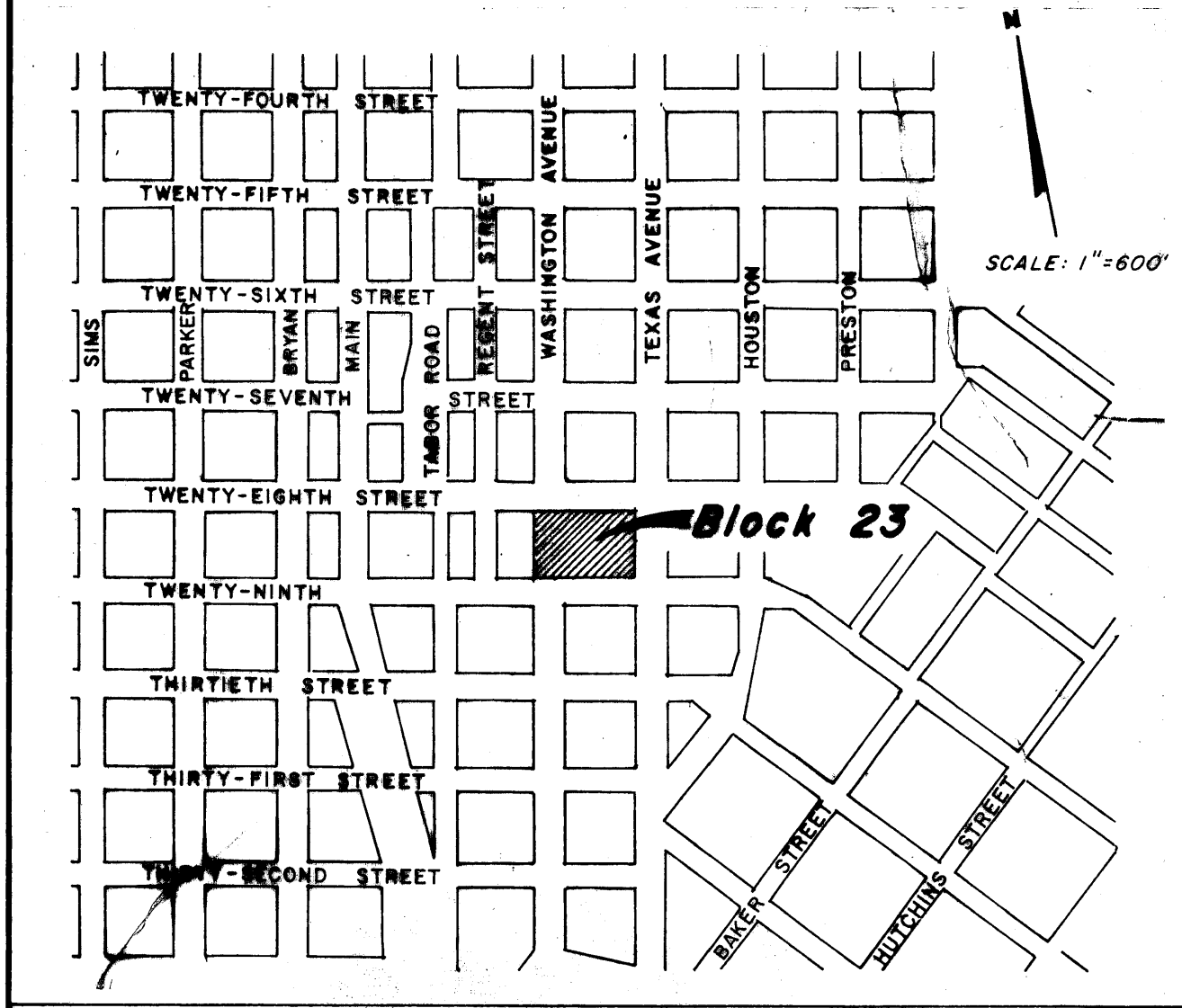


ORIGINAL PLAT

BRYAN ORIGINAL TOWNSITE, BLOCK 23
AS RECORDED IN VOL. H, PG. 721



KEY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the BRYAN ORIGINAL TOWNSITE of Bryan, Brazos County, Texas and being all of the Washington Avenue Right-of-Way between 28th St. and 29th St. as abandoned and described in Volume 933, Page 791 and City Ordinance No. 630 and 631, and all of Block Twenty-Three (23) of the said BRYAN ORIGINAL TOWNSITE as recorded in Volume H, Page 721 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

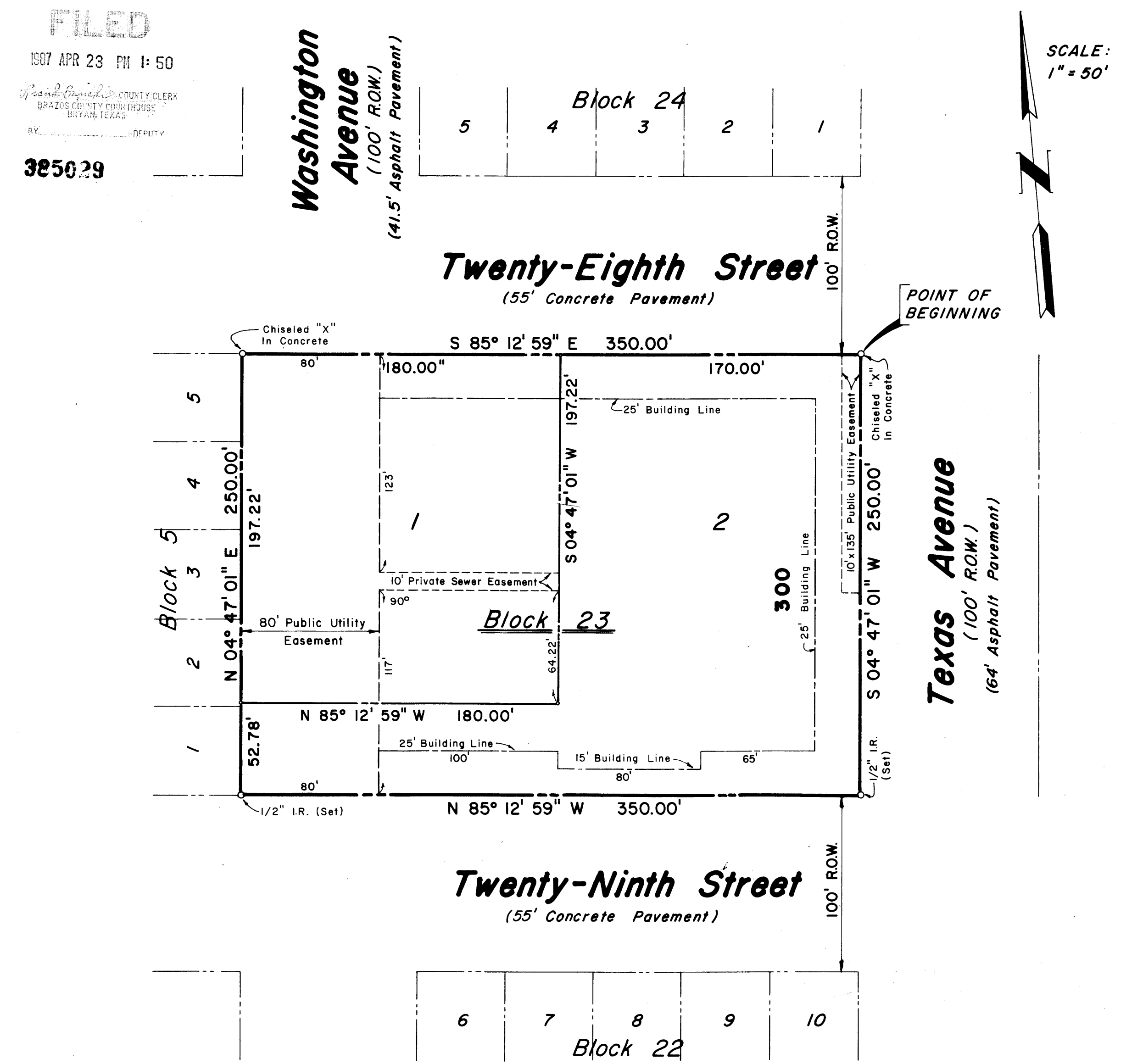
BEGINNING: at a chiseled "X" mark set for the northeast corner of Lot Ten (10) in said Block Twenty-Three (23), said "X" mark also being the intersection of the South Right-of-Way line of Twenty-Eighth Street (based on a 100' width) and the West Right-of-Way line of Texas Avenue (based on a 100' width);

THENCE: S 04° 47' 01" W along said west line of Texas Avenue for a distance of 250.00 feet to a 3/4-inch iron rod set at the southeast corner of Lot Five (5), Block Twenty-Three (23) for corner, said iron rod also being at the intersection of said Texas Avenue line and the North Right-of-Way line of Twenty-Ninth Street (based on a 100' width);

THENCE: N 85° 12' 59" W along the said north line of Twenty-Ninth Street for a distance of 350.00 feet to a 3/4-inch iron rod set for the southeast corner of Lot One (1) of Block Five (5), said iron rod also being the intersection of the West line of the beforementioned Washington Avenue Right-of-Way and the north line of said 29th St. Right-of-Way;

THENCE: N 04° 47' 01" E for a distance of 250.00 feet to a chiseled "X" mark set in a concrete walk for the intersection of the said West Right-of-Way line of Washington Avenue and the South Right-of-Way line of said 28th St., said "X" also marking the Northeast corner of Lot Five (5) of said Block Five (5);

THENCE: S 85° 12' 59" E for a distance of 350.00 feet to the POINT OF BEGINNING and containing 2.0087 acres of land, more or less.



REVISED PLAT

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, They), City of Bryan, owner and developer 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 934, Page 791 and designated herein as the L. I. B. S. - Right B.O.T. 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 therein expressed.

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863 - 693

Marvin Tate
Owner Marvin Tate - Mayor

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MARVIN TATE, 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 13th day of April, 1987.

Carla Dileo
Notary Public in and for Brazos County, Texas
Printed Name CARLA DILEO
My term expires: 3-12-91

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, They), First Baptist Church, owner and developer 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 934, Page 791 and designated herein as the L. I. B. S. - Right B.O.T. 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 therein expressed.

James Richard Maples
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared JAMES RICHARD MAPLES, 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 16th day of April, 1987.

Carla Dileo
Notary Public in and for Brazos County, Texas
Printed Name CARLA DILEO
My term expires: 3-12-91

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Berishie, 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 23 day of April, 1987, in the Deed Records of Brazos County in Volume 934, Page 791.

Frank Berishie
County Clerk, Brazos County, Texas
By Aren McQueen

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this ordinance.

James R. Mullen
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

I, G. KEVIN MULLARD, 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 12 day of February, 1987, and same was duly approved on the 13 day of January, 1987, by said Commission.

G. Kevin Mullen
Chairman, City Planning Commission
Bryan, Texas

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.

Burt Kan
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Public Surveyor No. 2859 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.

Michael R. McClure
Registered Public Surveyor 2/24/87

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 27140 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure
Registered Professional Engineer
2/24/87

- GENERAL NOTES:**
- Proposed Land Use: Municipal Service Center
 - The minimum sideyard and rear building setback requirement is 5.0'.
 - This property is not in a 100-Year Flood Hazard Area according to the City of Bryan Flood Insurance Rate Map Community Panel No. 480082 0007 B, effective date: May 19, 1981.
 - The allowed 15' building setback indicated along the north right-of-way line of Twenty-Ninth Street shall revert back to a 25' building setback at such time as the proposed structure is removed or destroyed.

REPLAT

BRYAN ORIGINAL TOWNSITE

REPLAT OF BLOCK 23
AS RECORDED IN VOL. H, PG. 721

2.0087 ACRES

S. F. AUSTIN NO. 9 LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER 1986

Owners:
FIRST BAPTIST CHURCH OF BRYAN
201 S. WASHINGTON
BRYAN, TEXAS 77803

City of Bryan
P.O. BOX 1000
BRYAN, TEXAS 77805

Engineer & Surveyor:
McCLURE ENGINEERING, INC.
1722 BROADMOOR ST.
SUITE 210
BRYAN, TEXAS 77802

on land base
no 21762