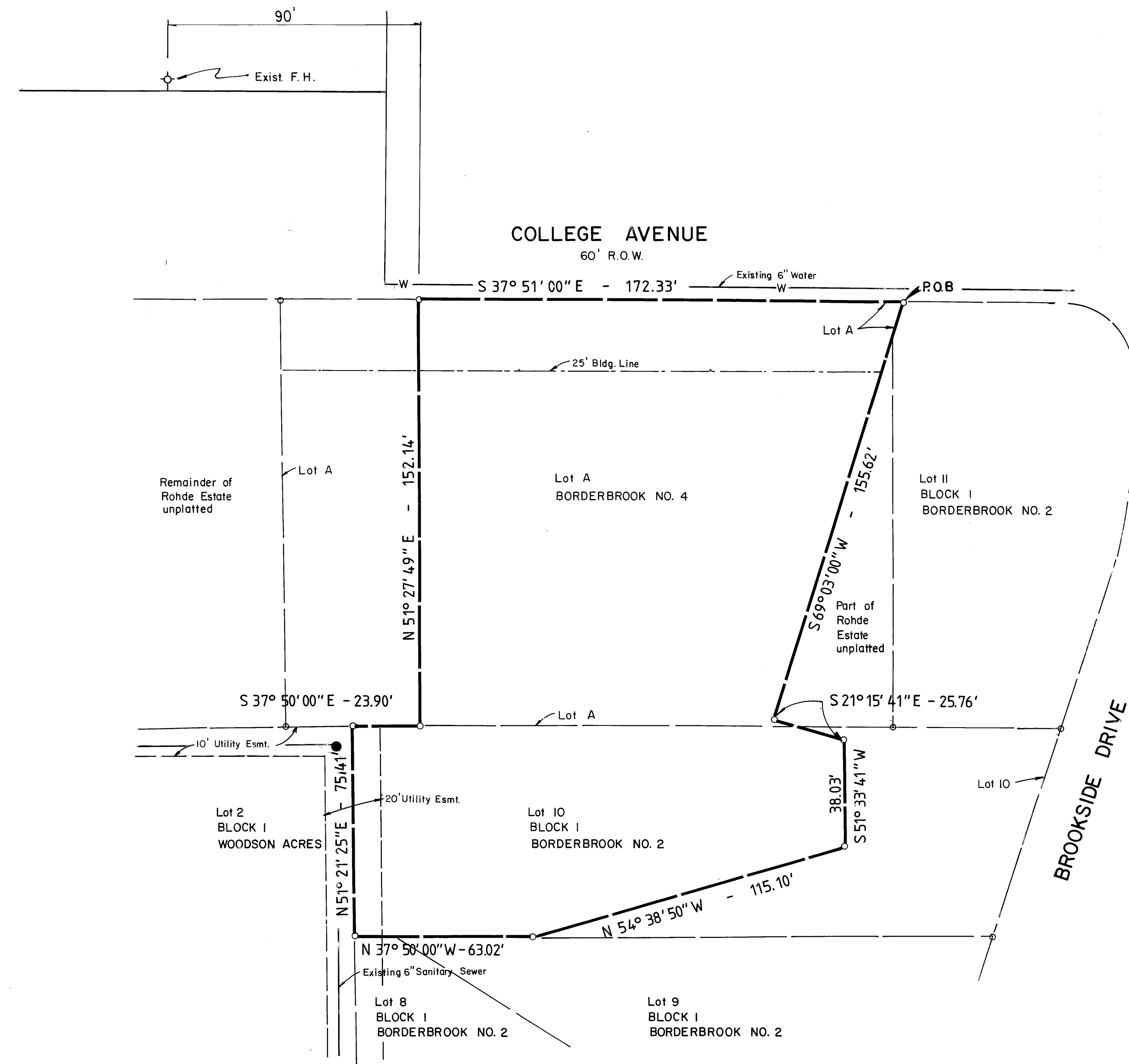


FIELD NOTES

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being a part of Lot A of BORDERBROOK No. 4 SUBDIVISION according to the plat recorded in volume 365, page 279 of the Deed Records of Brazos County, Texas and also being part of lot 10, block 1 of Borderbrook No. 2 SUBDIVISION according to the plat recorded in volume 199, page 611 of the Deed Records of Brazos County, Texas and being more particularly described as follows:

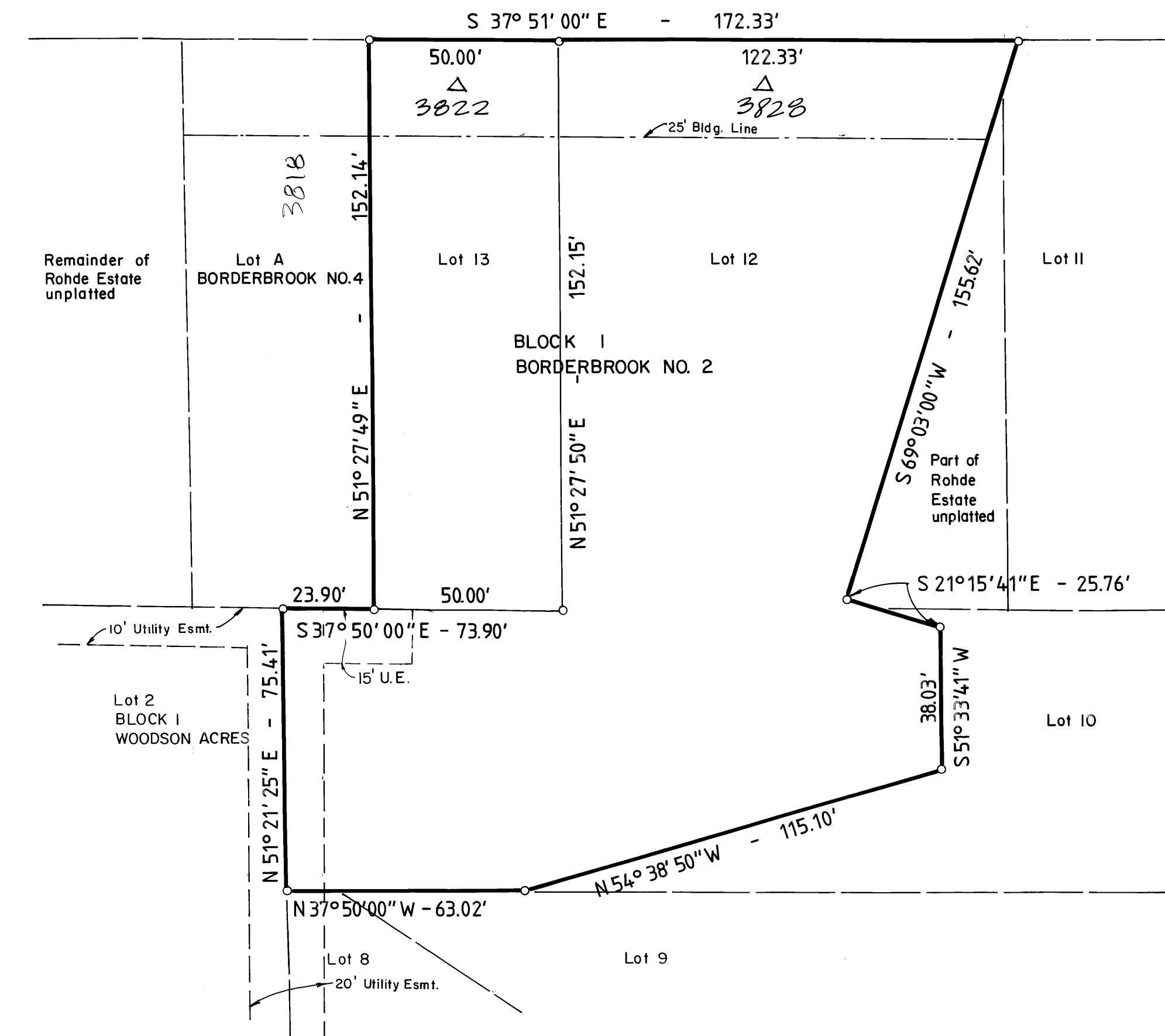
BEGINNING: at an iron rod in the southwest right-of-way line of College Avenue, said iron rod also being the east corner of Lot A, Borderbrook No. 4 Subdivision;
 THENCE: S 69°03'00" W - 155.62 feet to an iron rod for corner;
 THENCE: S 21°15'41" E - 25.76 feet to an iron rod for corner;
 THENCE: S 51°27'49" W - 115.10 feet to an iron rod for corner;
 THENCE: N 54°38'50" W - 115.10 feet to an iron rod for corner;
 THENCE: N 37°50'00" W - 63.02 feet to an iron rod for corner;
 THENCE: N 51°21'25" E - 75.41 feet to an iron rod for corner;
 THENCE: S 37°50'00" E - 23.90 feet to an iron rod for corner;
 THENCE: N 51°27'49" E - 152.14 feet to an iron rod for corner; in the said College Avenue line;
 THENCE: S 37°51'00" E - 172.33 feet along said College Avenue line to the PLACE OF BEGINNING; and containing 0.77 acres of land, more or less.

COLLEGE AVENUE



ORIGINAL PLAT

SCALE: 1" = 30'



REVISED PLAT

SCALE: 1" = 30'

Property to be replatted
 Drainage Report to be turned in with Site Plan.
 Owner will provide storm water management when
 each lot develops, meeting section 14(J) of the
 Subdivision Control Ordinance.



NOTE: 5' Sidewalk and Rearyard Setback
 PROPOSED LAND USE: 2 Commercial Lots

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
 COUNTY OF BRAZOS

I, (we) John A. Callahan, Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 199, Page 611, and designated herein as the BORDERBROOK No. 2 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, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

John A. Callahan
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John A. Callahan, 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 26th day of July, 1983.

Francis Callahan
 Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Frank Boriskie, County Clerk in and for the said County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 27 day of July, 1983, in the Deed Records of Brazos County, Texas, Volume 597, Page 145.

Frank Boriskie by Cheryl Johnson
 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 the Ordinance.

Robert Miller
 Director of Planning, Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, Roger Jackson, 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 17th day of July, 1983 and same was duly approved on the 21st day of July, 1983 by said Commission.

Roger Jackson
 Chairman, City Planning Commission
 Bryan, Texas

The owners of land shown on this plat and whose names are subscribed hereto in person, hereby declare Lots A of Borderbrook No. 4 Subdivision and Lot 10, Block 1 of Borderbrook No. 2 Subdivision according to the plats recorded in volume 365, page 279 and Volume 199, Page 611 of the Deed Records of Brazos County, Texas to be vacated and establish lots 12 and 13 of Borderbrook No. 2 Subdivision as shown on the Revised plat.

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Engineer, No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Donald D. Garrett
 Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor No. 2972, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property hereunder my supervision on the ground.

Donald D. Garrett
 Registered Public Surveyor

271837

REPLAT

PART OF LOT A
 BORDERBROOK NO. 4
 AND
 PART OF LOT 10, BLOCK 1
 BORDERBROOK NO. 2
 0.77 ACRES
 BRYAN, BRAZOS COUNTY, TEXAS

OWNER & DEVELOPER:
 John M. Moore, M.D.
 Rt. 6, Box 695
 College Station, Texas



0.7500