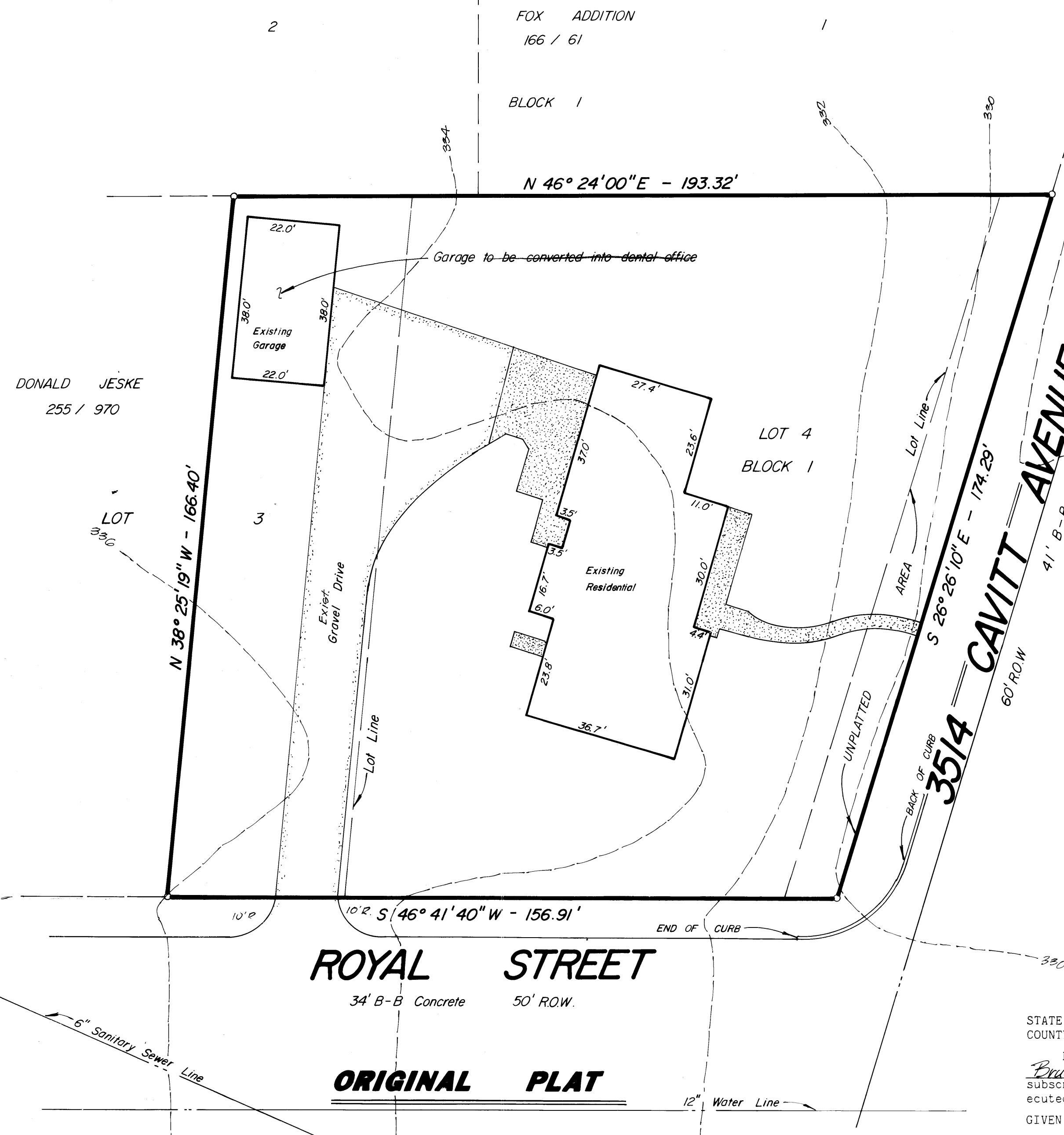
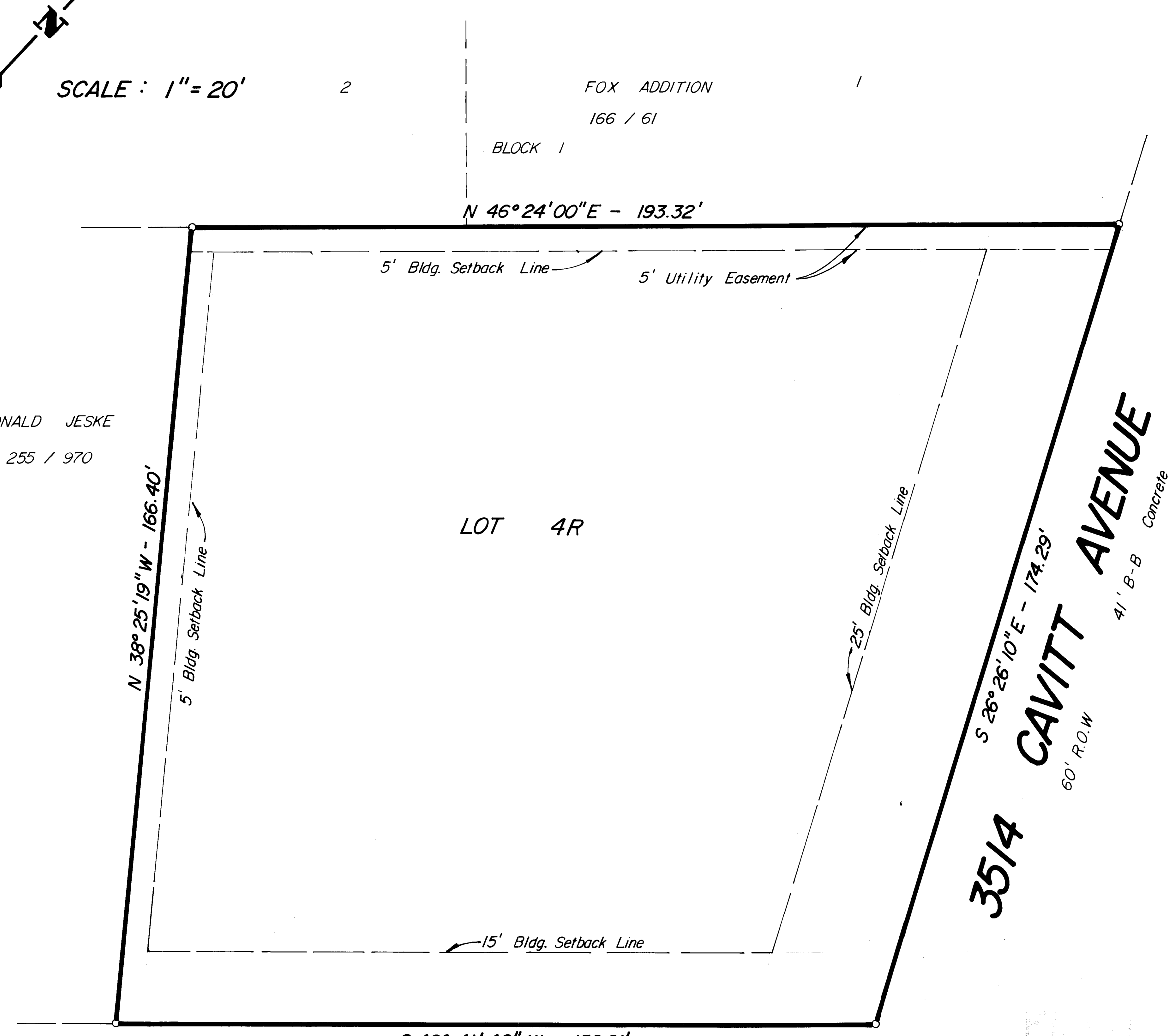


SCALE: 1" = 20'



ROYAL STREET
34' B-B Concrete 50' ROW.

ORIGINAL PLAT



ROYAL STREET
34' B-B Concrete 50' ROW.

REVISED PLAT

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), Bruce L. Erratt, owners and developers of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 184, page 91 and designated herein as the Lilly Fain Addition 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.

Bruce L. Erratt
Owner

APPROVAL OF THE PLANNING COMMISSION

I, ED WAGONER, 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 15 day of MARCH, 1988, and same was duly approved on the 7 day of APRIL, 1988 by said Commission.

Ed Wagoner
Chairman, City Planning Commission,
Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Bruce L. Erratt, 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 14 day of March, 1988.

Donald Garrett
Notary Public, State of Texas
Notary's name: Donald Garrett
Notary's commission expires: 9/19/88

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 project engineering consideration has been given this plat.

Donald D. Garrett
Registered Professional Engineer

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Benister, 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 25 day of April, 1988 in the Official Records of Brazos County in Volume 184, Page 246.

Frank Benister
County Clerk, Brazos County, 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.

Bruce Kaw
City Engineer, Bryan, Texas

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner 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.

Donald D. Garrett
City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 4972, in the State of Texas, hereby certify that the plat is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground.

Donald D. Garrett
Registered Public Surveyor

NOTE: The existing garage encroaches into the 5' Building Setback Line. The garage (proposed office) may remain until destroyed or removed. Any replacement structures must conform to the setback requirements.

LAND USE: 1 MIXED USE
RESIDENTIAL / COMMERCIAL LOT

REPLAT

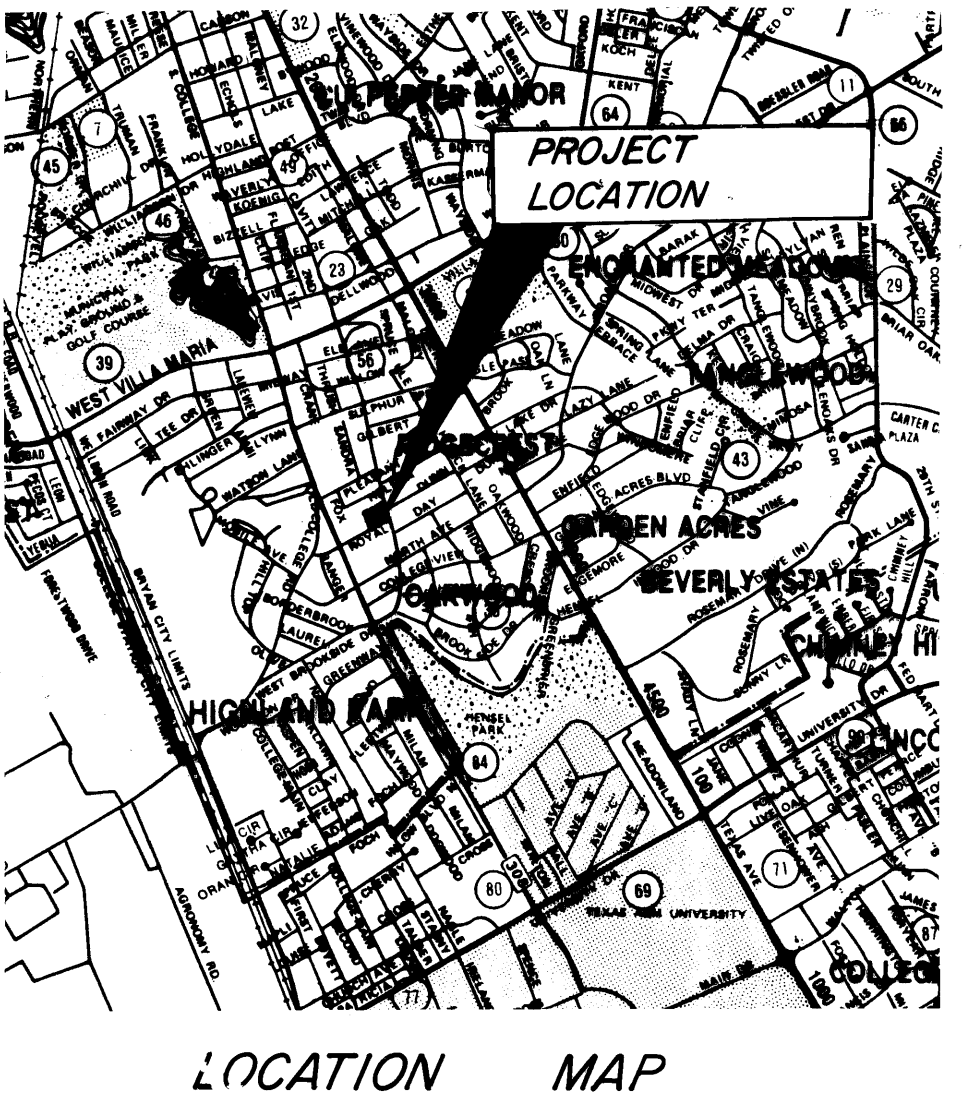
Part of Lot 3, all of Lot 4 of the LILLY FAIN ADDITION BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 20' MARCH 1988

OWNER & DEVELOPER: BRUCE L. ERRATT
3514 CAVITT STREET
BRYAN, TEXAS 77801

ENGINEERING & SURVEYOR: GARRETT ENGINEERING
4444 CARTER CREEK PARKWAY 108
BRYAN, TEXAS 77802

GARRETT ENGINEERING
CONSTRUCTION ENGINEERS & SURVEYORS
10010 MOY ADAMS
BRYAN, TEXAS 77801



LOCATION MAP

on busbars up 16163