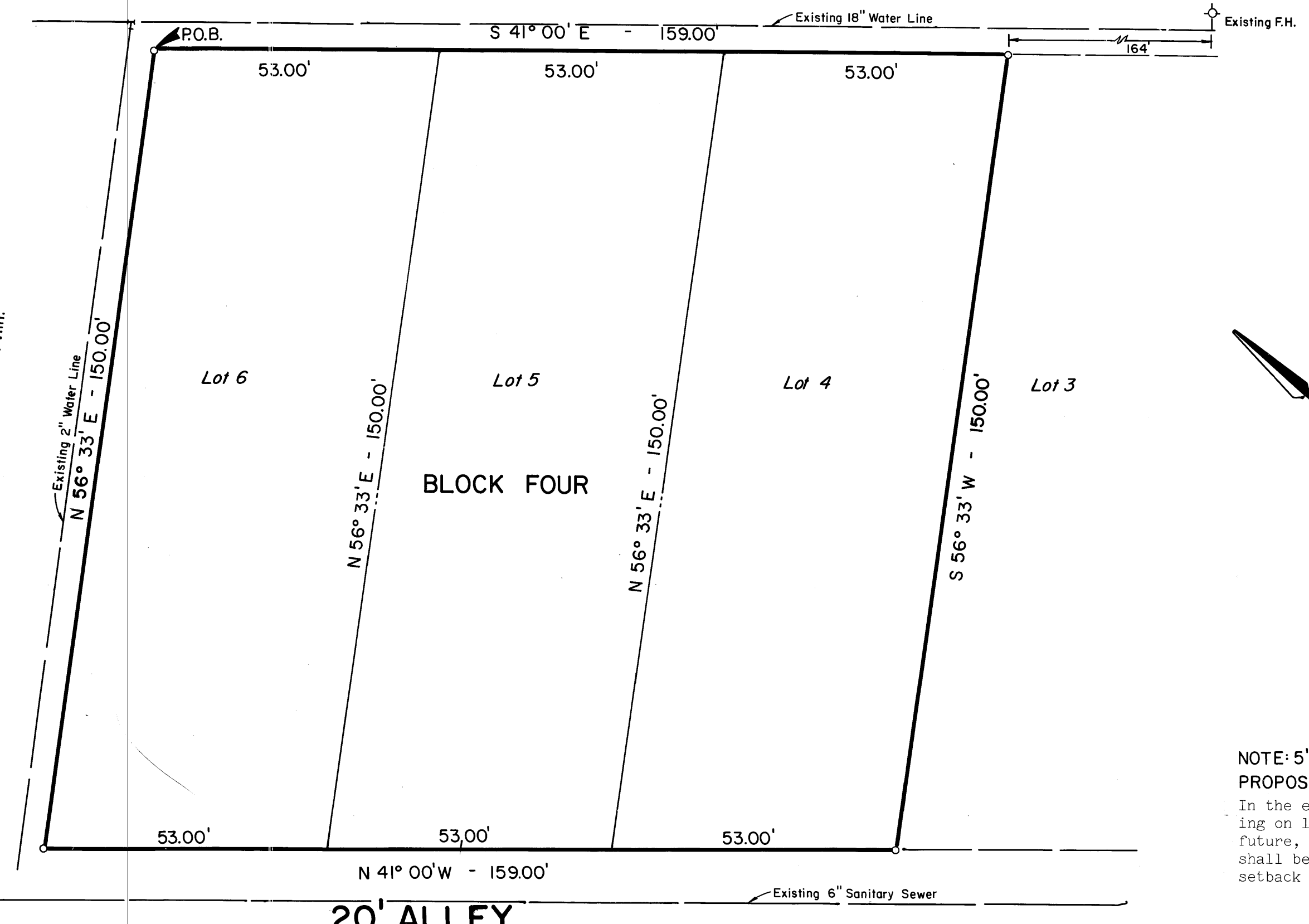
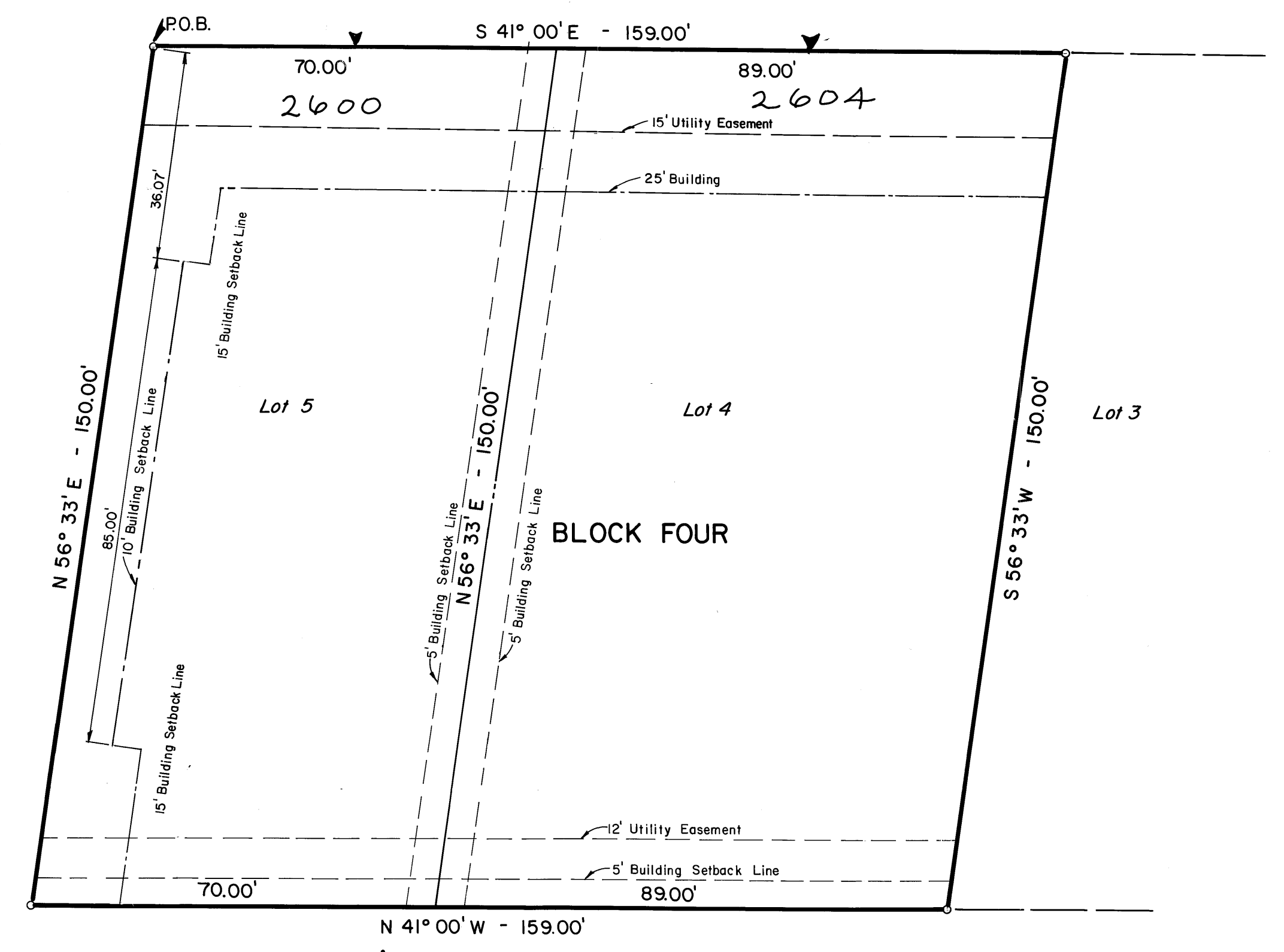


KOENIG STREET
40' R.O.W. - 24' P.vmt.



ORIGINAL PLAT
SCALE: 1"=20'

KOENIG STREET
40' R.O.W. - 24' P.vmt.



REVISED PLAT
SCALE: 1"=20'

NOTE: 5' Sideway and Rearyard Setback
PROPOSED LAND USE: 2 Commercial Lots
In the event that the proposed building on lot 5 is to be removed in the future, the 10' building setback line shall be cancelled and a 15' building setback line shall take its place.

FIELD NOTES

Being all of lots 4, 5, and 6, block 4 of the J.W. JAMES SUBDIVISION to the City of Bryan, Texas as shown on the plat recorded in Volume 38, Page 578 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING: at an iron rod in the intersection of the southwest right-of-way line of Cavitt Avenue and the southeast right-of-way line of Koenig Street;
THENCE: S 41°00' E - 159.00 feet along said Cavitt Avenue line to an iron rod for corner;
THENCE: S 56°33' W - 150.00 feet to an iron rod for corner;
THENCE: N 41°00' W - 159.00 feet to an iron rod in the said Koenig Street line;
THENCE: N 56°33' E - 150.00 feet along said Koenig Street line to the PLACE OF BEGINNING; and containing 0.55 acres of land, more or less.

A CERTIFICATE BY THE ENGINEER

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

CERTIFICATION OF

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that the plat is a true and correct copy of the original as shown on the ground.

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Boricki, 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 20 day of September, 1983, in the Deed Records of Brazos County, Texas, Volume 412, Page 595.

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.

APPROVAL OF THE PLANNING COMMISSION:

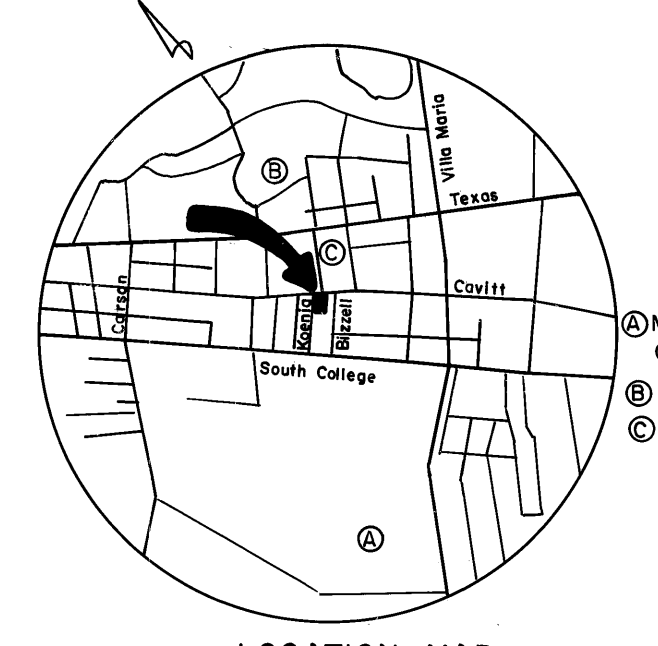
I, Roger Jackson, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 19th day of MAY, 1983, and same was duly approved on the 2nd day of JUNE, 1983 by said Commission.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

I, (we), BENNY L. SIEGERT & EN. Misc, Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, volume 412, Page 321, and designated herein as the J.W. JAMES SUBDIVISION 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.

Before me, the undersigned authority, on this day personally appeared EN. Misc BENNY L. SIEGERT, 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 stated.

GIVEN under my hand and seal on this 17th day of MAY, 1983.
Notary Public, Brazos County, Texas



LOCATION MAP
n.t.s.

REPLAT

LOTS 4,5,6 BLOCK 4
J.W. JAMES SUBDIVISION
ZENO PHILLIPS LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=20'
MAY, 1983

OWNER & DEVELOPER:
Benny L. Siegert
4024 Green Valley
Bryan, Texas 77801

GARRETT ENGINEERING
CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 4068 - BRYAN, TEXAS 77801

own land... no... 1/20