

ORIGINAL PLAT

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Beisakie, 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 12 day of August, 1986, in the Deed Records of Brazos County, in Volume 906 page 559.

Frank Beisakie
County Clerk, Brazos County, Texas
By: David McQueen

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.

[Signature]
Director of Planning

APPROVAL OF THE PLANNING COMMISSION

I, G. KENNY MALLARD, JR. 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 17th day of JUNE, 1986 and same was duly approved on the 24th day of JULY, 1986 by said Commission.

[Signature]
Chairman, City Planning Commission
Bryan, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), THOMAS E. DOBSON VICE PRESIDENT WHATABURGER, INC. owners and developers of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume P, page 610 and designated herein as the WINTER'S ADDITIONS 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.

[Signature]
Owner
WHATABURGER, INC., BY THOMAS E. DOBSON

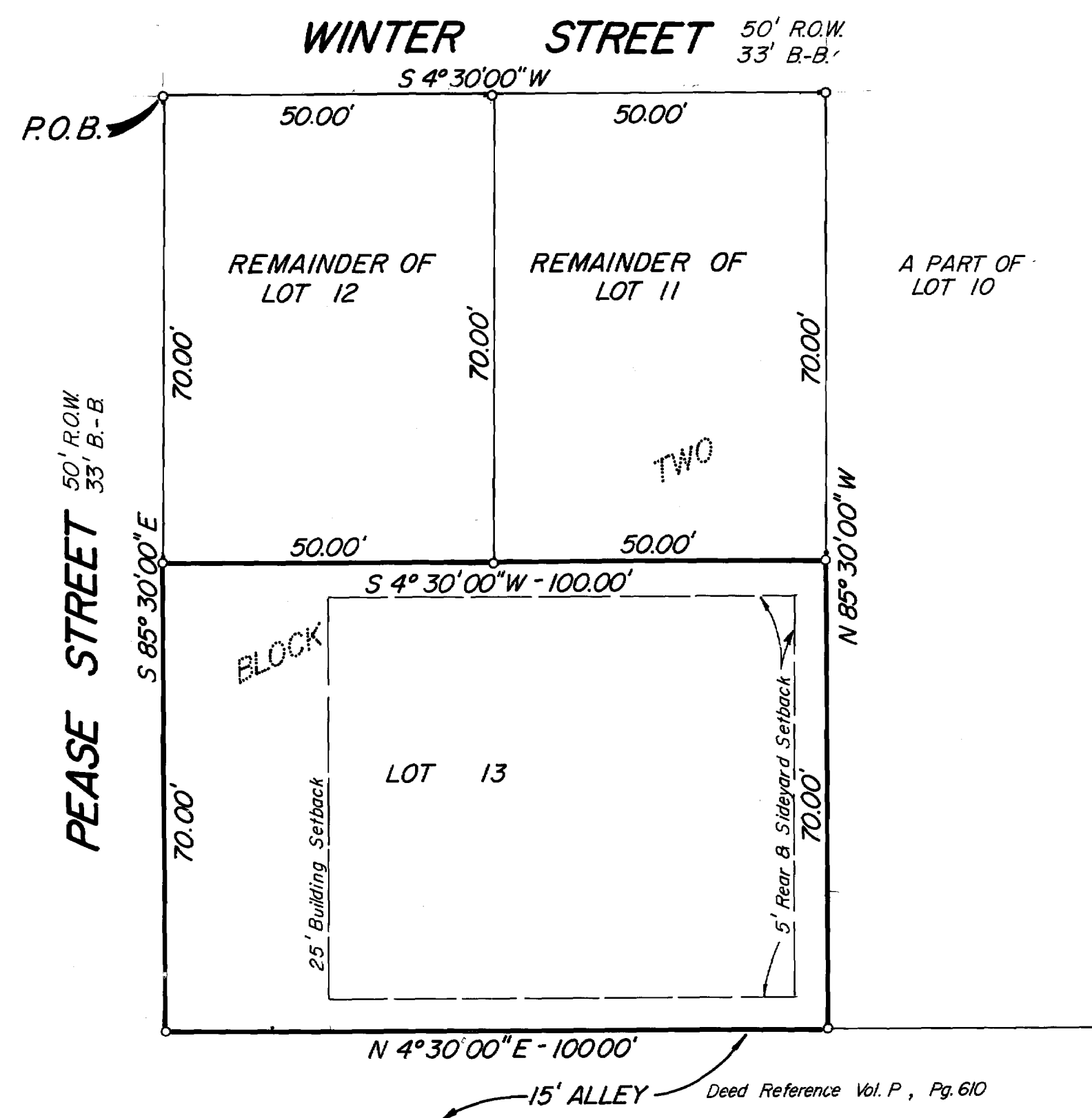
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared THOMAS E. DOBSON, 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 19th day of JUNE, 1986.

[Signature]
Notary Public, State of Texas
Notary's name: PRENDA ANCIL
Notary's commission expires: 6-14-89

SCALE: 1" = 20'



REVISED PLAT

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.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that the plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

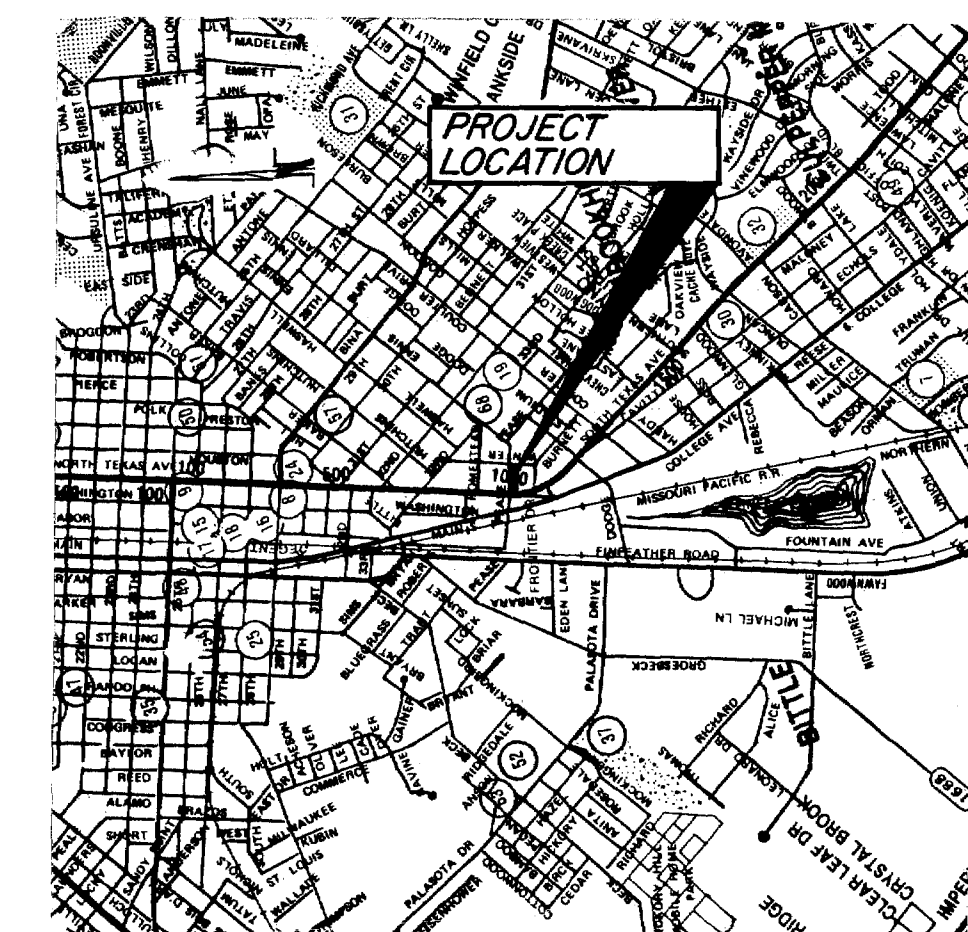
[Signature]
Registered Professional Engineer
[Signature]
Registered Public Surveyor

FILED

1986 AUG 12 AM 11:20

[Signature]
COUNTY CLERK
BRAZOS COUNTY COURTHOUSE
CORPUS CHRISTI, TEXAS

358626



LOCATION MAP

FIELD NOTES

Being all of that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, A-45, Bryan, Brazos County, Texas, and being all of Lots 11 and 12, Block 2, of the Winter's Addition, as shown on the plat recorded in Volume P, Page 610 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 west right-of-way line of Winter Street and the south right-of-way line of Pease Street;

THENCE: S 4°30'00" W - 100.00 feet along the said west line of Winter Street, same being the east lines of Lots 11 and 12, to an iron rod for corner;

THENCE: N 85°30'00" W - 140.00 feet along the south line of said Lot 11 to an iron rod for corner, same being in the east line of a 15' alley;

THENCE: N 4°30'00" E - 100.00 feet along the east line of said alley to an iron rod for corner, same being in the said south line of Pease Street;

THENCE: S 85°30'00" E - 140.00 feet along said south line of Pease Street to the PLACE OF BEGINNING, and containing 0.32 acres, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972, in June, 1986

NOTE: ANY BUILDING PERMIT APPLIED FOR ON LOT 13 SHALL CONFORM TO THE PROVISIONS OF SECTION 14-J OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF BRYAN OR OTHER DRAINAGE ORDINANCE IN EFFECT AT THE TIME.

LAND USE: 1 COMMERCIAL LOT (Lot 13)

REPLAT

**LOTS 11 & 12, BLOCK 2
WINTER'S ADDITION
BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1" = 20' JUNE, 1986
OWNER & DEVELOPER: WHATABURGER, INC. 4600 PARKDALE DRIVE BRYAN, TEXAS 77802
ENGINEER & SURVEYOR: GARRETT ENGINEERING 4444 CARTER CREEK PKWY BRYAN, TEXAS 77802 (409) 846-2688

GARRETT ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 4063 BRYAN, TEXAS 77802

on landbase wd 6/18/86