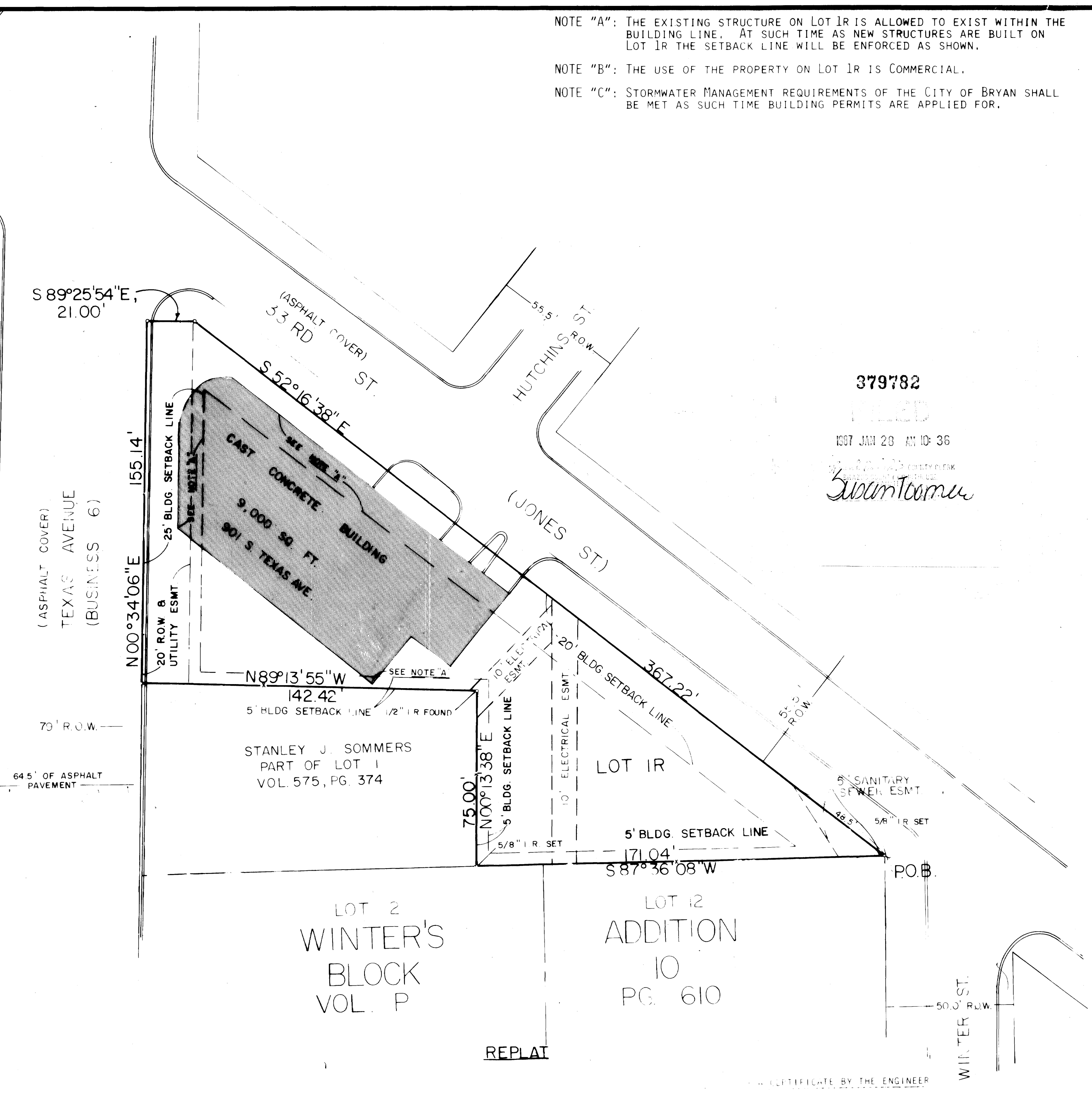
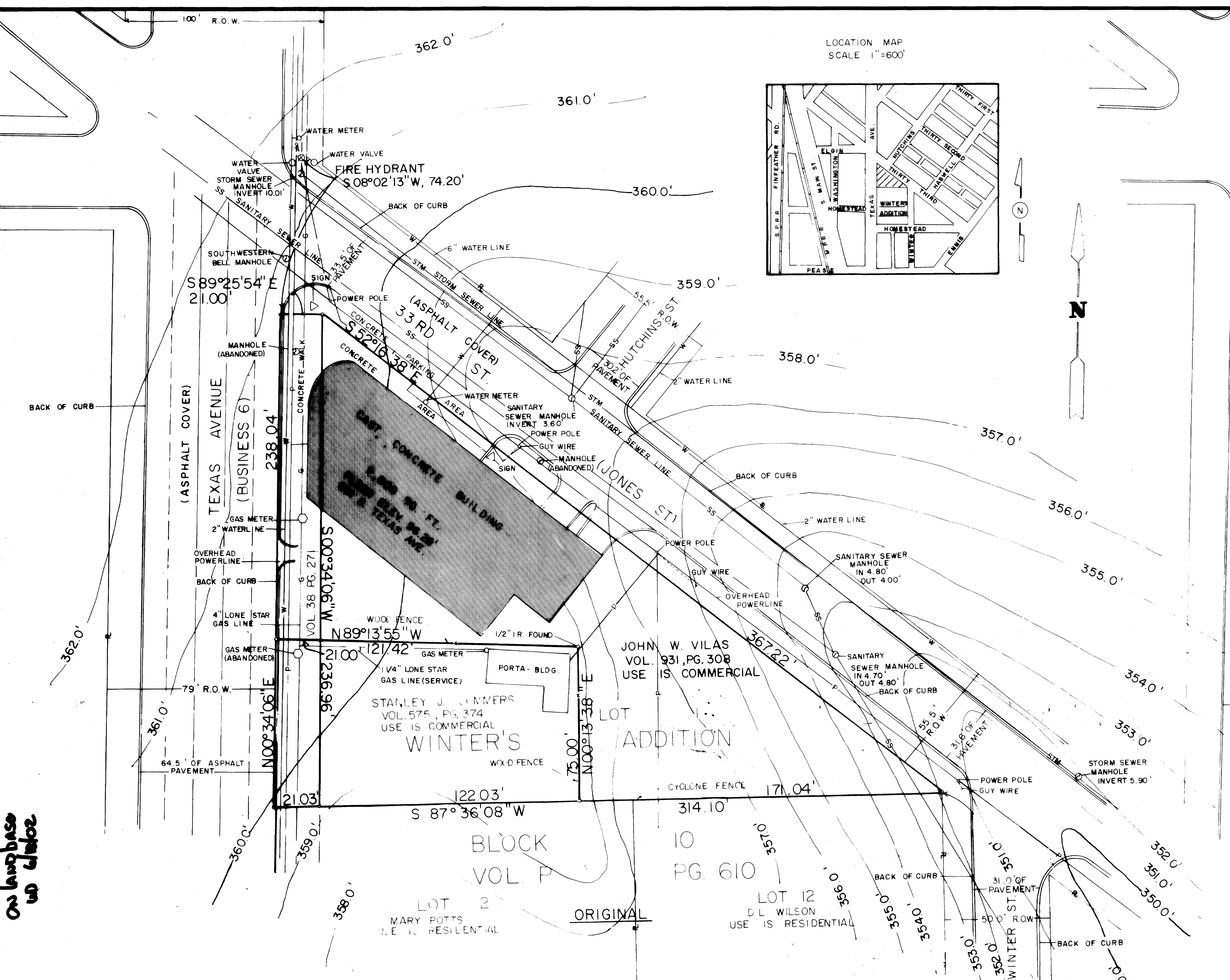
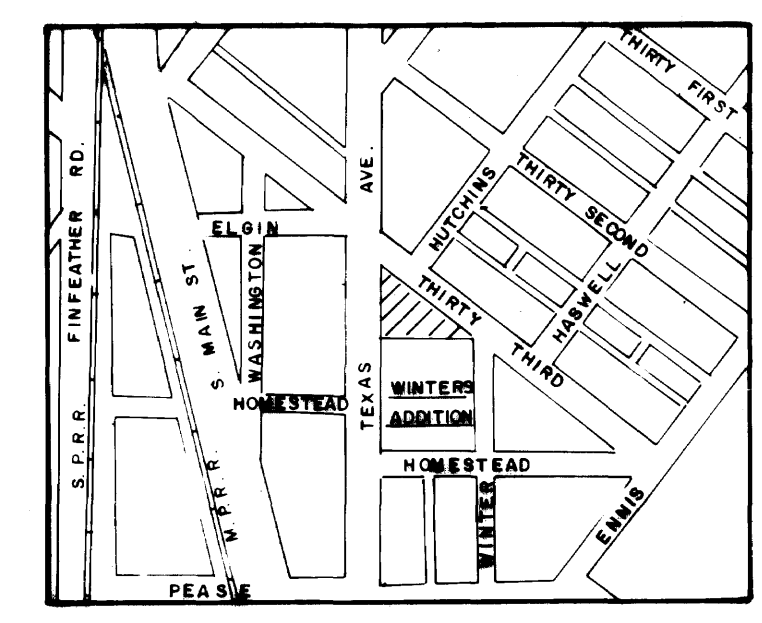


NOTE "A": THE EXISTING STRUCTURE ON LOT 1R IS ALLOWED TO EXIST WITHIN THE BUILDING LINE. AT SUCH TIME AS NEW STRUCTURES ARE BUILT ON LOT 1R THE SETBACK LINE WILL BE ENFORCED AS SHOWN.

NOTE "B": THE USE OF THE PROPERTY ON LOT 1R IS COMMERCIAL.

NOTE "C": STORMWATER MANAGEMENT REQUIREMENTS OF THE CITY OF BRYAN SHALL BE MET AS SUCH TIME BUILDING PERMITS ARE APPLIED FOR.

LOCATION MAP
SCALE 1"=600'



379782
1007 JAN 28 AM 10:36
Summertime

THE STATE OF TEXAS
COUNTY OF BRAZOS

All that certain tract or parcel of land, lying and being situated in Brazos County, Texas, out of the Zeno Phillips Survey, A-45, and being a replat of a portion of Lot One (1), Block Ten (10) of the WINTER'S ADDITION, an addition to the City of Bryan, Texas, according to the plat of said addition recorded in Volume P, Page 610 of the Civil Minutes of District Court in Brazos County, Texas and Part of a strip of land being the property conveyed to D.L. Winter from the City of Bryan, by Deed dated June 20th, 1912, recorded in Volume 38, Page 271 of the Deed Records of Brazos County Texas, and being more particularly described as follows:

BEGINNING in the South Right-of-Way line of 33rd Street (known as Jones Street) and also being in the West line of Winter Street, being the intersection of said streets at a 5/8" iron rod set at the Northeast corner of Lot 12 of Block 10 in the WINTER'S ADDITION for the Southeast corner of this tract;

THENCE S 87°36'08" W, a distance of 171.04 feet along the exterior South line of this tract and also being the North line of said Lot 12 and part of Lot 2 of Block 10 of WINTER'S ADDITION to a 5/8" iron rod set at the Southeast corner of a tract of land, owned by Stanley J. Sommers, recorded in Volume 575, Page 374, cut out of the original Lot 1 of Block 10, WINTER'S ADDITION for the most Southerly Southwest corner of this tract;

THENCE N 00°13'38" E, a distance of 75.00 feet along the interior West line of this tract and also being the East line of said Sommers' tract to a 1/2" iron rod found at the Northeast corner of said Sommers' tract for the interior Southwest corner of this tract;

THENCE N 89°13'55" W, a distance of 142.42 feet along the interior South line of this tract and also being the North line of said Sommers' tract to a point at the Northwest corner of Sommers' tract on the East Right-of-Way line of Texas Avenue (known as Business 6) for the most Northerly Southwest corner of this tract;

THENCE N 00°34'06" E, a distance of 155.14 feet along the exterior West line of this tract and also being the East line of said Texas Avenue (Business 6) and the West line of above mentioned strip of land to a point for the Northwest corner of this tract;

THENCE S 89°25'54" E, a distance of 21.00 feet along the North line of this tract, also being the South Right-of-Way line of beforementioned 33rd Street (Jones Street) to a point for an angle;

THENCE S 52°16'38" E, a distance of 367.22 feet along said 33rd Street (Jones Street) to the POINT OF BEGINNING and containing 0.6520 Acres of land, in Lot 1R of Block 10, WINTER'S ADDITION as surveyed on the ground under my supervision.

December 4th, 1986
DANTE CARLOMAGNO
Registered Public Surveyor, #1562

THE STATE OF TEXAS
COUNTY OF BRAZOS

I, the, JOHN W. VILAS, 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, it) in the Deed Records of Brazos County in Volume 931, Page 308, and designated herein as Part of Lot 1, Block 10, WINTER EST. SUBD. in the City of Bryan, Texas, and whose name is 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.

John W. Vilas
OWNER
Teresa A. Day Assistant Vice President
LIENHOLDER APPROVAL

Before me, the undersigned authority, on this day personally appeared John W. Vilas, 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 23 day of January, 1987.
Michelle M. Butler
NOTARY PUBLIC IN AND FOR
COUNTY OF BRAZOS, TEXAS

CERTIFICATION BY THE SURVEYOR
THE STATE OF TEXAS
COUNTY OF BRAZOS
I, DANTE CARLOMAGNO, Registered Public Surveyor, No. 1562 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.
Dante Carlomagno
REGISTERED PUBLIC SURVEYOR

THE STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Berwick, 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 28 day of Jan, 1986, in the Deed Records of Brazos County in Volume 947, Page 459.
Frank Berwick
COUNTY CLERK, BRAZOS COUNTY, TEXAS

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 the Ordinance.

[Signature]
DIRECTOR OF PLANNING
BRYAN, TEXAS

CERTIFICATION OF THE PLANNING COMMISSION
I, G. KENNY MALLARD, 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 14 day of NOVEMBER, 1986, and same was duly approved on the 11 day of DECEMBER, 1986, by said Commission.
G. Kenny Mallard
CHAIRMAN, CITY PLANNING COMMISSION
BRYAN, TEXAS

CERTIFICATION 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 the City of Bryan.
Dave Kane
CITY ENGINEER
BRYAN, TEXAS

THE STATE OF TEXAS
COUNTY OF BRAZOS

I, GUY RADLEY, JR., Registered Professional Engineer, No. 10816 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.
Guy Radley, Jr.
REGISTERED PROFESSIONAL ENGINEER

CERTIFICATION BY THE ENGINEER

SCALE IN FEET
60 30 0 30 60

REPLAT

WINTER'S ADDITION
PART OF LOT 1, BLOCK 10

PART OF LOT 1 & A 0.1145 ACRE TRACT
ZENO PHILLIPS SURVEY A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1"=30'
NOVEMBER, 1986

OWNER
JOHN W. VILAS
217 VINEWOOD DR
BRYAN, TEXAS 77802

ENGINEER & SURVEYOR
GUY RADLEY, JR. ENGINEER-0816
1102 KINGWOOD DR
KINGWOOD, TX 77339
DANTE CARLOMAGNO SURVEYOR-1562
274 FIFTEENTH BRYAN, TX 77801