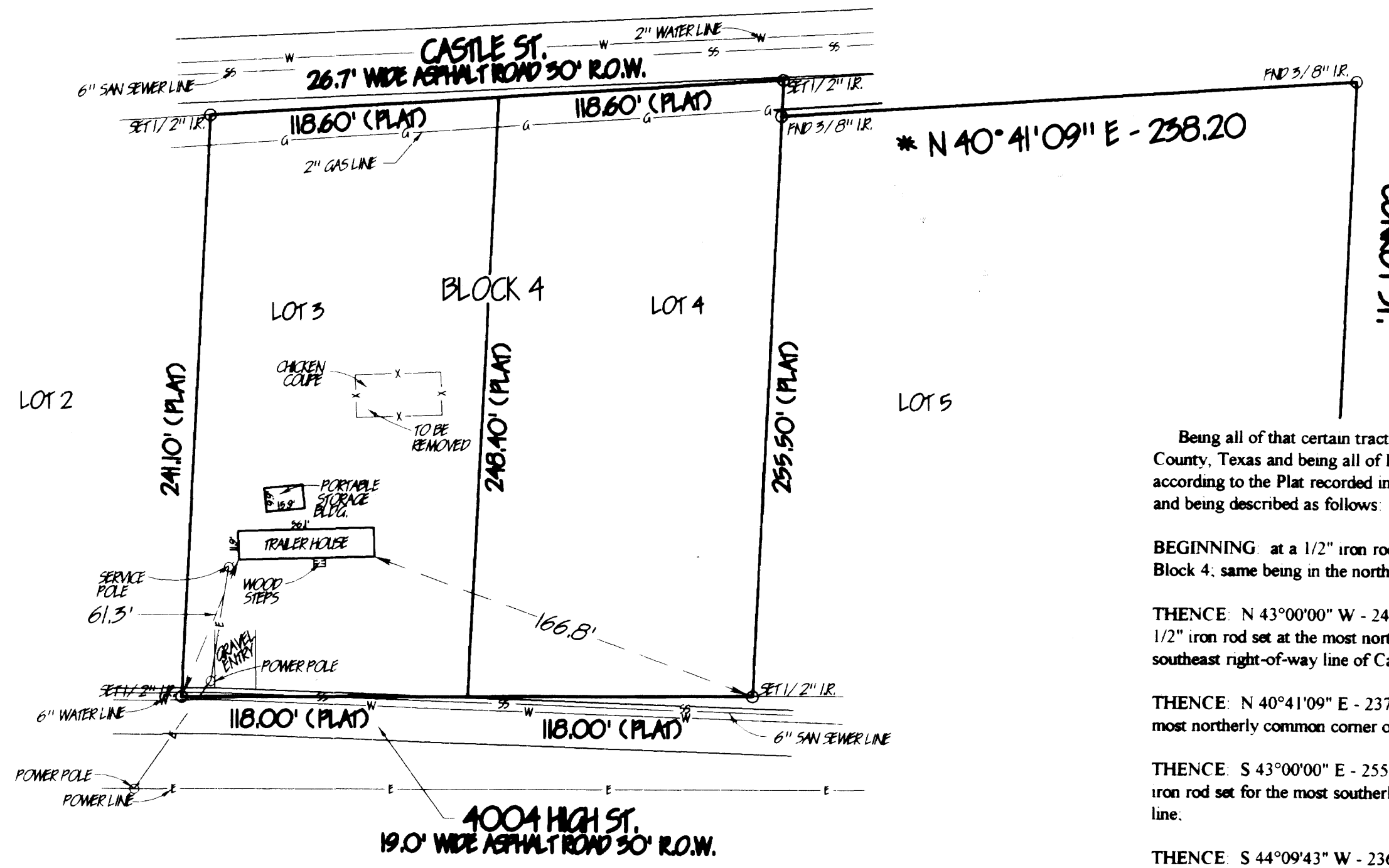


648473
 FILED
 98 FEB -5 AM 8:23
 Mary Ann Ward, CO. CLERK
 BRAZOS COUNTY COURTHOUSE
 BRYAN, TEXAS
 By *Deborah Johnson*
 DEPUTY

VICINITY MAP
 n.t.s.



Being all of that certain tract or parcel of land lying and being situated in the Bryan, Brazos County, Texas and being all of Lots 3 and 4 Block 4 of CASTLE HEIGHTS SUBDIVISION according to the Plat recorded in Volume 126 page 142, Deed Records of Brazos County, Texas and being described as follows:

BEGINNING at a 1/2" iron rod set at the most southerly common corner of Lots 2 and 3 of said Block 4, same being in the northwest right-of-way line of High Street;

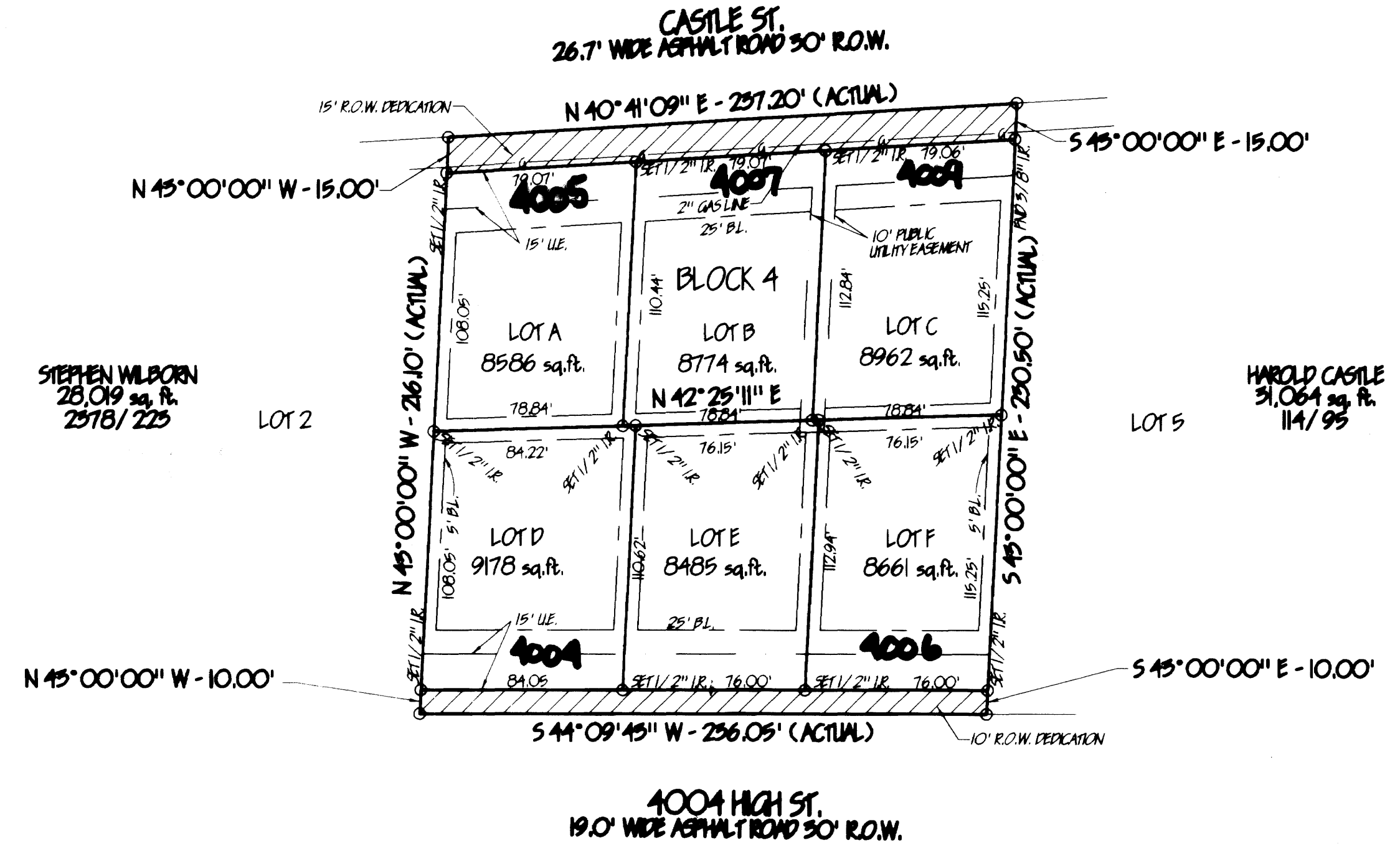
THENCE N 43°00'00" W - 241.10 feet along the common line between said Lots 2 and 3 to a 1/2" iron rod set at the most northerly common corner of said Lots 2 and 3, same being in the southeast right-of-way line of Castle Street;

THENCE N 40°41'09" E - 237.20 feet along said Castle Street line to a 1/2" iron rod set at the most northerly common corner of Lots 4 and 5 of said Block 4;

THENCE S 43°00'00" E - 255.50 feet along the common line between said Lots 4 and 5 to a 1/2" iron rod set for the most southerly common corner of said Lots, same being in said High Street line;

THENCE S 44°09'43" W - 236.05 feet along said High Street line to the PLACE OF BEGINNING and containing 1.30 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on December 10, 1997.

- GENERAL NOTES:
1. Basis of bearings is iron rods found along Castle St.
 2. This property is zoned MU-1.
 3. This property does not lie in a flood plain according to Flood Insurance Rate Map No. 48041C0131 C, effective date July 2, 1992, as prepared by the Federal Emergency Management Agency.
 4. Vehicular lay of hose = 276.37'
 5. Contours scaled from city of Bryan topo maps.
 6. THE PARKLAND DEDICATION FOR THIS AREA WILL BE FOR PARK IMPROVEMENTS IN ZONE 2.



ORIGINAL
 VOLUME: 126, PAGE: 142

REPLAT

CASTLE HEIGHTS SUBDIVISION
 BLOCK 4, LOTS A-F
 A REPLAT
 OF
 CASTLE HEIGHTS SUBDIVISION
 BLOCK 4, LOTS 3 & 4
 1.21 ACRES

S.F. AUSTIN LEAGUE NO. 10
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 50'
 NOVEMBER 18, 1997

OWNER/DEVELOPER:
 CHALON JONES
 TRUSTEE FOR ROOSEVELT McQUINTER
 P.O. BOX CR
 COLLEGE STATION, TEXAS 77841-5057
 409-776-7751

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Phone: 409 / 846 - 2688

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, *Chalon Jones*,
 owner and developer of the land shown on this plat, being the front of land (being part of the tract of land) as surveyed to me by *Donald D. Garrett* and designated herein as the *Block 4, Lots 3 & 4* 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.

Chalon Jones
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, *Donald D. Garrett*, Registered Professional Land Surveyor No. 2972, of 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 and that the metes and bounds describing said subdivision describe a closed geometric form.

Donald D. Garrett
 Donald D. Garrett, R.P.L.S. No. 2972

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, *Mary Ann Ward*, County Clerk, in and for said County, do hereby certify that this plat together with its certification of authentication was filed for record in my office the *18th* day of *November*, 19*97*, as the Deed / Official Records of Brazos County, Texas, in Volume *3628*, Page *1*.

Mary Ann Ward by Deborah Johnson
 County Clerk, Texas
 Deputy Clerk

CERTIFICATION OF THE PLANNING ADMINISTRATOR
 I, the undersigned, Planning Administrator 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.

Richard Perkins
 Planning Administrator, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION
 I, *Richard Perkins*, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the *25th* day of *November*, 19*97*, and same was duly approved on the *29th* day of *January*, 19*98*, by said commission.

Richard Perkins
 Chairman of the Planning & Zoning Commission
 Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER
 I, the undersigned, Development 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.

Richard Perkins
 Development Engineer, Bryan, Texas

CERTIFICATE OF THE ENGINEER
 I, *Donald D. Garrett*, Registered Professional Engineer No. 22793, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
 Donald D. Garrett, P.E. No. 22793

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, *Mary Ann Ward*, County Clerk, in and for said County, do hereby certify that this plat together with its certification of authentication was filed for record in my office the *18th* day of *November*, 19*97*, as the Deed / Official Records of Brazos County, Texas, in Volume *3628*, Page *1*.

Mary Ann Ward by Deborah Johnson
 County Clerk, Texas
 Deputy Clerk

DONALD GARRETT
 Notary Public, State of Texas
 My Commission Expires 9-18-2008

on balance no strikes