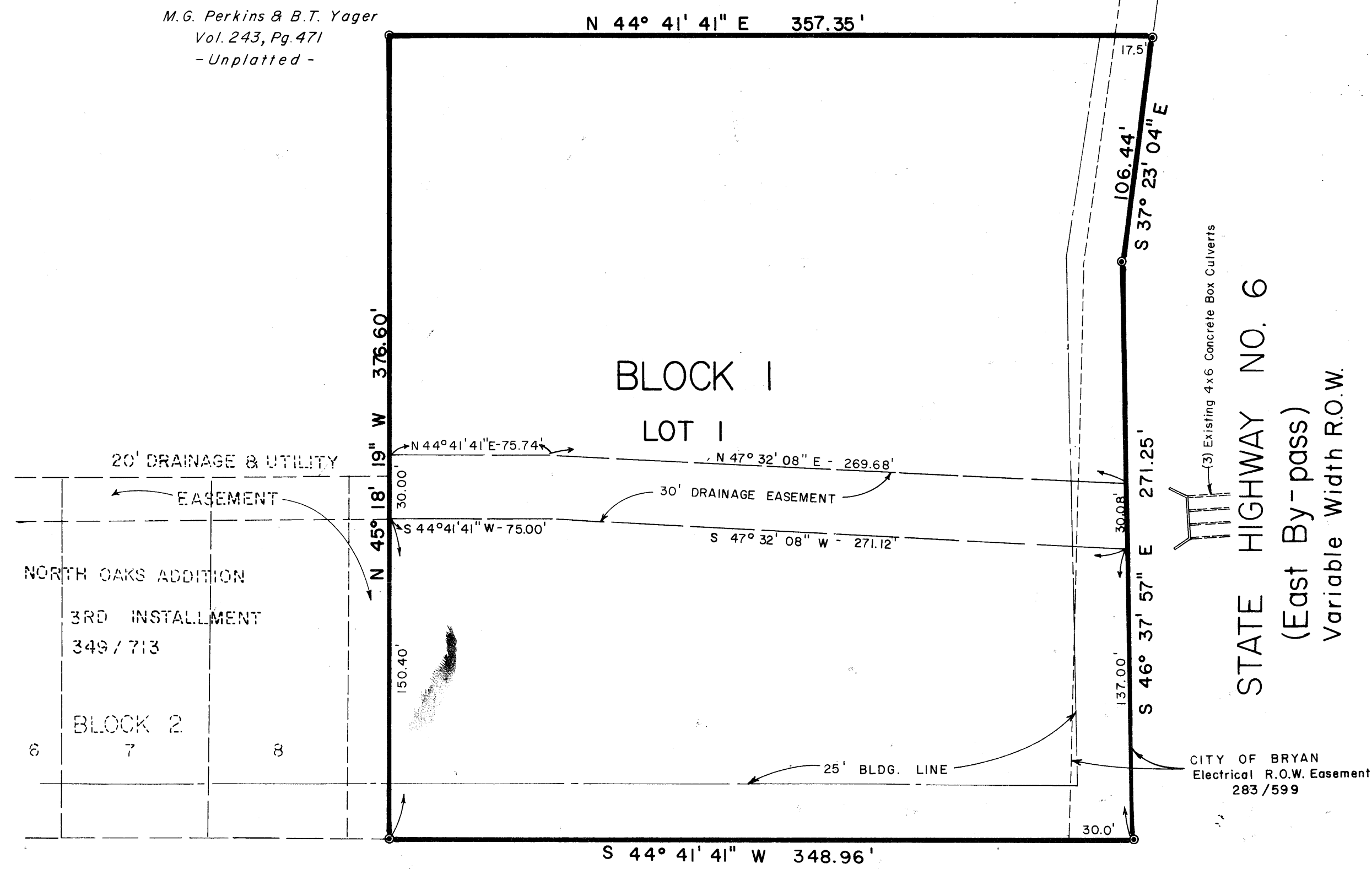


M.G. Perkins & B.T. Yager
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WILKES ROAD
(80' R.O.W.)

ORIGINAL PLAT

RECORDED IN VOLUME 418, PAGE 549 OF
THE DEED OF RECORDS

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS |
COUNTY OF BRAZOS |

I, (We, The), MANORWOOD DEVELOPMENT CORPORATION, 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 528, Page 371 and designated herein as the BRYAN NORTH ADDITION 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.

Owner: Philip J. Tremont, Pres.
MANORWOOD DEVELOPMENT CORP.

Philip J. Tremont
Lienholder Approval
Philip J. Tremont
First Band and Trust
Bryan, Texas

STATE OF TEXAS |
COUNTY OF BRAZOS |

Before me, the undersigned authority, on this day personally appeared _____, 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 _____ day of _____, 19____.

Notary Public in and for Brazos County,
Texas

FIELD NOTES

Being all that certain tract or parcel of land, lying and being situated in the MOSES BAINE LEAGUE in Bryan, Brazos County, Texas, and being all of that 3.00 acre tract of land called BRYAN NORTH Addition as recorded in Volume 418, Page 549 of the Deed Records and being more particularly described by metes and bounds as follows:

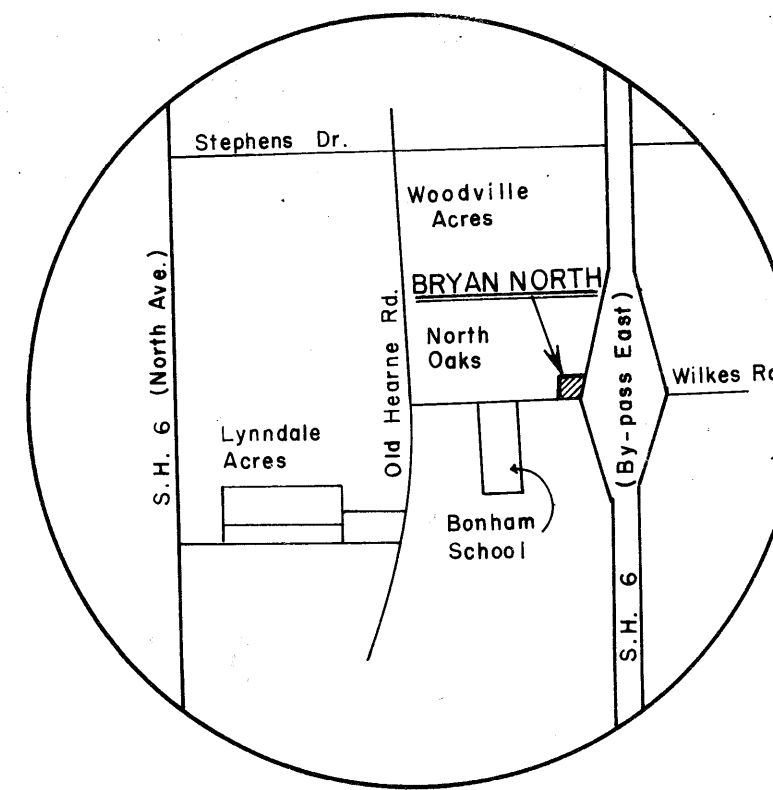
BEGINNING: at an iron rod found marking the southeast corner of Lot 8, Block 2 of NORTH OAKS ADDITION 3rd Installation as recorded in Volume 349, Page 713, said iron rod also being in the north-west right-of-way line of Wilkes Road;

THENCE: N 45° 18' 19" W along the northeast line of said Lot 8 and continue for a total distance of 376.60 feet to an iron rod for corner;

THENCE: N 44° 41' 41" E for a distance of 357.35 feet to an iron rod for corner, said iron rod also being in the southwest right-of-way line of State Highway No. 6 (East Bypass);

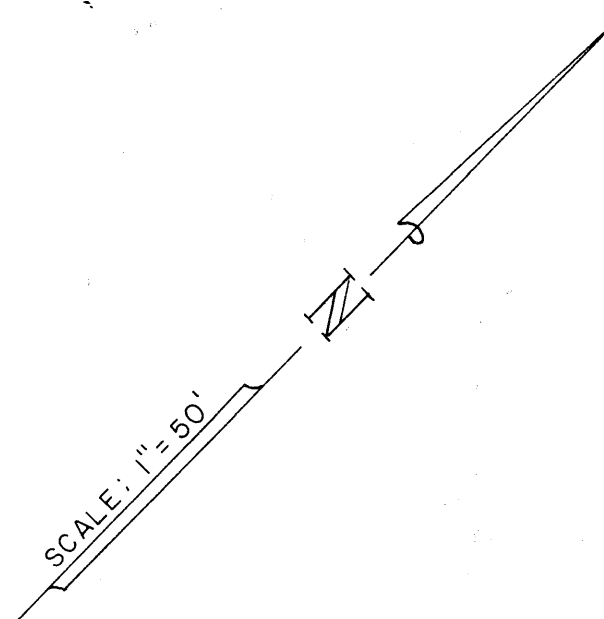
THENCE: S 37° 23' 04" E for a distance of 106.44 feet and S 46° 37' 57" E for a distance of 271.25 feet to an iron rod for corner, said iron rod also marking the intersection of the aforesaid Highway No. 6 and the Wilkes Road right-of-way lines;

THENCE: S 44° 41' 41" W for a distance of 348.96 feet to the POINT OF BEGINNING and containing 3.00 acres of land, more or less.

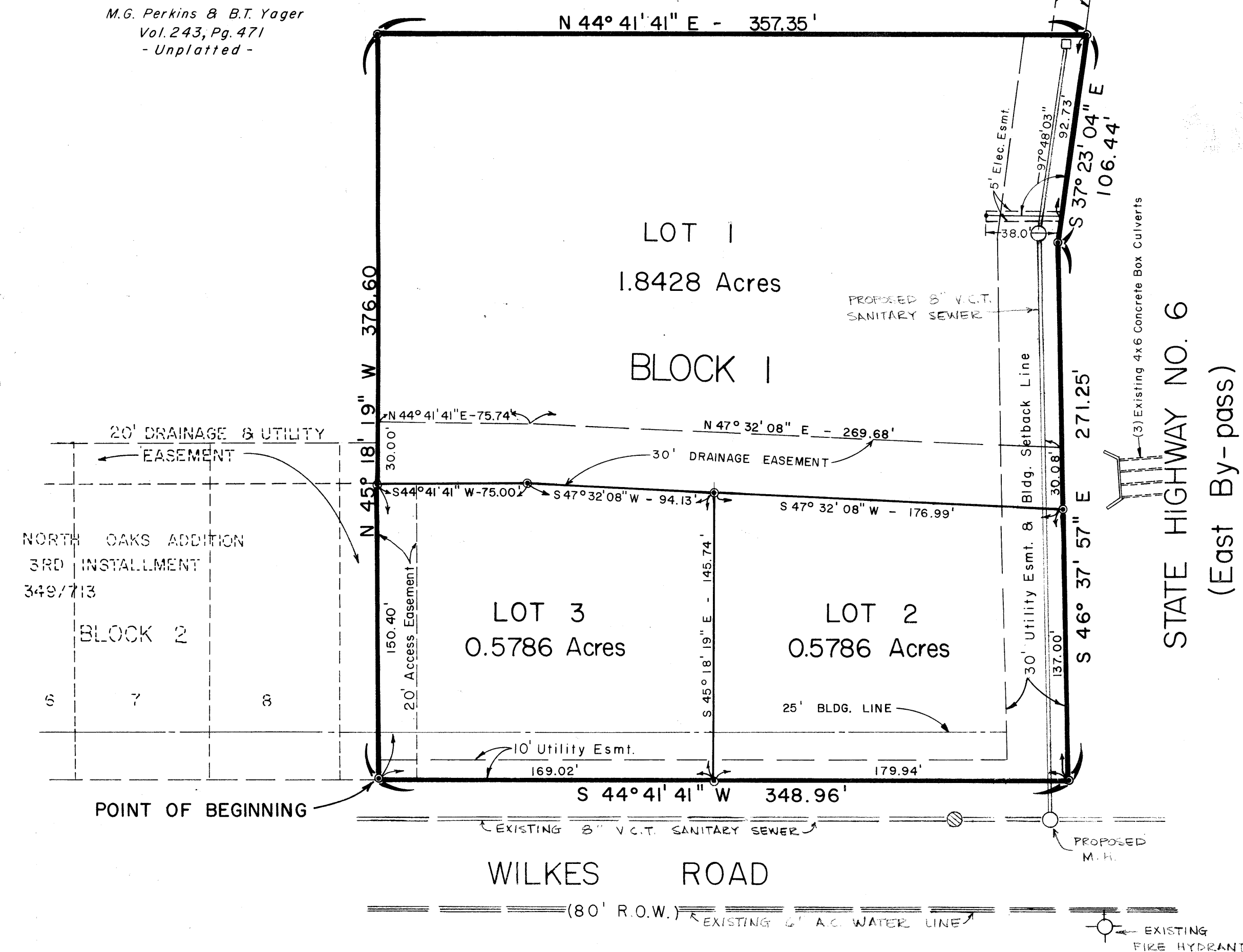


VICINITY MAP

NOT TO SCALE



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- Unplatted -



WILKES ROAD
(80' R.O.W.)

REVISED PLAT

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS |
COUNTY OF BRAZOS |

I, Frank Bouslic, 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 _____ day of _____, 19____, in the Deed Records of Brazos County in Volume _____ Page _____.

Frank Bouslic 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 this Ordinance.

Cheryl Johnson
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 _____ day of _____, 19____, and same was duly approved on the _____ day of _____, 19____, by said Commission.

Roger Jackson
Chairman City Planning Commission
Bryan, Texas

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS |
COUNTY OF BRAZOS |

I, MICHAEL R. MCCLURE, Registered Public Surveyor No. 2899 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

General Notes:

- Land Use - Three Commercial Lots.
- As of this date a preliminary drainage analysis has been prepared for this plat or parcel(s) thereof and shall be updated by developer as determined by City Engineer prior to request for building permits.
- Minimum sideyard & rear setback is 5'.
- This development complies with the drainage requirements outlined in Section 14 J. (2) b. of the Subdivision Control Ordinance.

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS |
COUNTY OF BRAZOS |

I, MICHAEL R. MCCLURE, Registered Professional Engineer No. 52740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure
Registered Professional Engineer

285982

REPLAT

BRYAN NORTH

3.00 ACRES
MOSES BAINE LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50'
APRIL, 1983

OWNER & DEVELOPER
MANORWOOD DEVELOPMENT CORP.
1735 Briarcrest, Suite 204
Bryan, Texas 77801

ENGINEER & SURVEYOR
McClure Engineering, Inc.
1722 Broadmead, P.O. Box 4604
Bryan, Texas 77801

17.2000