

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 2, Block "B" of MEMORIAL FOREST Second Installment according to a plat recorded in Volume 669, page 647 of the Official Records of Brazos County, Texas, and being described as follows:

BEGINNING: at an iron rod at the northwest corner of said Lot 2, same being in the southeast right-of-way line of Memorial Drive;

THENCE: S 69°28'30" E - 350.00 feet to an iron rod for corner;

THENCE: S 17°56'51" W - 155.17 feet across said Lot 2 to an iron rod for corner, same being in the north right-of-way line of East 29th Street;

THENCE: N 69°28'30" W - 336.83 feet along said 29th Street line to a curve to the right;

THENCE: 39.28 feet around said curve to the right with a central angle of 90°00'54", a radius of 25.00 feet and whose chord bears N 24°28'30" W - 35.36 feet to an iron rod in said Memorial Drive line;

THENCE: N 20°31'30" E - 73.73 feet along said Memorial Drive line to a curve to the right;

THENCE: 56.33 feet along said Memorial Drive line with a curve to the right with a central angle of 4°07'15", a radius of 783.24 feet and whose chord bears N 22°35'07" E - 56.32 feet to the PLACE OF BEGINNING; and containing 1.170 acres of land, more or less.

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 2, Block "B" of MEMORIAL FOREST Second Installment according to a plat recorded in Volume 669, page 647 of the Official Records of Brazos County, Texas, and being described as follows:

BEGINNING: at an iron rod at the northeast corner of said Lot 2, same being in the west right-of-way line of Broadmoor Drive;

THENCE: 12.02 feet along said Broadmoor Drive line around a curve to the left with a central angle of 1°16'43", a radius of 538.61 feet and whose chord bears S 6°27'39" W - 12.02 feet to an iron rod;

THENCE: S 5°51'54" W - 115.98 feet along said Broadmoor Drive line to a curve to the right;

THENCE: 40.67 feet around said curve to the right with a central angle of 93°12'15", a radius of 25.00 feet and whose chord bears S 52°28'02" W - 36.33 feet to an iron rod in the north right-of-way line of East 29th Street;

THENCE: 264.38 feet along said East 29th Street line with a curve to the right with a central angle of 93°12'15", a radius of 1322.32 feet and whose chord bears N 75°12'10" W - 263.94 feet to an iron rod;

THENCE: N 69°28'30" W - 28.33 feet continuing along said East 29th Street line to an iron rod for corner;

THENCE: N 17°56'51" E - 155.17 feet across said Lot 2 to an iron rod for corner;

THENCE: S 69°28'30" E - 25.50 feet and S 75°12'10" E - 260.68 feet to the PLACE OF BEGINNING; and containing 1.101 acres of land, more or less.

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 2, Block "B" of MEMORIAL FOREST, Second Installment according to a plat recorded in Volume 669, page 647 of the Official Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows, to wit:

COMMENCING: at an iron rod at the northwest corner of said Lot 2, same being in the southeast right-of-way line of Memorial Drive;

THENCE: around a curve to the left along said southeast line of Memorial Drive with a central angle of 4°07'15", a radius of 783.24 feet, for an arc distance of 56.33 and whose chord bears S 22°35'07" W - 56.32 to an iron rod for corner;

THENCE: continuing along said Memorial Drive line, S 20°31'30" W - 73.73 feet to an iron rod for corner;

THENCE: along a curve to the left, with a central angle of 90°00'54", a radius of 25.00 feet, for an arc distance of 39.28 feet, and whose chord bears S 24°28'30" E - 35.36 feet to an iron rod for corner in the northeast right-of-way line of East Twenty-ninth Street;

THENCE: S 69°28'30" E - 278.50 feet along said line of East Twenty-ninth Street, to the POINT OF BEGINNING;

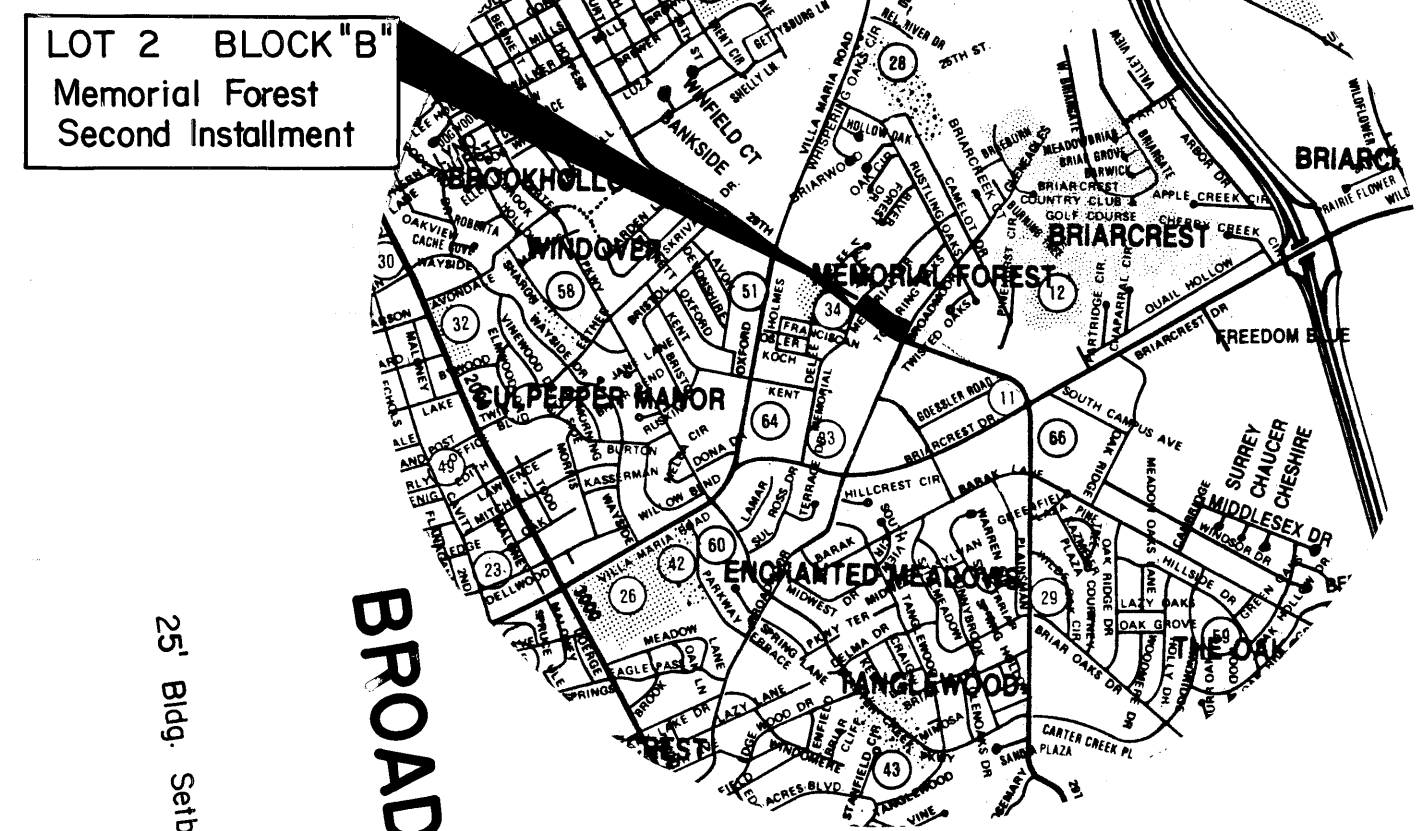
THENCE: N 20°31'30" E - 60.00 feet to a point for corner;

THENCE: S 69°28'30" E - 60.00 feet to a point for corner;

THENCE: S 20°31'30" W - 60.00 feet to a point for corner, same being in the said northeast line of East Twenty-ninth Street;

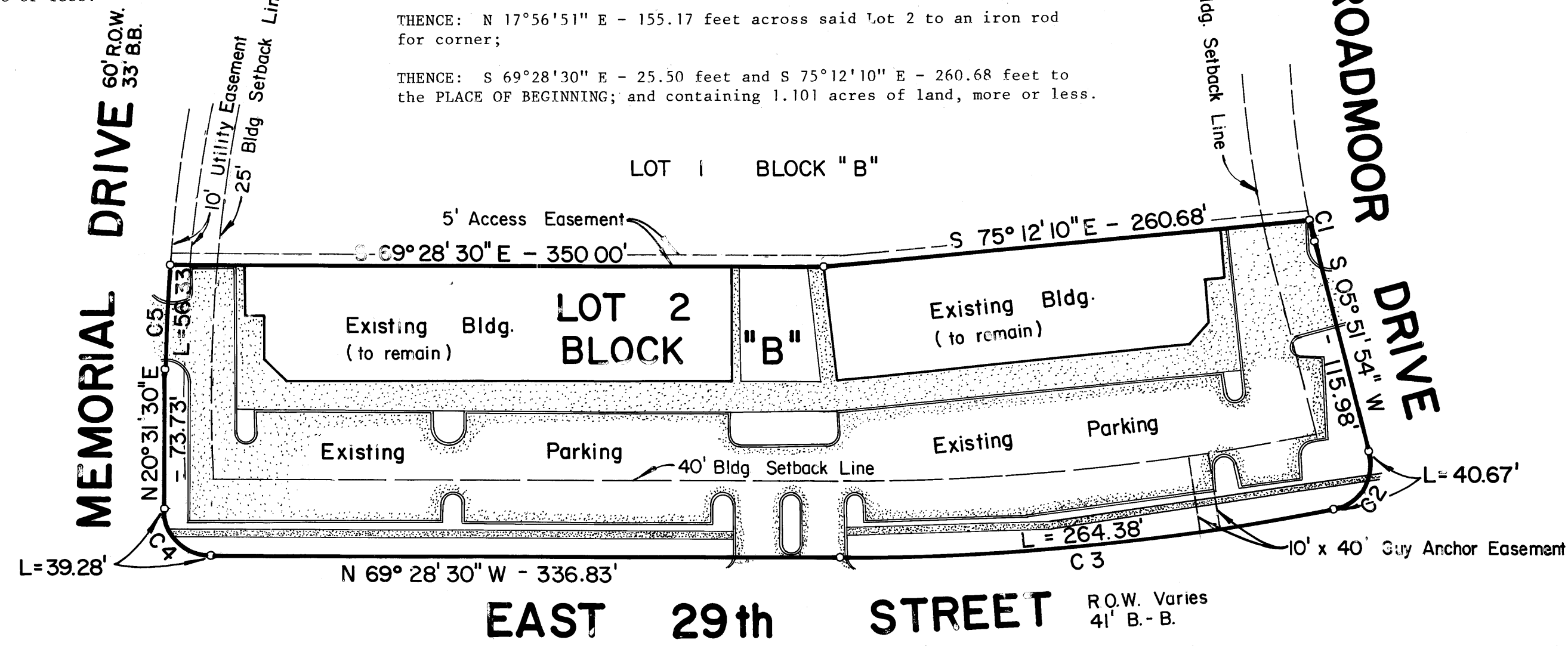
THENCE: along a curve to the right, with a central angle of 0°04'20", a radius of 1322.32 feet, for an arc distance of 1.67 feet, and whose chord bears N 69°30'40" W - 1.67 feet to a point for corner;

THENCE: N 69°28'30" W - 58.33 feet along said East Twenty-ninth Street line to the POINT OF BEGINNING.

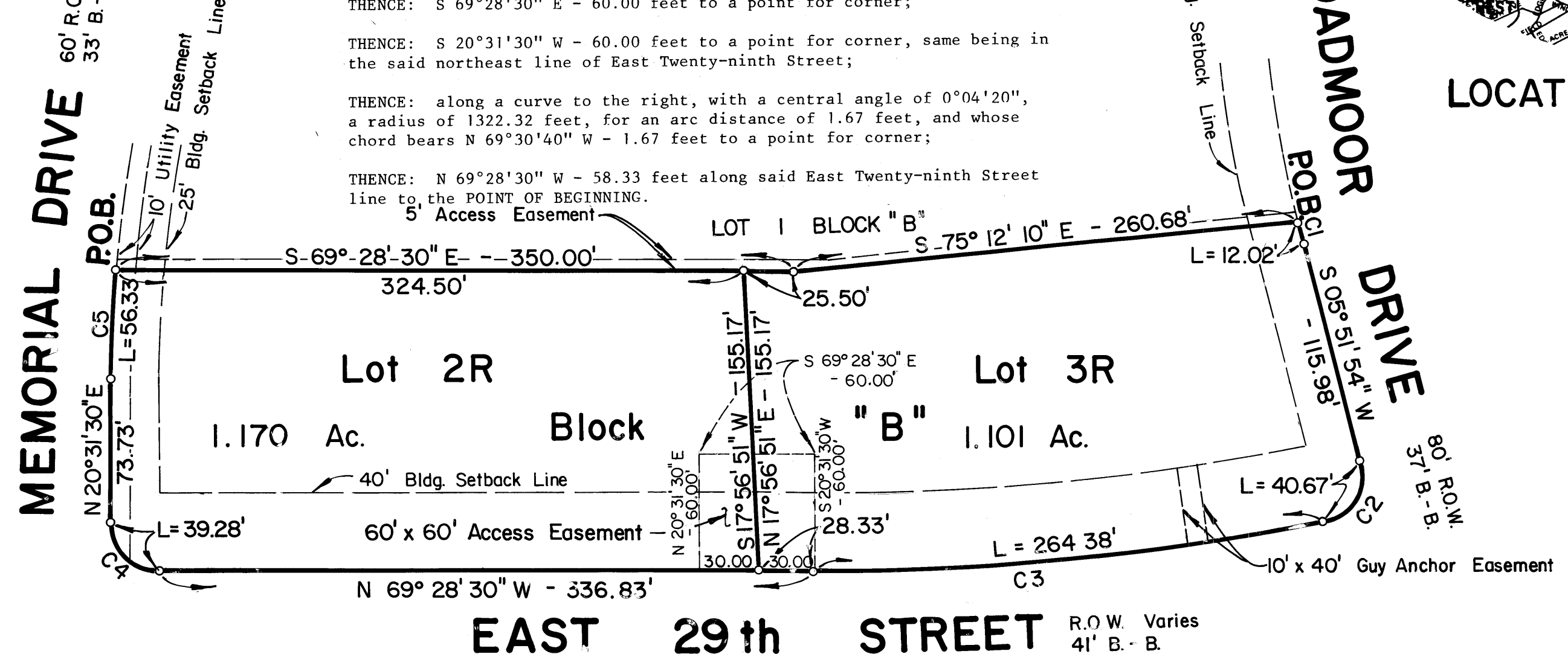


LOCATION MAP

Scale: 1" = 60'



ORIGINAL PLAT



REVISED PLAT

Table with 5 columns: Central Angle, R, T, L, Chord. It lists five curve segments (C1-C5) with their respective measurements.

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City 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.

Signature of City Engineer, Bryan, Texas.

CERTIFICATION OF THE 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.

Signature of City Planner, Bryan, Texas.

CERTIFICATE OF THE ENGINEER

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

Signature of Donald D. Garrett, P.E. No. 22790.

CERTIFICATE OF SURVEYOR

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 made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Signature of Donald D. Garrett, R.P.S. No. 2972.

CERTIFICATE OF THE COUNTY CLERK

I, Frank Boriske, 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 29 day of November, 1988, in the Deed Records of Brazos County, Texas, in Volume 1093, Page 3.

Signature of County Clerk, Brazos County, Texas.

APPROVAL OF PLANNING COMMISSION

I, Ed Wagoner, Chairman of the City Planning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 11 day of November, 1988 and same was duly approved on the 8 day of December, 1988 by said commission.

Signature of Chairman of the Planning Commission, Bryan, Texas.

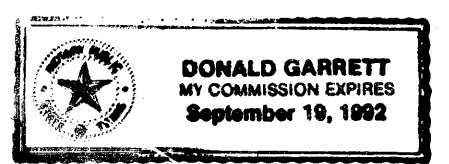
STATE OF TEXAS COUNTY OF BRAZOS. I, (We, The), Albuquerque Federal Savings and Loan Association owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 962, Page 746, and designated herein as the Lot 2 Block "B" Memorial Forest 2nd Installment 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.

Signature of James O. Reich, Executive Vice President, Owner.

STATE OF TEXAS COUNTY OF BRAZOS. Before me, the undersigned authority, on this day personally appeared James O. Reich, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 28th day of November, 1988.

Signature of Notary Public, State of Texas. Notary's name: Donald Garrett. Notary's commission expires: September 19, 1992.



NOTE: No digging will be allowed into the 15' Utility Easement adjacent to the 5' Access Easement.

LAND USE 2 COMMERCIAL LOTS

REPLAT of

LOT 2 BLOCK "B"

MEMORIAL FOREST SECOND INSTALLMENT

2.271 ACRES JOHN AUSTIN LEAGUE, ABSTRACT NO.2 BRYAN, BRAZOS COUNTY, TEXAS NOVEMBER 1988

Owner and Developer: Albuquerque Federal Savings and Loan Association, PO Box 25000, Albuquerque, New Mexico 87125. Attn: James O. Reich, Exec. Vice President. Prepared By: Garrett Engineering, 4444 Carter Creek Prkwy. No. 108, Bryan, Texas 77802.