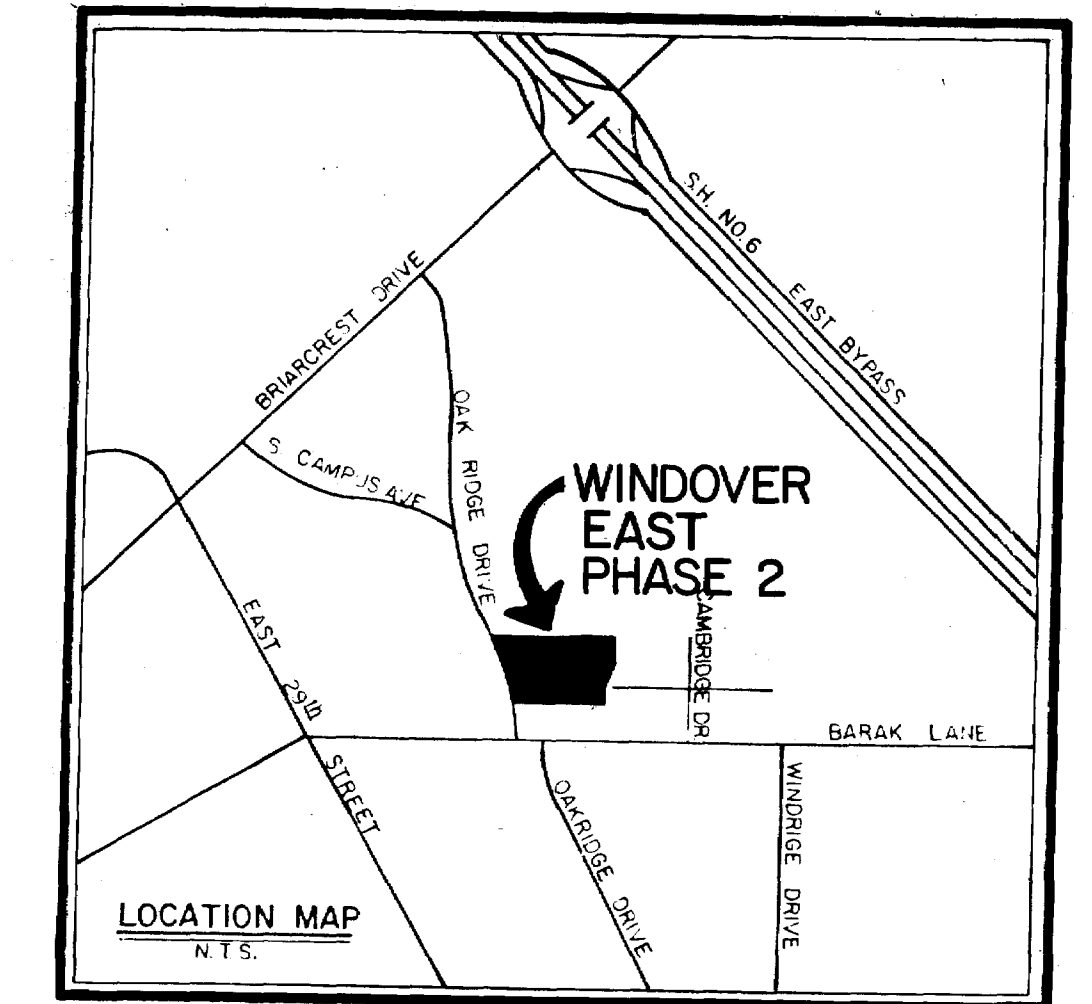


Donald D. Garritt
Registered Professional Engineer

CURVE DATA				
Δ	RADIUS	TANGENT	CHORD	LENGTH
A	111°42'08"	25.00	36.86	41.38
B	71°45'32"	25.00	18.08	29.30
C	101°30'06"	25.00	30.60	38.72

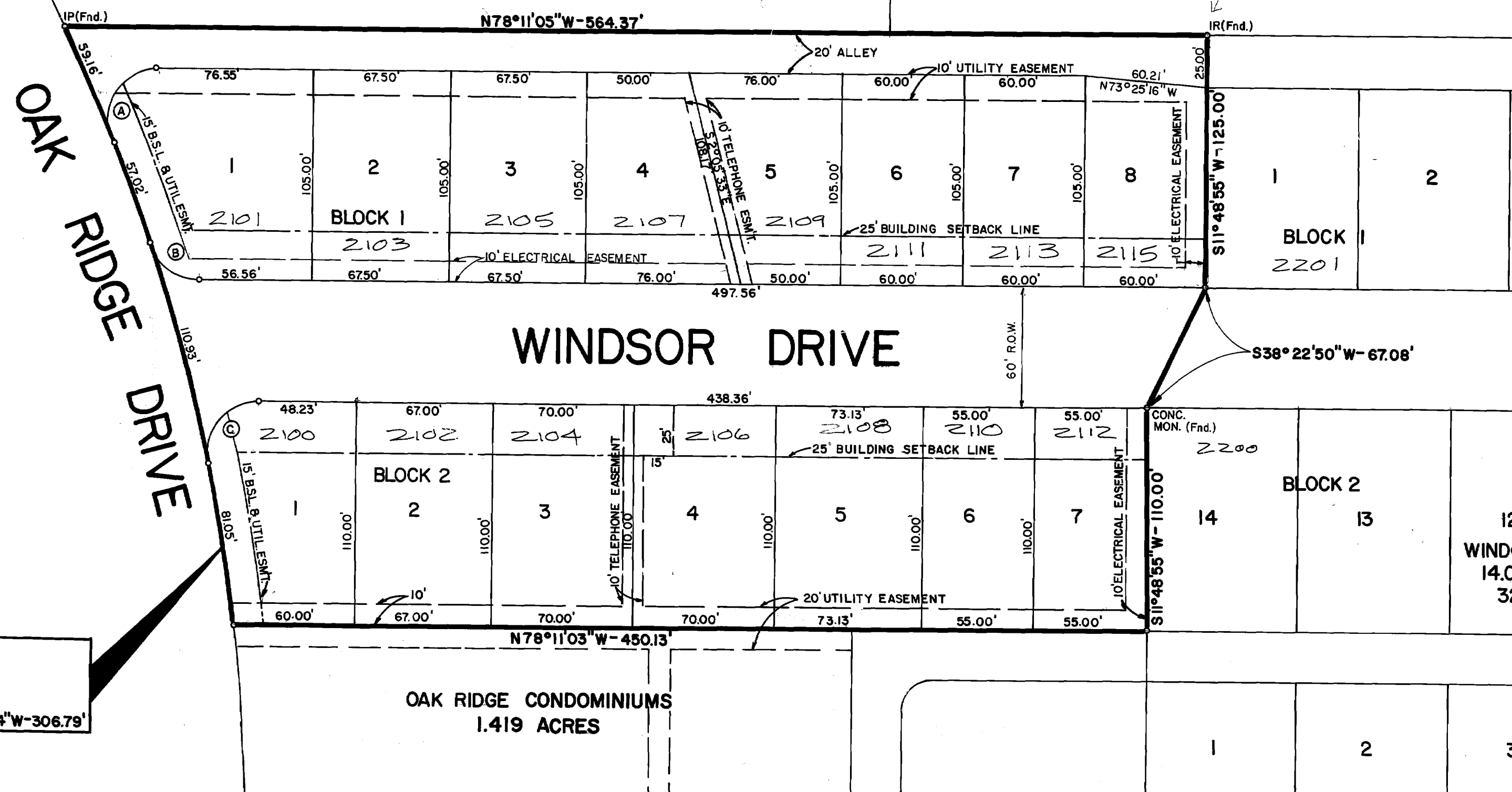
GENERAL NOTES

- Minimum sideyard setback is five (5) feet.
- Iron rods are set at all lot corners.
- Denotes concrete monument.
- All lot lines intersect R.O.W. at 90° unless otherwise noted.
- All distances shown on curves are arc distances.



3.492 ACRES

WINDOVER CO. INC.
50 ACRE TRACT
315/576



Δ = 18°43'15"
R = 942.56'
A = 308.16'
T = 155.47'
Chd. N4°07'24"W-306.79'

FILED
At 2:20 O'clock
JUN 1 1980
FRANK DORISNIE
County Clerk, Brazos County, Texas
By Raymond
DATE RECORDED 6-12-80

PHASE 2
FINAL PLAT

WINDOVER EAST

3.381 ACRE TRACT
RICHARD CARTER SURVEY
ABSTRACT 8
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
APRIL 1980

OWNER & DEVELOPER
WINDOVER COMPANY OF BRYAN
1520 CAVITT AVENUE
BRYAN, TEXAS

ENGINEER & SURVEYOR
GARRETT-McCLURE ENGINEERING
1520 CAVITT AVENUE
P.O. BOX 4063
BRYAN, TEXAS

on base
wd st 101