10" Sanitary Sewer Line FIELD NOTES LOTS 1, 2, & 3, BLOCK 6 12" Water Line ~ WINTER ESTATE SUBDIVISION 6"Sanitary Sewer Line COULTER DRIVE COULTER DRIVE 80 'R.O.W. - 41 b-b 80 'R.O.W. - 41' b-b Being all of that certain tract of parcel of land, lying and being situated Concrete Pavement in Bryan, Brazos County, Texas, and being all of Lots 1, 2, & 3, Block 6 of the Concrete Pavement WINTER ESTATE SUBDIVISION according to a plat recorded in Volume P, page 610 of the Deed Records of Brazos County, Texas and being more particularly described as follows: - 11/4" Water Line 541°00'00"W BEGINNING: at an iron rod in the intersection of the southeast right-of-way line of Pease Street and the northwest right-of-way line of Coulter Drive, *52.10* **'** said iron rod also being the east corner of Lot 1, Block 6 of the WINTER ESTATE 81.40' SUBDIVISION; 1004 1000 THENCE: S 41° 00' 00" W - 156.30 feet along said Coulter Drive to an iron rod THENCE: N 49° 00' 00" W - 183.40 feet to an iron rod for corner in the north-∠25' Building Line east right-of-way line of Stadium Street; VARIANCE REQUESTED FOR THENCE: N 41° 00' 00" E - 156.30 feet along said Stadium Street line to an 17' BLDG. LINE THIS AREA iron rod for corner, said iron rod also being in said Pease Street right-of-way DUE TO EXIST. BLDG. IF BLDG. IS REMOVED IN FUTURE, BLDG. THENCE: S 49° 00' 00" E - 183.40 feet along said Pease Street line to the LINE TO BECOME 25' ENTIRELY. PLACE OF BEGINNING and containing 0.66 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972, in March 1985. Existing Building A LOT 4 LOT 2 LOT 2 LOT 3 LOT / LOT 4 TE: EXISTING UTILITIES WERE LOCATED FROM CITY DATA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR BLOCK SIX TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. ANY DAMAGES TO EXISTING BLOCK UTILITIES DUE TO NEGLECT WILL BE PAID FOR AT THE CONTRACTOR'S EXPENSE. Existing House 25' Building Line / *52.10*′ N 41°00'00"E N41°00'00"E APPROVAL OF THE PLANNING COMMISSION I, KEHHY MALLARO, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby, certify that the attached plat was STADIUM STREET STADIUM STREET CERTIFICATION BY THE COUNTY CLERK duly filed for approval with the City Planning Commission of the City of Bryan on 50' R.O.W. - 33' b-b 50' R.O.W. - 33' b-b , 19<u>85</u> and same was duly approved on the , 19<u>85</u> by said Commission. (Asphalt Pvmt. with laydown curb) STATE OF TEXAS (Asphalt Pvmt. with laydown curb) COUNTY OF BRAZOS do hereby certify that this plat together with its certificates of _, County Clerk in and for said County, 2"Water Line authentication was filed for record in my office the ____ day of May ORIGINAL PLAT 19 85, in the Deed Records of Brazos County, in Volume 786 Page 257 REVISED PLAT SCALE:1"=20' SCALE: |"=20" CERTIFICATION BY THE DIRECTOR OF PLANNING LOCATION MAP I, the undersigned, Director of Planning of the City of Bryan, hereby, certify Scale | 1"=3520 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. OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS: STATE OF TEXAS COUNTY OF BRAZOS NOTE: Drainage Report to be submitted with any future site plan. I, (We, The),

A.L. SALLEY

owner's and developers of the land shown on this plat, as conveyed in the Deed A CERTIFICATE BY THE ENGINEER TOTAL ACREAGE 0.66 Ac. OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS STATE OF TEXAS Records of Brazos County, Texas, volume 417, Page 869, and designated herein as the WINTER ESTATE SUBDIVISION
Subdivision to the City of Bryan, Texas, and whose name is subscribed hereto, 2 COMMERCIAL LOTS COUNTY OF BRAZOS STATE OF TEXAS REPLAT COUNTY OF BRAZOS I, Donald D. Garrett, Registered Professional Engineer, No. 22750 in the hereby dedicate to the use of the public forever all streets, alleys, parks, State of Texas, hereby certify that proper engineering consideration has been water courses, drains, easements and public places thereon shown for the I, (We, The), JOHN A. HUGHES
owner's and developers of the land shown on this plat, as conveyed in the Deed given this plat. purpose and consideration therein expressed. Records of Brazos County, Texas, volume 769, Page 674, and designated herein as the WINTER ESTATE 769 LOTS 1,2,83, BLOCK 6 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, WINTER ESTATE SUBDIVISION water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. BRYAN, BRAZOS COUNTY, TEXAS STATE OF TEXAS COUNTY OF BRAZOS SCALE: 1"=20" Before me, the undersigned authority, on this day personally appeared , known to me to the person whose name is subscribed to the foregoing instrument, and acknowledged to me that CERTIFICATION OF THE SURVEYOR MARCH, 1985 STATE OF TEXAS STATE OF TEXAS COUNTY OF BRAZOS COUNTY OF BLAZOS OWNER & DEVELOPER he executed the same for the purpose and consideration therein stated. Before me, the undersigned authority, on this day personally appeared John Hughes , known to me to the person whose GIVEN under my hand and seal on this 9 day of April 1985 I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of name is subscribed to the foregoing instrument, and acknowledged to me that 4100 Old Hearne Rd. 1004 Coulter Dr. Texas, hereby, certify that the plat is true and correct and was prepared Bryan, Texas he executed the same for the purpose and consideration therein stated. Bryan, Texas from an actual survey of the property made under my supervision on the ground. 823 - 5051 779-2442 GIVEN under my hand and seal on this 26th day of Merch, 1985 Notary Public, Brazos County, Texas GARRETT ENGINEERING
CONSULTING ENGINEERING & LAND BURYCYING
P.O. BOX 4063 BRYAN TEXAS 77805 Notary Public, Brazos County, Texas