

Replat
Winter Estate Subdivision
Lots 6 - 11 and 22 - 23, Block 8
1.92 Acre Tract
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 1.92 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being all of Lots 6 through 11 and Lots 22 and 23, Block 8, Winter Estate Subdivision, according to the plat recorded in Volume "P", Page 610, of the Deed Records of Brazos County, Texas, said property also being known as No. 3, No. 4, No. 5, No. 6, as identified in the deed from Paul's Children to Watson P.C. Limited Partnership, recorded in Volume 7413, Page 246, of the Official Records of Brazos County, Texas, and said 1.92 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found marking the common corner between Lot 11 and Lot 12, Block 8, and in the northeast right-of-way line of Burnett Street - 55.56' wide right-of-way, said corner also being the south corner of No. 5;

THENCE N 45° 00' 00" W along the northwest right-of-way line of the aforementioned Burnett Street, for a distance of 290.26 feet to a 1/2" iron rod and cap set at the common easterly corner between the said Lots 5 and 6, and in the west line of Lot 24, Block 8, same being the southwest corner of the Joshua Kading tract, as described in Volume 10317, Page 139, of the Official Records of Brazos County, Texas;

THENCE S 06° 32' 52" E along the east right-of-way line of the aforementioned Winter Street, for a distance of 103.63 feet to a 1/2" iron rod and cap set at the common corner between Lot 5 and Lot 6, Block 8, same being the west corner of No. 4;

THENCE S 82° 43' 01" E along the common line between the aforementioned Lot 5 and Lot 6, Block 8 for a distance of 150.00 feet to a 1/2" iron rod and cap set at the common easterly corner between the said Lots 5 and 6, and in the west line of Lot 24, Block 8, same being the southwest corner of the Joshua Kading tract, as described in Volume 10317, Page 139, of the Official Records of Brazos County, Texas;

THENCE S 06° 32' 52" W along the common line between the aforementioned Lot 6 and Lot 24, Block 8, for a distance of 28.86 feet to a 1/2" iron rod and cap set at the common corner between Lot 23 and Lot 24, Block 8, same being the west corner of No. 6, from which a 1/2" iron rod and cap found bears S 44° 41' W - 6.24 feet;

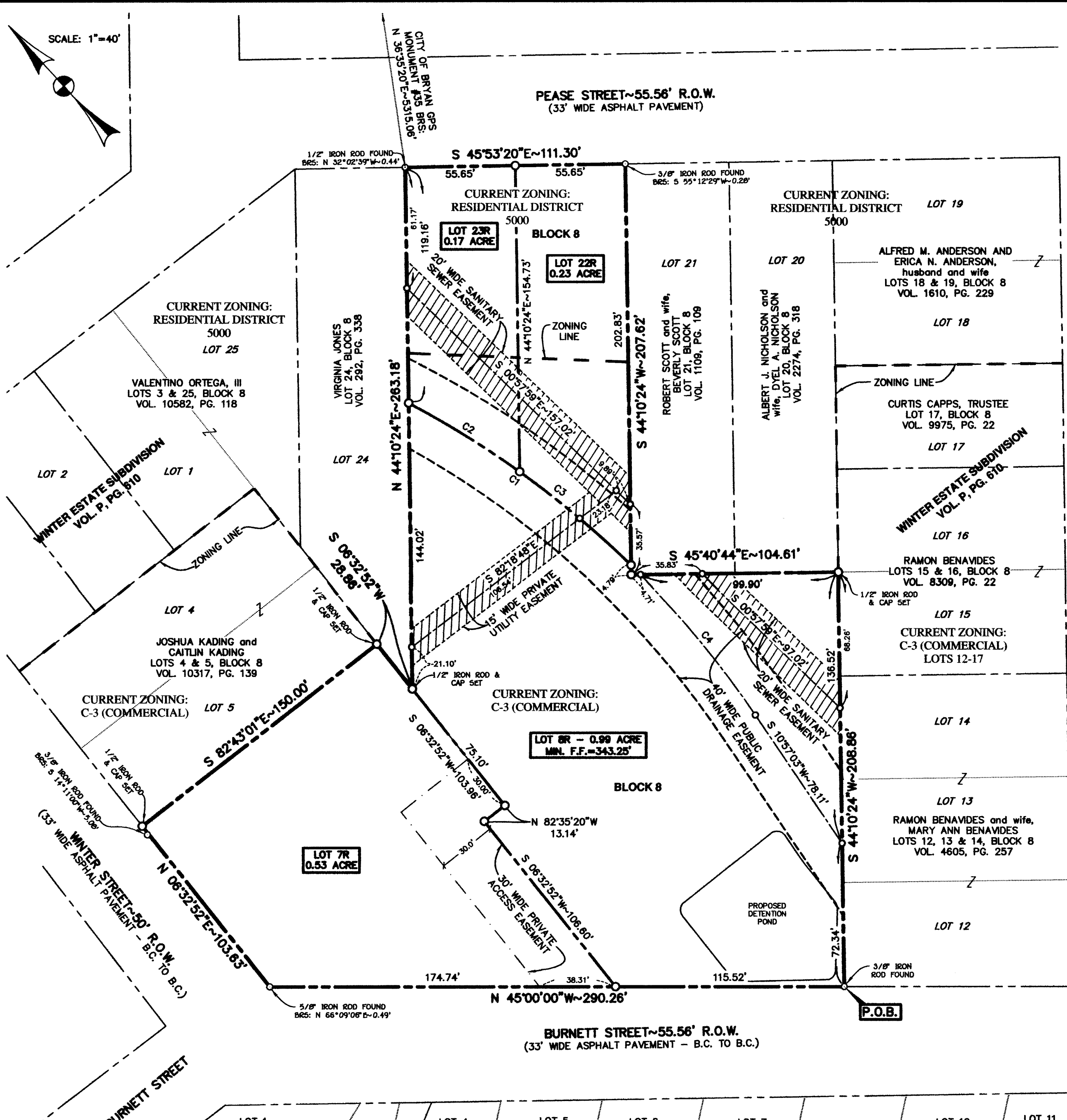
THENCE N 44° 10' 24" E along the common line between the aforementioned Lot 23 and Lot 24, Block 8, for a distance of 263.18 feet and corner in the southwest right-of-way line of Pease Street - 55.56' wide right-of-way, from which a 1/2" iron rod found bears N 32° 02' W - 0.44 feet;

THENCE S 45° 53' 20" E along the southwest right-of-way line of the aforementioned Pease Street for a distance of 111.30 feet to the common corner between Lots 21 and 22, Block 8, same being the east corner of No. 6, from which a 3/8" iron rod found bears S 55° 12' W - 0.28 feet;

THENCE S 44° 10' 24" W along the common line between the aforementioned Lot 21 and Lot 22, Block 8, for a distance of 207.62 feet to a 1/2" iron rod and cap set at the common corner between Lot 10 and Lot 21, Block 8, and in the southeast line of Lot 22, Block 8, same being the north corner of No. 5;

THENCE S 45° 40' 44" E along the common line between the aforementioned Lots 10 and 11, Block 8, and Lot 20 and Lot 21, Block 8, for a distance of 104.61 feet to a 1/2" iron rod and cap set at the four-way corner between Lots 11 and 20 and Lot 15 and Lot 16, Block 8;

THENCE S 44° 10' 24" W along the common line between the aforementioned Lot 11, and the following four lots: Lots 12, 13, 14 and 15, Block 8, for a distance of 208.86 feet to the PLACE OF BEGINNING containing 1.92 acres of land, more or less.



ORIGINAL PLAT

VOL. P, PG. 610

LEGEND

WATER METER	⊙	SANITARY SEWER MANHOLE	⊙
WATER LINE (SIZE VARIES)	—	SANITARY SEWER LINE (SIZE VARIES)	—
WATER VALVE	⊕	GAS LINE	—
FIRE HYDRANT	⊕	TELEPHONE PEDESTAL	⊕
OVERHEAD ELECT. LINE	—	TELEPHONE LINE	—
POWER POLE	⊕		
LIGHT POLE	⊕		

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, WATSON PC LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, WATSON PC MANAGEMENT, LLC, GENERAL PARTNER, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 7413, Page 246, and whose name is subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes intended.

JOSHUA G. WATSON

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, 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 9 day of September 2013, in the Official Records of Brazos County, Texas, in Volume 11598 Page 253.

Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

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 and was approved on the 16th day of Sept 2013.

W. Paul Kagan
City Engineer, Bryan, Texas

Before me, the undersigned authority, on this day personally appeared JOSHUA G. WATSON, 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 stated.

Given under my hand and seal of office this 20th day of August 2013.

Kevin J. Pfuntner
Notary Public, Brazos County, Texas

KEVIN J. PFUNTFNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2014

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Beckendorf, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 27th day of November 2013 and same was duly approved on the 15th day of August 2013 by said Commission.

Michael Beckendorf
Chair, Planning & Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of September 2013.

City Planner, City of Bryan, Texas

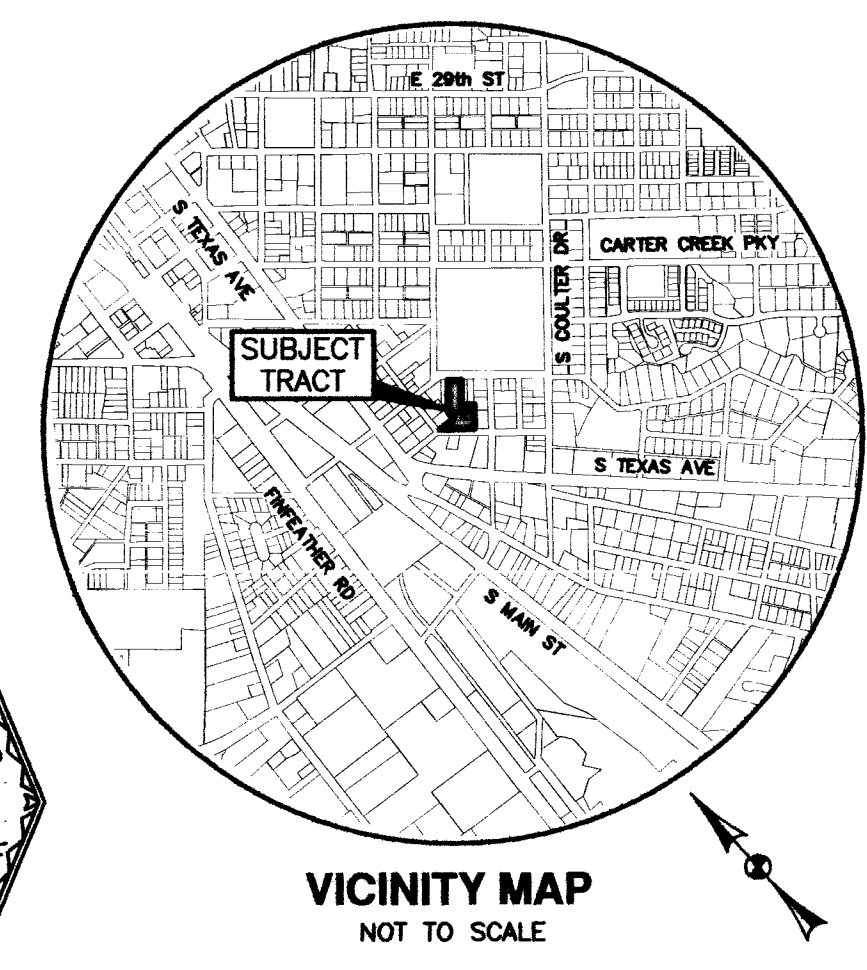
CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S. M. Kling, R.P.L.S. No. 2003

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	139.65'	484.49'	16°30'56"	S 08°56'00"E-139.17'
C2	66.07'	484.49'	7°48'47"	N 13°17'04"W-66.02'
C3	73.59'	484.49'	8°42'00"	N 05°01'38"W-73.52'
C4	91.59'	484.49'	10°49'54"	S 05°32'06"W-91.45'



Filed for Record in: BRAZOS COUNTY
On: Sep 09, 2013 at 01:49P
H.S. & Plate
Document Number: 01165913
Amount: \$7.00
Receipt Number - 433882
Kala Brown

STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time showed herein by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
as shown herein by me.
Sep 09, 2013

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST RIGHT OF WAY LINE OF BURNETT STREET WITH AN ASSUMED BEARING OF N 45°.
2. CURRENT TITLE APPEARS VESTED IN WATSON PC LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, WATSON PC MANAGEMENT, LLC, GENERAL PARTNER BY VIRTUE OF DEED RECORDED IN VOL. 7413, PG. 246, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0215E, MAP NO. 48041C0215E. EFFECTIVE DATE: MAY 16, 2012.
4. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. THIS PROPERTY IS CURRENT ZONED "C-3 - COMMERCIAL". SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
6. EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN UTILITY MAPS AND ON-THE-GROUND EVIDENCE.
7. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC DATA.

REPLAT

Doc. Bl. Vol. Pg.
01165913 08 11598 253

REPLAT

OF

LOTS 6-11 AND 22-23, BLOCK 8

WINTER ESTATE SUBDIVISION

1.92 ACRE TRACT

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
WATSON PC LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP,
WATSON PC MANAGEMENT, LLC, GENERAL PARTNER
1211 S. TEXAS AVENUE
BRYAN, TEXAS 77803
979.823.0918

SCALE: 1"=40' JULY, 2013
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

H:\Land Projects R2\041\Zeno Phillips A-45\Winters Add-B-7-Watson Motors\Map\Platting\Lots 6-11, 22-23\Replat.dwg 8/19/2013 4:42:06 PM CDT