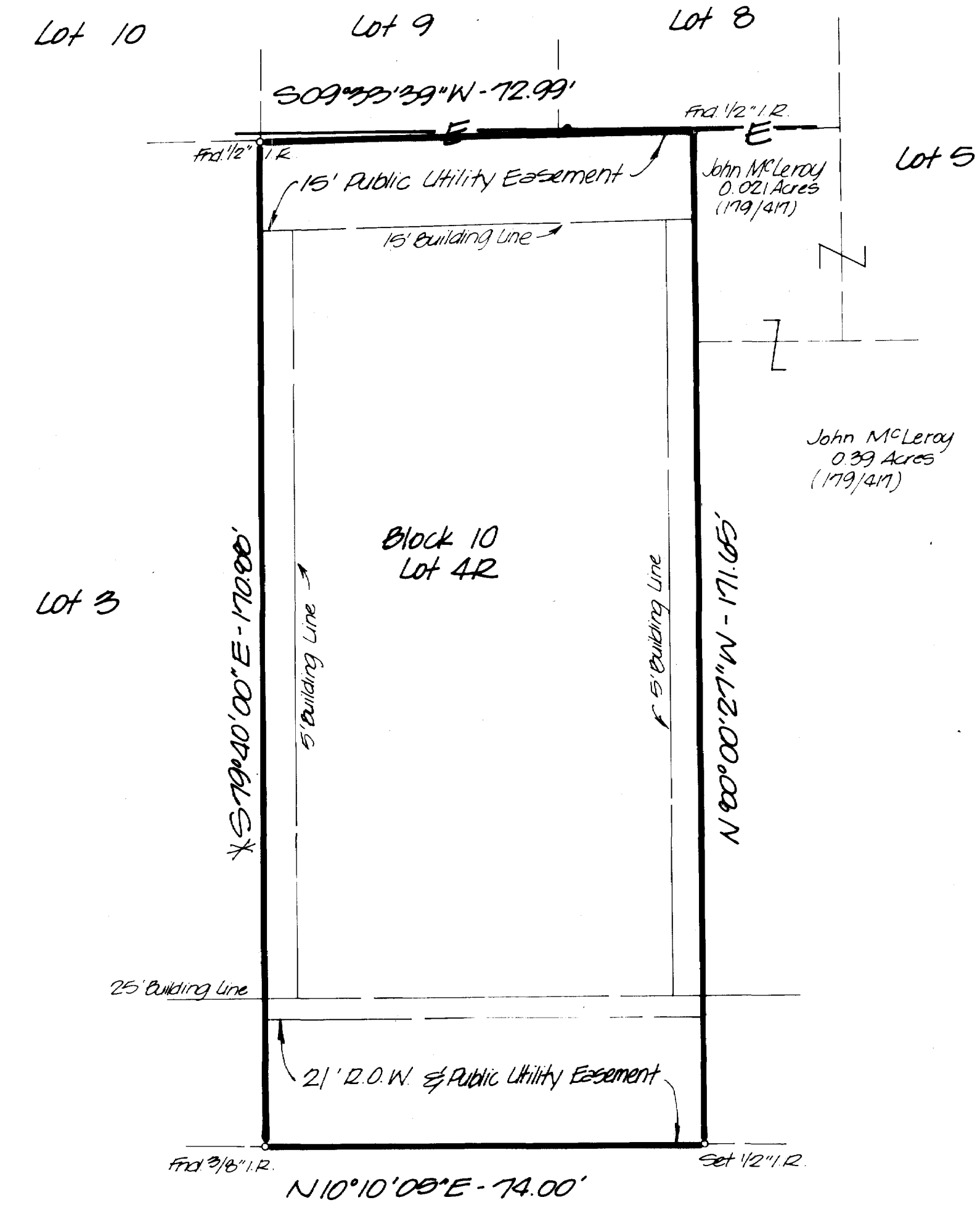
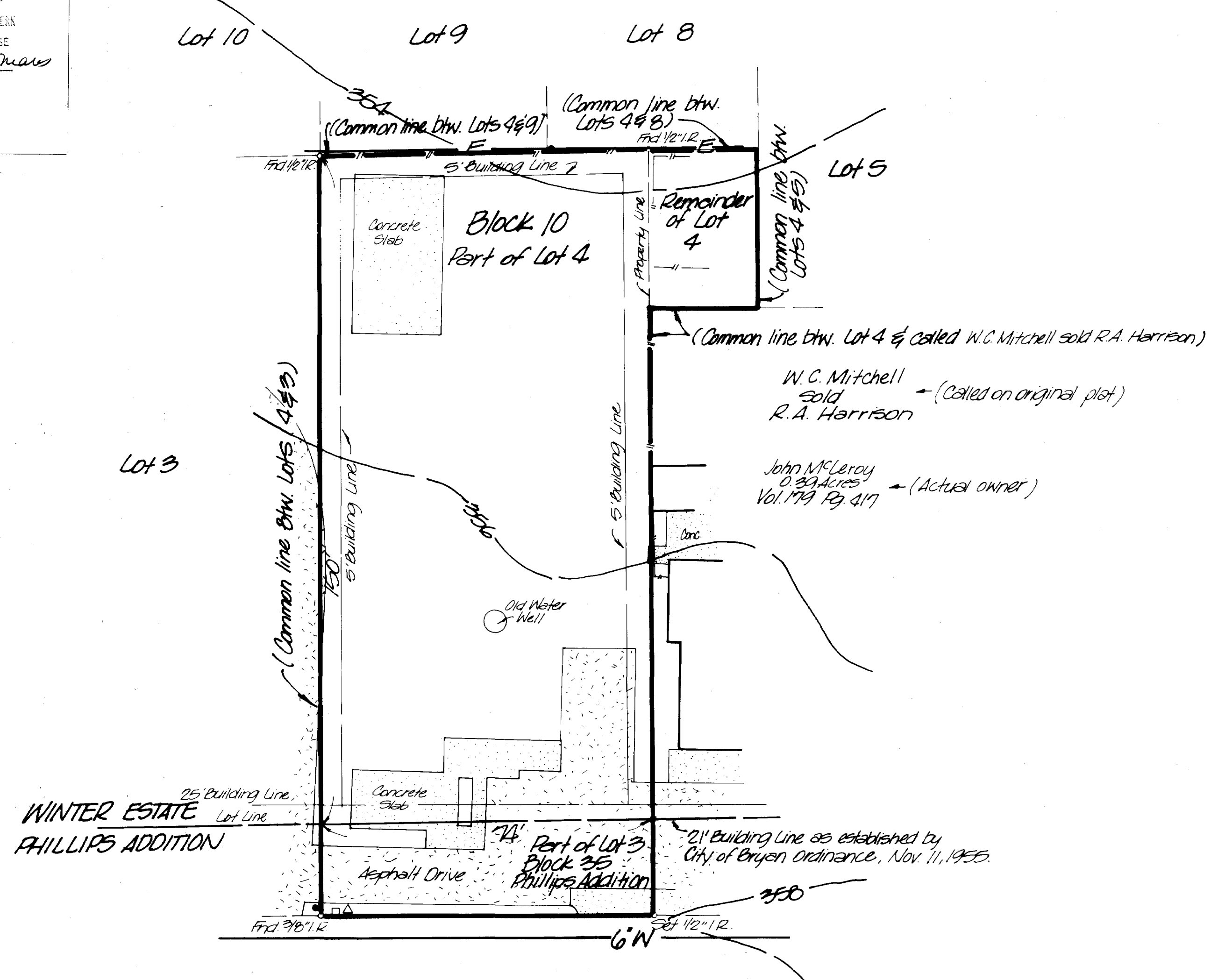
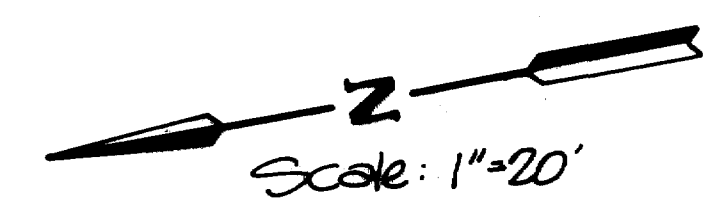


FILED
 25 AUG -9 PM 3:03
 CLERK
 BRAZOS COUNTY COURTHOUSE
 BRYAN, TEXAS
Hossein Eklili
 586066

PROJECT LOCATION



VICINITY MAP
 N.T.S.



TEXAS AVENUE
 79' R.O.W. 60' B.B.
 (Asphalt)
 ORIGINAL

TEXAS AVENUE
 79' R.O.W. 60' B.B.
 (Asphalt)
 REPLAT

X Bearing scaled from plat used as basis of bearings.

Note sidewalk to be provided in accordance with City of Bryan standards.

Field Notes
 0.289 Acres
 Being all of that certain tract or parcel of land here and being situated in Bryan, Brazos County, Texas and being a part of Lot 4 Block 10 of the WINTER ESTATE SUBDIVISION according to the Plat recorded in Volume "P" page 610 and being a part of Lot 3 Block 35 of the PHILLIPS ADDITION according to the Plat recorded in Volume "M" page 253, both Deed Records of Brazos County, Texas and being described as follows:
 BEGINNING: at a 1/2" iron rod found at the common corner of Lots 3, 4, 9 and 10 Block 10 of said WINTER ESTATE SUBDIVISION;
 THENCE: S 9°33'39" W - 72.99 feet along the common line between said Lot 4 and Lots 8 and 9 to a 1/2" iron rod found for the southeast corner of this tract;
 THENCE: N 80°00'27" W - 171.65 feet across a portion of Lot 4 and then along the common line between said Lot 4 and the tract shown on the Plat of said WINTER ESTATE SUBDIVISION as the W. C. Mitchell tract at 150 feet pass the most southerly common corner of said tracts, then continue across said Lot 3 Block 35 of the PHILLIPS ADDITION to a 1/2" iron rod set for the southwest corner of this tract; same being in the east right-of-way line of Texas Avenue;
 THENCE: N 10°10'05" E - 74.00 feet along said Texas Avenue line to a 3/8" iron rod found for the northwest corner of this tract;
 THENCE: S 79°40'00" E - 170.88 feet across said Lot 3 Block 35 of said PHILLIPS ADDITION at 21 feet, pass the most westerly common corner of said Lots 3 and 4 of said WINTER ESTATE SUBDIVISION then continue along the common line between said Lots 3 and 4 to the PLACE OF BEGINNING; and containing 0.289 acres of land, more or less.

RESUBDIVISION
 OF
 PART OF LOT 4, BLOCK 10
 WINTER ESTATE
 SUBDIVISION
 &
 PART OF LOT 3, BLOCK 35
 PHILLIPS ADDITION
 0.289 Acre Tract

ZENO PHILLIPS LEAGUE
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=20' JUNE 1995

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Hossein Eklili
 owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, A) in the Deed Records of Brazos County in Volume 222, Page 253, and designated herein as the 222 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.
Hossein Eklili
 Owner

CERTIFICATION OF THE CITY PLANNER
 I, the undersigned, City Planner 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.
Mark L. Smith
 City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
 I, John Godfrey Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 15TH day of JUNE, 1995, and same was duly approved on the 6TH day of JULY, 1995, by said commission.
John Godfrey
 Chairman of the Planning & Zoning Commission
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
Bruce Kan
 City Engineer, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Hossein Eklili, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.
 Given under my hand and seal on this 25th day of June, 1995.
Donald D. Garrett
 Notary Public, State of Texas

CERTIFICATE OF SURVEYOR
 I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 and that the same is a true and correct description of the property shown thereon.
Donald D. Garrett
 Donald D. Garrett, Registered Professional Land Surveyor No. 2972

CERTIFICATE OF THE ENGINEER
 I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that this engineering consideration was given to this plat.
Donald D. Garrett
 Donald D. Garrett, Registered Professional Engineer No. 22790

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Mary Ann Ward, 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 25th day of June, 1995, in the Deed Office Records of Brazos County, Texas, in Volume 2443, Page 92.
Mary Ann Ward
 County Clerk
 Brazos County, Texas

OWNER: Hossein Eklili
 Pars Auto Broker
 917 S. Texas Avenue
 Bryan, Texas 77802
 (409) 823-5363

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Phone: 409 / 846 - 2688