

OWNER'S ACKNOWLEDGEMENT AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS
I (We, They), **HAROLD LANGE**

owner(s) and developer(s) of the land shown on this plat, being the tract of land (being a part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County, Volume 387, Page 180, and designated herein as **REPLAT OF PART OF BLOCK 5, WINTER'S ADDITION**

in the City of Bryan, Texas, and whose name(s) is (are) 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.

Lienholder Approval: **THE FIRST NATIONAL BANK of BRYAN, TEXAS**
by: *[Signature]*

Before me, the undersigned authority, on this day personally appeared **HAROLD LANGE** 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 **20th** day of **September**, 19 **87**.

[Signature]
Notary Public in and for Brazos County, Texas

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

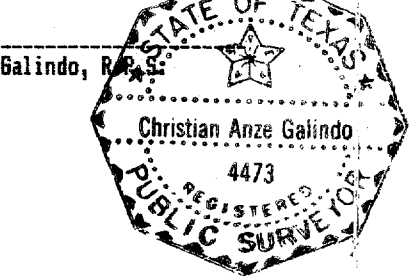
I, Christian A. Galindo, Registered Professional Engineer No. 53425 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.



CERTIFICATION BY THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Christian A. Galindo, Registered Public Surveyor No. 4473 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 and that the metes and bounds describing said subdivision will describe a closed geographic form.



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriskie, 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 **September**, 19 **87**, in the Official Records of Brazos County in Volume **1023**, Page **181**.

CERTIFICATION OF 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.

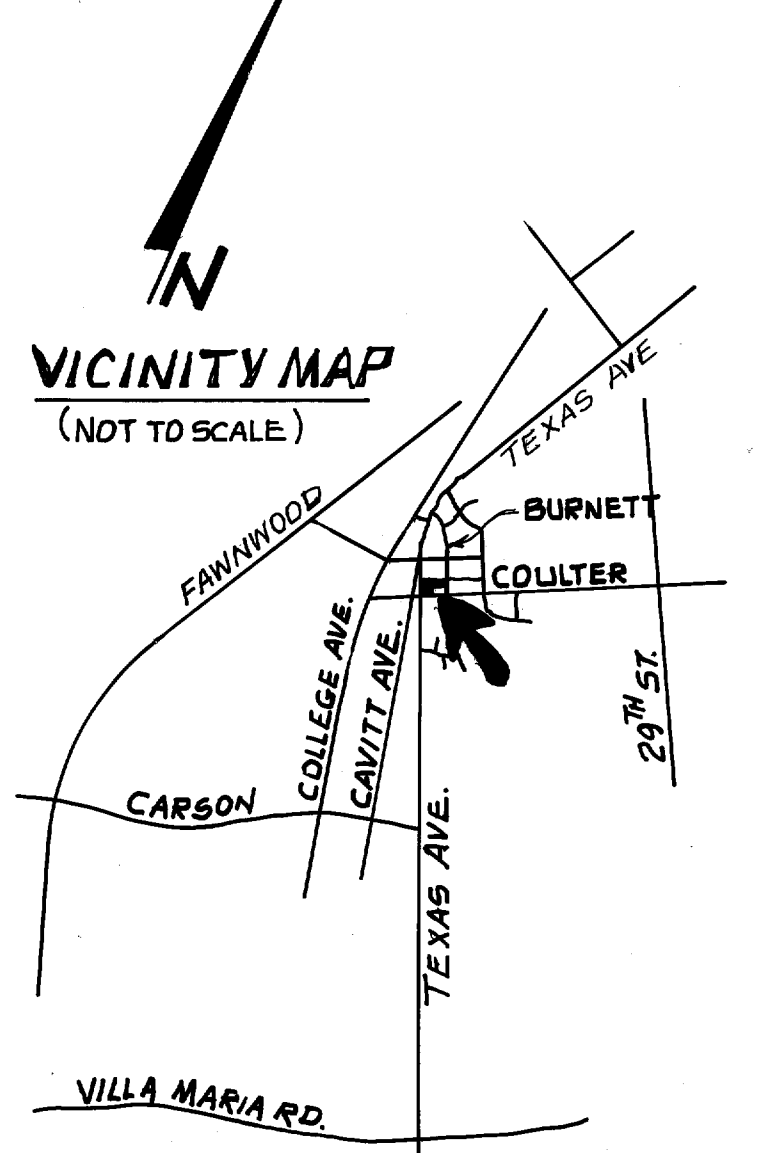
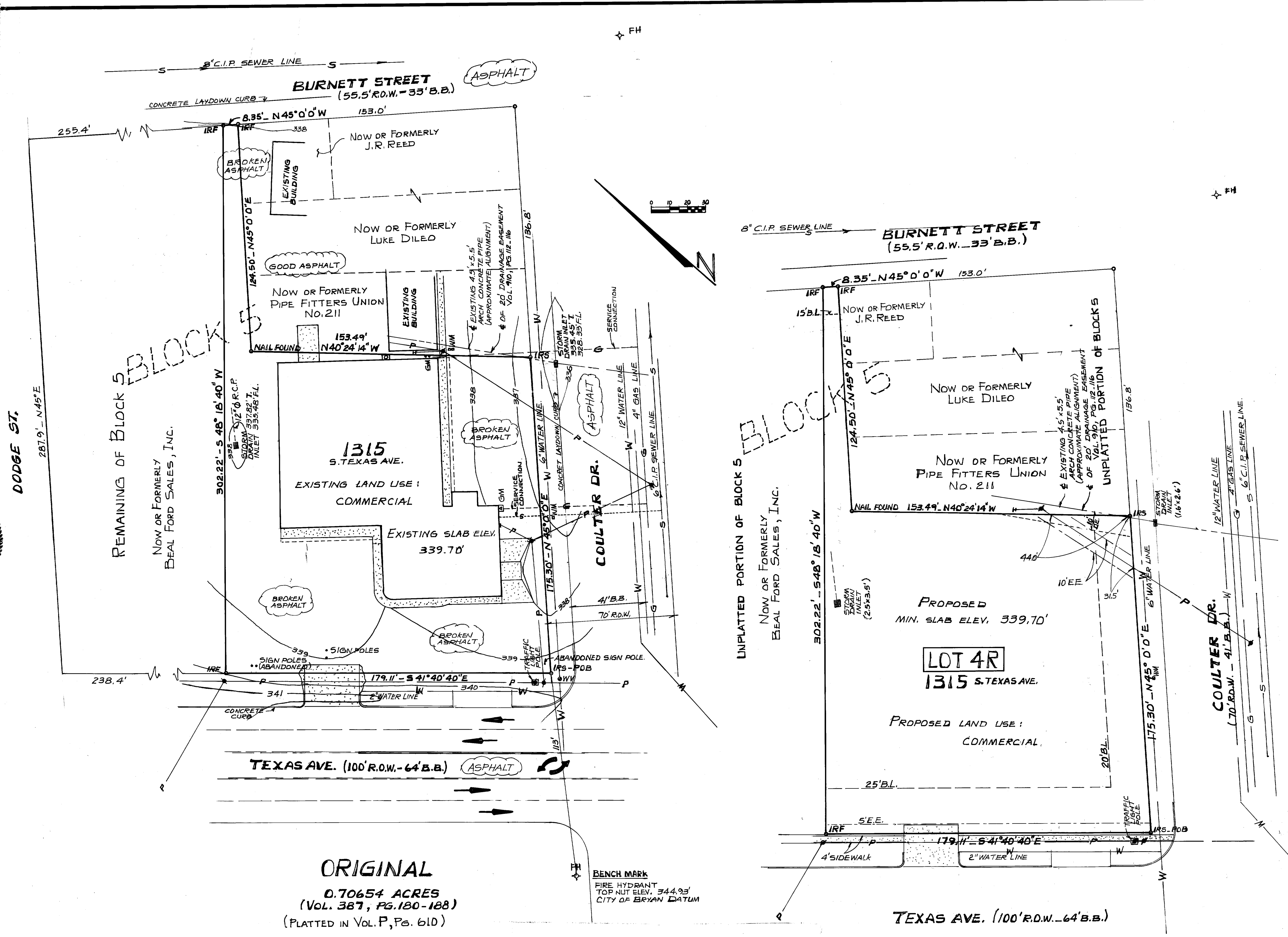
APPROVAL OF THE PLANNING COMMISSION

I, **ED WAGNER**, 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 **27** day of **September**, 19 **87**, and same was duly approved on the **5** day of **November**, 19 **87**, by said Commission.

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 the City of Bryan.

on balance CD 61862



0.70654-Acre Tract
Part of Block 5
Winter's Addition
Bryan, Texas

Being a 0.70654-Acre tract or parcel of land lying and being situated in the Zeno Phillips Survey, Abstract 45, Brazos County, Texas, and being a part of Block 5, Winter's Addition, Bryan, Texas, a subdivision platted and recorded in Volume P, Page 610, Deed Records, Brazos County, Texas, and being the same tract of land conveyed to Harold Lange et. ux. by John Pierce Yeager et. al. by deed recorded in Volume 387, Pages 180-188, Deed Records, Brazos County, Texas, and furthermore said tract of land being more particularly described as follows:

- BEGINNING at an iron rod set at the intersection of the northeasterly right of way line of Texas Ave. (S.H. 6) and the northeasterly right of way line of Coulter Dr.;
- THENCE N 45° 00' 00" E along the northeasterly right of way line of Coulter Dr. for a distance of 175.30' to an iron rod set on the asphalt parking lot;
- THENCE N 45° 00' 00" E for a distance of 124.50' to an iron rod found on the asphalt parking lot also marking the northeasterly right of way line of Burnett St.;
- THENCE N 45° 00' 00" W for along the northeasterly right of way line of Burnett St. for a distance of 8.35' to an iron rod found on the asphalt parking lot;
- THENCE S 48° 18' 40" W for a distance of 302.22' to an iron rod found on the asphalt parking lot also marking the northeasterly right of way line of Texas Ave.;
- THENCE S 41° 40' 40" E along the northeasterly right of way line of Texas Ave. for a distance of 179.11' to an iron rod which is also the POINT OF BEGINNING containing 0.70654 acre more or less.

ORIGINAL
0.70654 ACRES
(VOL. 387, PG. 180-188)
(PLATTED IN VOL. P, PG. 610)

REPLAT
0.70654 ACRES

- LEGEND**
- W = WATER
 - G = GAS
 - S = SANITARY SEWER
 - POB = POINT OF BEGINNING
 - IRS/F = IRON ROD SET/FOUND
 - WM/V = WATER METER/VALVE
 - GM = GAS METER
 - RCP = REINFORCED CONCRETE PIPE
 - CIP = CAST IRON PIPE
 - ROW = RIGHT OF WAY
 - EB = BACK TO BACK OF CURB
 - T = TOP ELEVATION
 - FL = FLOW LINE ELEVATION
 - BL = BUILDING LINE
 - EE = ELECTRICAL BASEMENT

- GENERAL NOTES**
- LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE.
 - INSIDE BUILDING SETBACK LINES ARE 5'.
 - THE EXISTING STRUCTURE ON LOT 4-R IS ALLOWED TO EXIST WITHIN THE PLATTED SETBACK LINES. AT SUCH TIME NEW STRUCTURES ARE BUILT ON LOT 4-R THE SETBACK LINE SHALL BE ENFORCED AS SHOWN.

- SITE PLAN NOTES**
- A DETAILED DRAINAGE REPORT FOCUSING ON THE CAPACITY OF THE TWO EXISTING STORM INLETS SHALL BE DEFERRED TO THE SITE PLAN STAGE OF DEVELOPMENT.
 - THE CONSTRUCTION OF THE SIDEWALK ALONG TEXAS AVE. SHALL ALSO BE DEFERRED TO THE SITE PLAN STAGE OF DEVELOPMENT.

GALINDO ENGINEERS & PLANNERS
1900 W. VILLA MARIA
BRYAN, TEXAS 77801
PH. (409) 823 1919

OWNER
HAROLD LANGE
1315 S. TEXAS AVE.
BRYAN, TEXAS 77803
PH. (409) 822 2334

REPLAT OF PART OF BLOCK 5
WINTER'S ADDITION
ZENO PHILLIPS SURVEY, ABSTRACT NO. 45
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

DATE: OCT. 15, 1987
DRAWN BY: XL
APPROVED BY: CG
REVISIONS:

PROJECT
12-87
SHEET
1 OF 1

62.7230