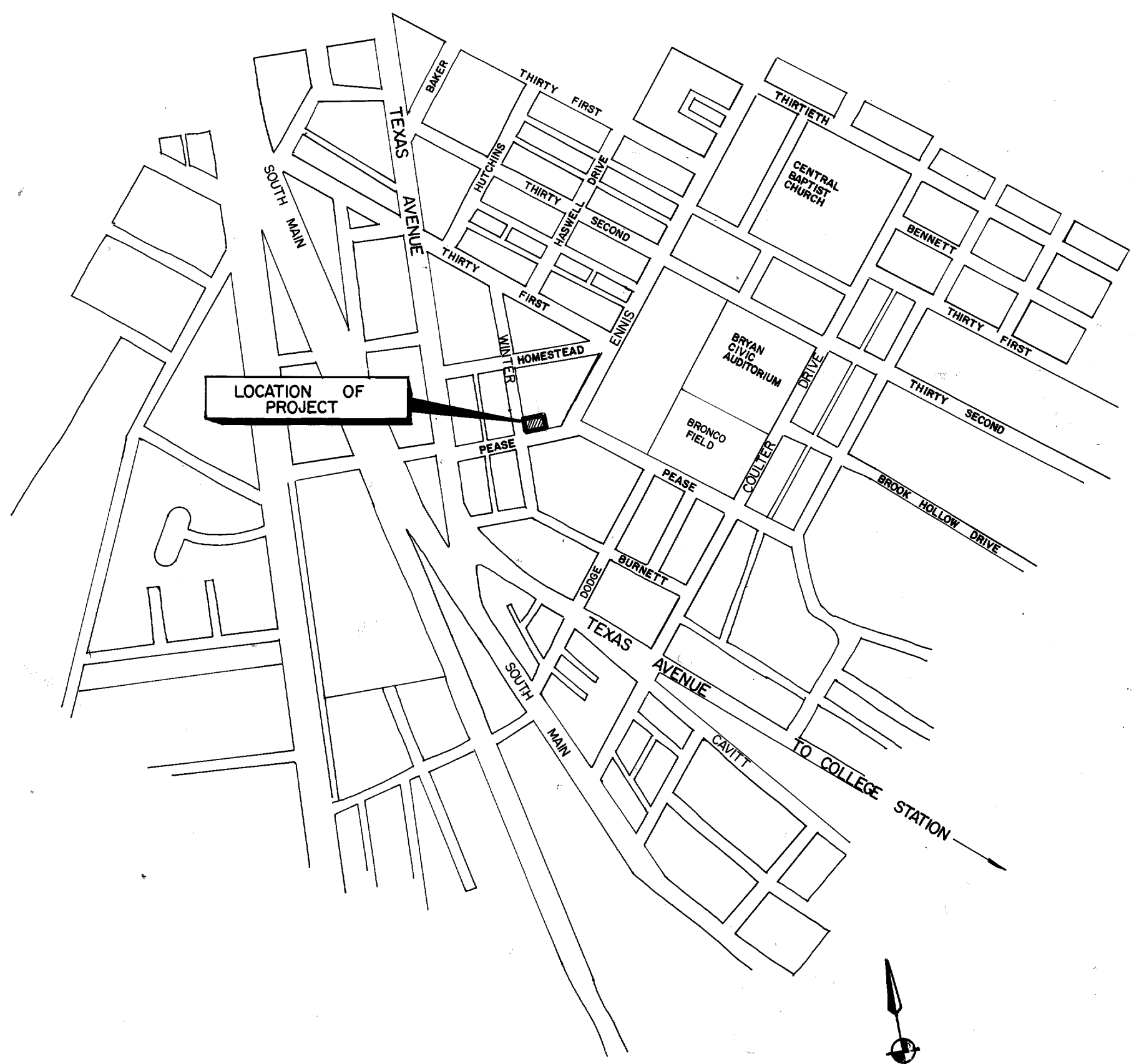


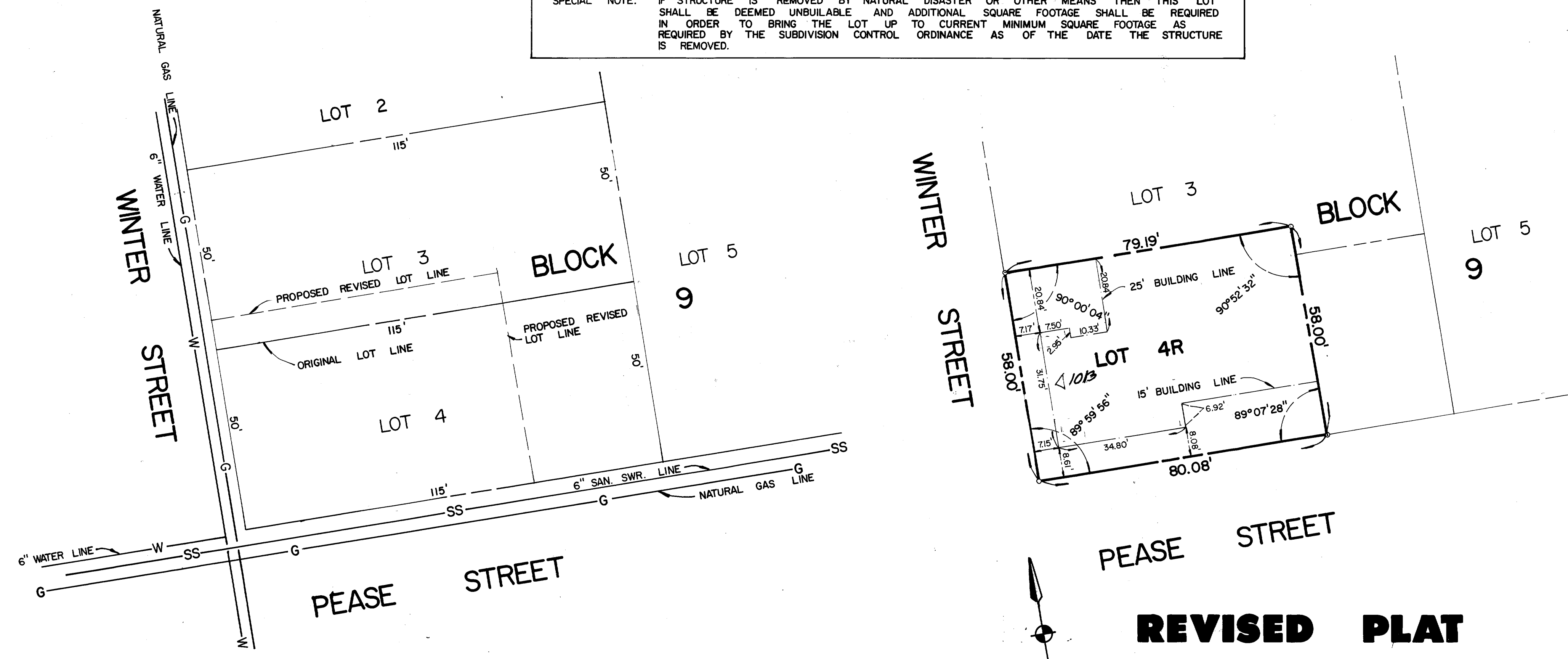
**DRAINAGE NOTE:** NO ADDITIONAL DRAINAGE WILL BE CREATED BY THIS REPLAT.  
(VALID ONLY PERVIOUS MATERIAL IS USED.)

**UTILITY NOTE:** LOCATIONS OF WATER, SEWER, AND GAS LINES ARE APPROXIMATE BASED ON INFORMATION FROM THE RESPECTIVE UTILITY COMPANIES.  
ACTUAL LOCATIONS OF WATER, SEWER, AND GAS LINES TO BE DETERMINED BY THE CONTRACTOR.

**SPECIAL NOTE:** IF STRUCTURE IS REMOVED BY NATURAL DISASTER OR OTHER MEANS THEN THIS LOT SHALL BE DEEMED UNBUILDABLE AND ADDITIONAL SQUARE FOOTAGE SHALL BE REQUIRED IN ORDER TO BRING THE LOT UP TO CURRENT MINIMUM SQUARE FOOTAGE AS REQUIRED BY THE SUBDIVISION CONTROL ORDINANCE AS OF THE DATE THE STRUCTURE IS REMOVED.

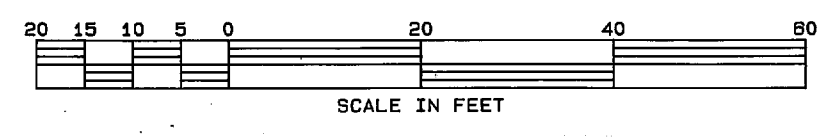
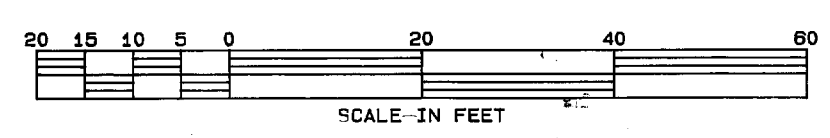


**VICINITY MAP**  
SCALE: 1" = 600'



**REVISIED PLAT**

**ORIGINAL PLAT**  
VOLUME 164, PAGE 97



**OWNERS ACKNOWLEDGEMENTS AND DEDICATIONS:**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We, They), 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 667, Page 6374, and designated herein as the portion of lots 3 & 4, Winter Estates 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 herein expressed.

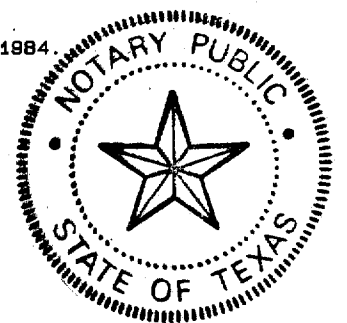
*Madge N. Wallace*  
OWNER

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared  
*Madge N. Wallace*

Known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration therein stated.

Given under my hand and seal of this the 1st day of MARCH 1984.  
*Jerry Bishop*  
Notary Public, Brazos County, Texas

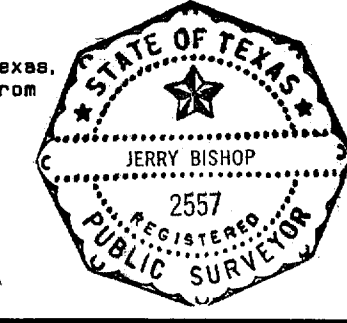
My commission expires 12-4-85



**CERTIFICATION OF THE SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS

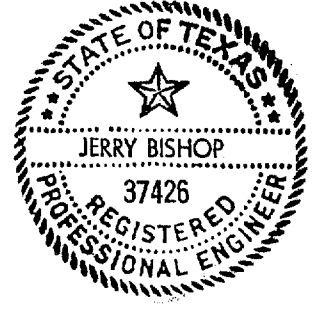
I, *Jerry Bishop*, Registered Public Surveyor No. 2557 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground.

*Jerry Bishop 4/21/84*  
Registered Public Surveyor



**CERTIFICATION BY THE ENGINEER**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Jerry Bishop*, Registered Professional Engineer No. 37426 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.  
*Jerry Bishop 4/21/84*  
Registered Professional Engineer



**APPROVAL OF THE PLANNING COMMISSION**  
*J. Hank McQuay*, Chairman of the City Planning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 1st day of MARCH, 1984, and same was duly approved on the 13th day of MARCH 1984, by said Commission.

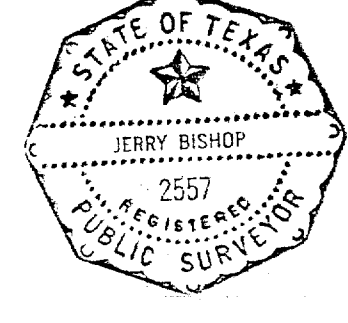
*J. Hank McQuay*  
Chairman, City Planning Commission  
Bryan, Texas

**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 this Ordinance.  
*[Signature]*  
Director of Planning  
City of Bryan, Texas

**CERTIFICATE BY THE COUNTY CLERK:**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Frank Boriskie*, County Clerk in and for the said County, do certify that this plat together with its certificates of authentication was filed for record in my office the 4th day of MARCH 1984, in the Deed Records of Brazos County, Volume 667, Page 6374.

*Mary Ann Ward*  
County Clerk  
Brazos County, Texas



**FIELD NOTES**  
OF A  
0.106 ACRE TRACT  
A PORTION OF LOTS 3 & 4, BLOCK 9  
WINTER ESTATES SUBDIVISION  
BRYAN, BRAZOS COUNTY, TEXAS  
\*\* MARCH 1984 \*\*

Being a 0.106 acre tract or parcel of land lying and being situated in Lot 3 and 4, Block 9, Winter Estates Subdivision, City of Bryan, Texas, plat of said addition being recorded in Volume 164, Page 97, of the Deed Records of Brazos County, Texas, said 0.106 acre tract being more particularly described as follows:

**BEGINNING** at an iron rod marking the southwest corner of the above described Lot 4, same being in the intersection of Winter Street and Pease Street;

**THENCE** easterly, along the north right-of-way line of Pease Street, for a distance of 80.08 feet to an iron rod for corner;

**THENCE** northerly, along a wood fence for a distance of 58.00 feet to an iron rod for corner;

**THENCE** westerly, parallel to Pease Street for a distance of 79.19 feet to an iron rod for corner in the east right-of-way line of Winter Street;

**THENCE** southerly, along the east right-of-way line of Winter Street, for a distance of 58.00 feet to the POINT OF BEGINNING, containing 0.106 acres of land, more or less.

Prepared By: *Jerry Bishop 4/21/84*  
Jerry Bishop  
Registered Public Surveyor No. 2557

293400  
**FILED**  
MAR 16 1984  
FRANK BORISKIE  
County Clerk, Brazos County, Bryan, TX  
*[Signature]*

A REPLAT OF  
**A PORTION OF LOTS 3 & 4, BLOCK 9**  
OF  
**WINTER ESTATES SUBDIVISION**  
VOLUME 164, PAGE 97  
ZENO PHILLIPS LEAGUE  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: AS SHOWN FEBRUARY, 1984

PREPARED FOR: *MADGE N. WALLACE*  
P. O. BOX 4  
BRYAN, TEXAS 77806  
TELEPHONE: (409) 822-5683

PREPARED BY: *JERRY BISHOP & ASSOCIATES, INC.*  
1812 WELSH STREET SUITE 120  
COLLEGE STATION, TEXAS 77840  
TELEPHONE: (409) 693-4217