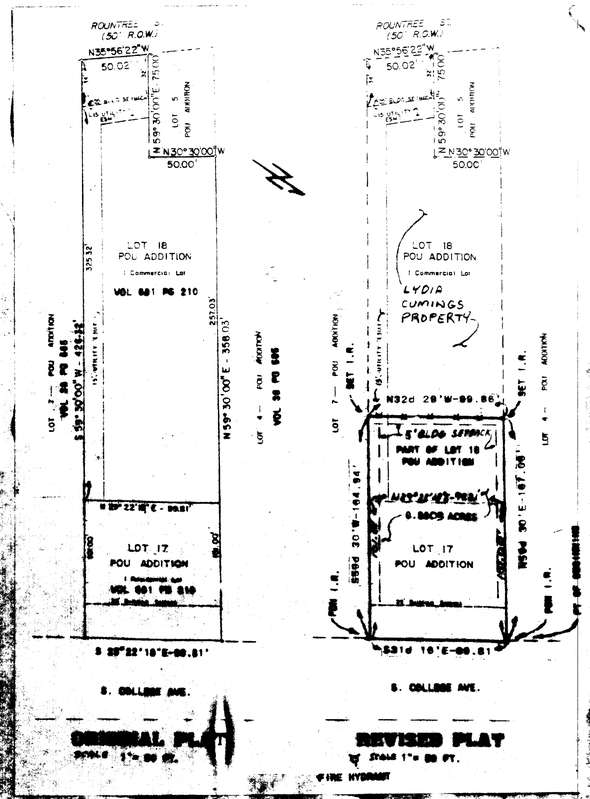


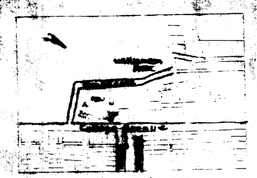


FIELD NOTES

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being all of lot 17 and part of lot 18 of the POU ADDITION according to a plat recorded in volume 681, page 210 of the Deed Records of Records of Brazos County, Texas and being more particularly described as follows;

BEGINNING; at an iron rod located in the most northerly corner of lot 17 of the POU ADDITION, said iron rod also being on the northwest right-of-way line of South College Ave;

THENCE: S 31° 16' E - along the said northwest right-of-way line of South College Ave. 99.81 feet to a point for corner;

THENCE: S 59° 30' 00" W - 164.94 feet to a point for corner;

THENCE: N 32° 29' 00" W - 99.86 feet to a point for corner;

THENCE: N 59° 30' 00" E - 167.06 feet to the POINT OF BEGINNING; and containing 0.3805 acres of land, more or less, according to a survey made under the supervision of Burtis R. Dockery, Registered Professional Land Surveyor, No. 3186 in August, 1990.
This tract of land or any part thereof is not located in the 100 year flood plain

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Burtis R. Dockery, Registered Professional Engineer, No. 26072, in the State of Texas, hereby certify that proper engr. consideration has been given this plat.

BURTIS R. DOCKERY 26072 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS

Burtis R. Dockery 9-20-90
Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Burtis R. Dockery, Registered Professional Land Surveyor, No. 3186, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey on the property made under my supervision on the ground.

BURTIS R. DOCKERY 3186 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS

Burtis R. Dockery RPLS 9-20-90
Registered Professional Land Surveyor

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 Kam
City Engineer, Bryan, Texas

**REPLAT**

LOT 17 AND PART OF LOT 18
POU ADDITION
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST, 1990
DEVELOPED BY: RUSSELL WELCH
OWNED BY: LYDIA CUMINGS

FILED
90 SEP 27 AM 10:36
Frank Berishke JR. COUNTY CLERK
Barbara Johnson
452531

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The). Lydia Cumings owner(s) and developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, volume 681, Page 210, and designated herein as the Lot 17 & Part of Lot 18 POU Addition (Replat) Subdivision to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicated to the use the public forever all streets, alleys, parks, water course, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Lydia Cumings
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Lydia Cumings, 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 on this 20th day of Sept. 1990

BLENDA MARINO Notary Public - State of Texas Commission Expires 8-14-93

Blenda Marino
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Berishke, 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 27th day of Sept., 1990, in the Deed Records of Brazos County, In Volume 1312 Page 276.

Frank Berishke by Karen McInnes
County Clerk, Brazos County, 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.

Ray Shanaa
Director of Planning

APPROVAL OF THE PLANNING COMMISSION

I, REBA C. RAGSDALE, 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 14TH day of SEPT., 1990 and same was duly approved on the 18TH day of SEPT., 1990 by said Commission.

Reba C. Ragsdale
VICE-Chairman, City Planning Commission
Bryan, Texas.

PROPOSED LAND USE - COMMERCIAL