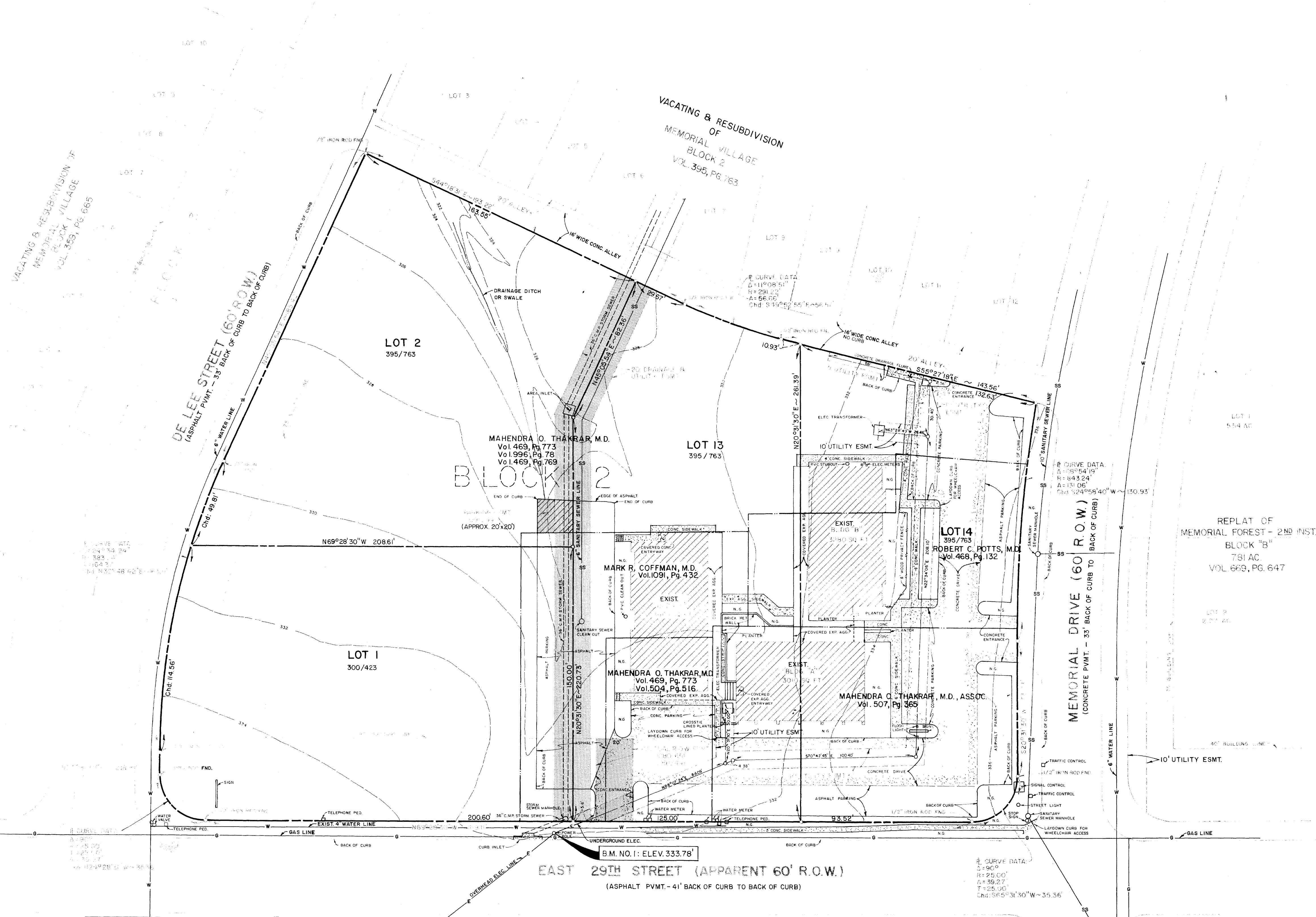


RESUBDIVISION OF LOT 5
MEMORIAL VILLAGE
VOL. 368, PG. 353

- NOTES:
- 1) CONTOUR INTERVAL = 2' OBTAINED FROM 1" = 200' CITY OF BRYAN TOPOGRAPHICAL MAP NO. 115A.
 - 2) LAND USE - PROFESSIONAL/COMMERCIAL.
 - 3) 1/2" IRON ROD SET AT ALL PROPERTY CORNERS, EXCEPT AS SHOWN HEREON.
 - 4) BENCHMARK NO. 1 - RAILROAD SPIKE IN POWER POLE AT NORTHEAST RIGHT-OF-WAY 29TH STREET, 250' NORTHWEST OF INTERSECTION OF 29TH STREET AND MEMORIAL DRIVE.
 - 5) THESE LOTS ARE NOT WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE BRYAN FLOOD INSURANCE RATE MAP, COMMUNITY NO. 480082, PANEL NO. 0010B, EFFECTIVE DATE - MAY 19, 1981.
 - 6) TOTAL ACREAGE - 2.986 ACRES, WITH 4 EXISTING LOTS.

INDEX
EXISTING CONDITIONS PLAT.....SHEET 1
REPLAT FINAL PLAT.....SHEET 2



**"EXISTING CONDITIONS"
REPLAT OF**
 ① LOT 1 BLOCK 2
MEMORIAL VILLAGE ADDITION
VOL. 300, PG. 423
 ② LOT 2, 13, 14 BLOCK 2
VACATING & RESUBDIVISION PLAT
MEMORIAL VILLAGE ADDITION
VOL. 395, PG. 763

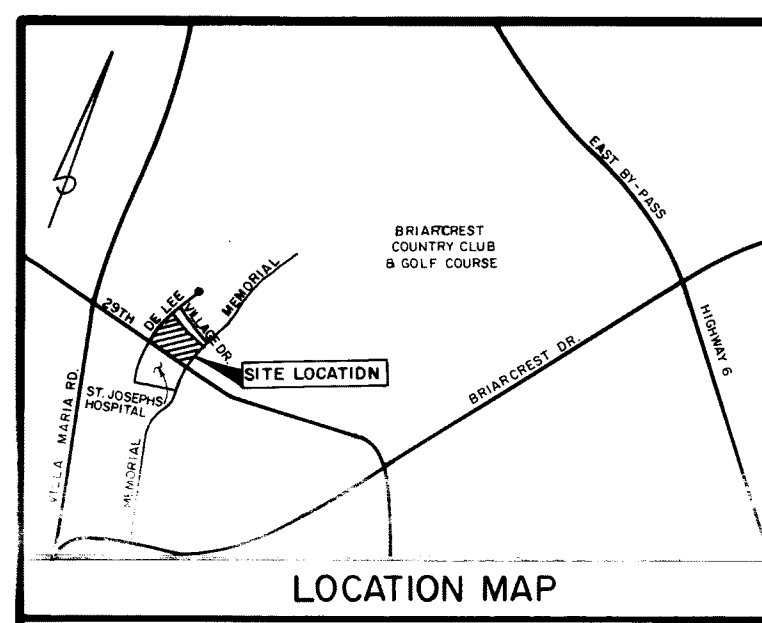
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

APRIL 1989

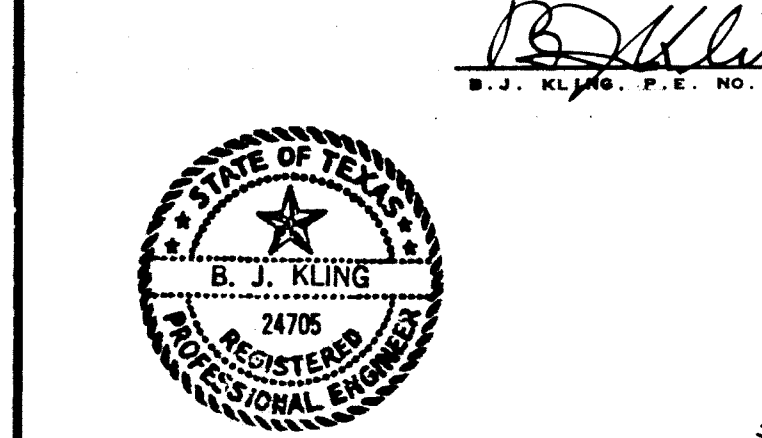
SCALE 1" = 50'

- LEGEND:
- RECORDED OR PLATTED EASEMENT (BLOG LINES SHOWN HEREON ARE PLATTED - VOL. 300, PG. 423)
 - UNRECORDED EASEMENT
 - EXISTING LOT LINE
 - EXISTING PROPERTY LINE
 - N.G. NATURAL GROUND

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AVENUE + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212



CERTIFICATE OF ENGINEER
 I, B. J. KLING, REGISTERED PROFESSIONAL ENGINEER NO. 14705 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.



REPLAT OF LOT 1, BLK. 1 MEMORIAL VILLAGE VOL. 669, PG. 649

LOT 1 BLOCK 1

45' BUILDING LINE

EXISTING R.O.W. LINE DATA:
 $\Delta = 90^\circ$
 $R = 25.00'$
 $T = 25.00'$
 $A = 39.27'$
 $\text{Chd: } N24^\circ 28' 31'' W \sim 35.36'$

EXISTING R.O.W. LINE DATA:
 $\Delta = 24^\circ 54' 24''$
 $R = 383.24'$
 $A = 164.37'$
 $\text{Chd: } N32^\circ 48' 42'' E \sim 163.11'$

EXISTING R.O.W. LINE DATA:
 $\Delta = 90^\circ$
 $R = 25.00'$
 $T = 25.00'$
 $A = 39.27'$
 $\text{Chd: } N24^\circ 28' 31'' W \sim 35.36'$

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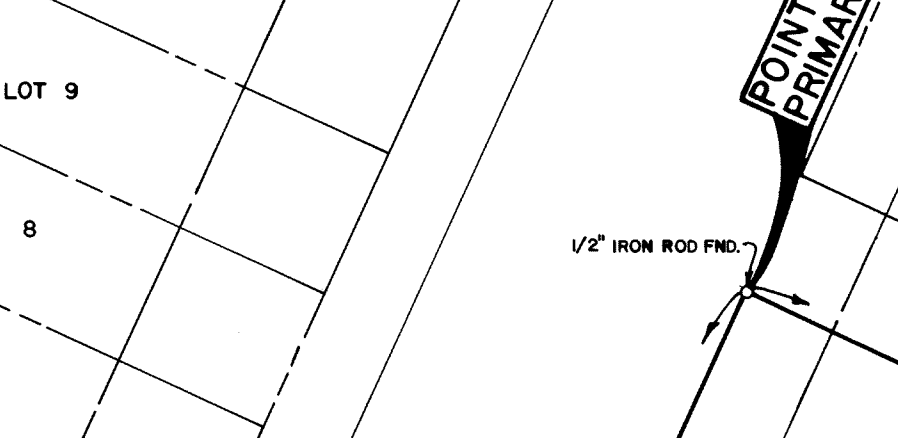
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 $A = 39.27'$
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CERTIFICATE OF SURVEYOR
 I, S. M. KLING, REGISTERED PUBLIC SURVEYOR NO. 2993, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE METERS AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

RESUBDIVISION OF LOT 5 MEMORIAL VILLAGE VOL. 368, PG. 353



LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

DE LEE STREET (60' R.O.W.)

POINT OF BEGINNING PRIMARY CONTROL POINT

1/2" IRON ROD FND.

1/2" IRON ROD FND.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS
 STATE OF TEXAS COUNTY OF BRAZOS
 WE, MAHENDRA G. THAKKAR, M.D., OWNER OF LOT 1R (VOLUME 469, PAGE 773, AND VOLUME 996, PAGE 743), LOT 13R (VOLUME 469, PAGE 773 AND VOLUME 504, PAGE 516) AND LOT 16 (VOLUME 469, PAGE 743); MAHENDRA G. THAKKAR, M.D. ASSOCIATED, OWNER OF LOT 14R (VOLUME 507, PAGE 363); MARK R. COFFMAN, M.D., OWNER OF LOT 2R (VOLUME 1091, PAGE 432); AND ROBERT C. POTTS, M.D., OWNER OF LOT 15 (VOLUME 468, PAGE 132), OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAN, BEING THE TRACTS OF LAND AS DESCRIBED IN THE ABOVE-MENTIONED DEED AND OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND FURTHER DESIGNATED HEREIN AS LOT 1, BLOCK 2, MEMORIAL VILLAGE (VOLUME 300, PAGE 432), AND LOTS 2, 13, AND 14, BLOCK 2, MEMORIAL VILLAGE RESUBDIVISION (VOLUME 395, PAGE 763) IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

MAHENDRA G. THAKKAR, M.D.
 MAHENDRA G. THAKKAR, M.D. ASSOCIATED
 ROBERT C. POTTS, M.D.
 MARK R. COFFMAN, M.D.

STATE OF TEXAS COUNTY OF BRAZOS
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAHENDRA G. THAKKAR, M.D. ASSOCIATED, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF MAY 1989.
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 12-20-89

STATE OF TEXAS COUNTY OF BRAZOS
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 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 12-20-89

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS COUNTY OF BRAZOS
 I, Mark Berube, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAN TOGETHER WITH ITS CERTIFICATE OF AUTHENTICITY WERE FILED FOR RECORD IN MY OFFICE THIS 9th DAY OF MAY 1989, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 395, PAGE 763.

CERTIFICATE OF CITY PLANNER
 I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCES.

CERTIFICATION BY THE DIRECTOR OF PLANNING
 I, CLIFF MILLER, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCES.

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 PLAN WAS DULY FILED FOR APPROVAL BY THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 11th DAY OF JUNE 1989, AND SAME WAS DULY APPROVED ON THE 11th DAY OF JUNE 1989.

APPROVAL OF THE CITY ENGINEER
 I, BRUCE KARR, P.E., CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

REPLAT OF MEMORIAL FOREST - 2ND INST. BLOCK "B" 7.81 AC. VOL. 669, PG. 647

LOT 1 5.54 AC.

LOT 2 2.27 AC.

REPLAT OF BLOCK "G" PROFESSIONAL COMPLEX VOL. 682, PG. 157

LOT 2R

LOT 2R

Field notes of a 2.840 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of Lot 1, Block 2, Memorial Village Addition, according to the plat recorded in Volume 300, Page 423, of the Deed Records of Brazos County, Texas, and part of Lots 2, 13 and 14, Block 2, Vacating and Resubdivision Plat of Memorial Village Addition, according to the plat recorded in Volume 395, Page 763, of the Deed Records of Brazos County, Texas, (that portion of the above-mentioned lots not included in this description lie within the proposed right-of-way acquisition of the City of Bryan - East 29th Street widening project) and said 2.840 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the north corner of the aforementioned Lot 2, Block 2, (Volume 395, Page 763), at the intersection of the southeast right-of-way line of De Lee Street (60 foot right-of-way) with the southeast right-of-way line of a 20 foot wide alley which divides said Block 2;

THENCE along the southwest line of the aforementioned alley, same being the northeast line of the aforementioned Lots 2, 13, and 14, Block 2 (Volume 395, Page 763), as follows:
 S 44° 10' 31" E 191.65 feet to a 1/2" iron rod found at the beginning of a curve, concave to the northeast, having a radius of 291.22 feet;
 Southeasterly along said curve for an arc length of 56.66 feet to a 1/2" iron rod found at the end of this curve, the chord bears S 49° 52' 55" E 56.57 feet;
 S 55° 27' 18" E 143.56 feet to a lead plug set in the concrete pavement of said alley, at the intersection of the northeast right-of-way line of Memorial Drive (60 foot right-of-way), same being in a curve, concave to the east, having a radius of 843.24 feet;

THENCE along the northwest right-of-way line of the aforementioned Memorial Drive as follows:
 Southeasterly along said curve for an arc length of 131.06 feet to an existing entrance, the chord bears S 24° 58' 40" W 130.93 feet;
 S 20° 31' 38" W 61.18 feet to a 1/2" iron rod set at the beginning of the transition curve (concave to the north) from Memorial Drive to East 29th Street, having a radius of 25.00 feet;
 Southeasterly along said curve, for an arc length of 39.27 feet, to a 1/2" iron rod set at the end of this curve in the proposed northeast right-of-way line of De Lee Street, the chord bears S 65° 31' 30" W 35.36 feet;

THENCE along the proposed northeast right-of-way line of East 29th Street (based on calculations made from right-of-way plat obtained from City of Bryan, dated 1/89, Phase II - Sheet No. 3) as follows:
 N 69° 28' 30" W parallel with and 12.55 feet northeast from the existing right-of-way line for a distance of 245.83 feet to a 1/2" iron rod set;
 N 20° 31' 30" E for a distance of 2.45 feet to a 1/2" iron rod set;
 N 69° 28' 30" W parallel with and 15.00 feet northeast from the existing right-of-way line for a distance of 173.27 feet to a 1/2" iron rod set at the beginning of the transition curve (concave to the east) from East 29th Street to the aforementioned De Lee Street, having a radius of 25.00 feet;
 Northwesterly along said curve, for an arc length of 39.47 feet to a 1/2" iron rod set at the end of this curve in the existing southeast right-of-way line of De Lee Street, the chord bears N 24° 14' 58" W 35.49 feet, said 1/2" iron rod set being in a curve concave to the southeast, having a radius of 383.24 feet;

THENCE along the aforementioned southeast right-of-way line of De Lee Street as follows:
 Northwesterly along said curve, for an arc length of 161.35 feet to a 1/2" iron rod found at the end of this curve, the chord bears N 33° 02' 14" E 160.16 feet;
 N 45° 05' 54" E for a distance of 185.42 feet to the PLACE OF BEGINNING, containing 2.840 acres of land, more or less.

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 PLAN WAS DULY FILED FOR APPROVAL BY THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 11th DAY OF JUNE 1989, AND SAME WAS DULY APPROVED ON THE 11th DAY OF JUNE 1989.

APPROVAL OF THE CITY ENGINEER
 I, BRUCE KARR, P.E., CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

REPLAT FINAL PLAT OF LOT 1 BLOCK 2 MEMORIAL VILLAGE ADDITION VOL. 300, PG. 423

LOT 2, 13, 14 BLOCK 2 VACATING & RESUBDIVISION PLAT MEMORIAL VILLAGE ADDITION VOL. 395, PG. 763

JOHN AUSTIN SURVEY, A-2 BRYAN, BRAZOS COUNTY, TEXAS
 APRIL, 1989 SCALE: 1" = 30'
 PREPARED BY: KLING ENGINEERING & SURVEYING
 4101 TEXAS AVENUE + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6222

INDEX
 EXISTING CONDITIONS PLAT..... SHEET 1
 REPLAT FINAL PLAT..... SHEET 2

NOTES:
 1. PROPOSED REPLAT CONTAINS 6 LOTS WITH A TOTAL OF 2.986 ACRES
 LOT 1R = 1.790 AC.
 LOT 2R = 10.267 AC.
 LOT 3R = 0.134 AC.
 LOT 4R = 0.405 AC.
 LOT 15 = 0.261 AC.
 LOT 16 = 0.129 AC.
 2. 1/2" IRON RODS SET AT ALL PROPERTY CORNERS, EXCEPT AS SHOWN HEREON.
 3. IT IS THE OWNERS' DESIRE TO ADDRESS THE 29TH STREET R.O.W. DEDICATION AT THE TIME OF CONSTRUCTION.
 4. ALL ACCESS DRIVES ONTO 29TH STREET AND MEMORIAL DR., TOGETHER WITH ALL PAVED PARKING AREAS, SHALL BE COMMON TO ALL LOT OWNERS WITHIN THIS REPLAT AREA.

NOTES: (continued)
 5) SETBACK LINES FOR EXISTING STRUCTURES ARE AS SHOWN ON THIS PLAT. SETBACK LINES FOR FUTURE STRUCTURES SHALL COMPLY WITH CITY OF BRYAN SUBDIVISION DEVELOPMENT ORDINANCE NO. 646.
 6) THE INTENT OF THIS PLAT IS TO ESTABLISH THE LOT LINES BETWEEN LOTS 2R AND 13R, AND LOTS 15 AND 16, WHERE SAID LOT LINES CROSS AN EXISTING BUILDING, ALONG THE COMMON WALL OF THE EXISTING STRUCTURE. (SEE "COMMON WALL AGREEMENT" - VOLUME 1080, PAGE 659).
 7) THIS PLAT IS MADE SUBJECT TO ALL VALID AND SUBSISTING EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, CONDITIONS, EXCEPTIONS, RESERVATIONS, AND COVENANTS OF WHATSOEVER NATURE OF RECORD, IF ANY, AND ALSO TO OTHER RESTRICTIONS, REGULATIONS, ORDINANCES, AND STATUTES OF MUNICIPAL OR OTHER GOVERNMENTAL AUTHORITIES APPLICABLE TO AND ENFORCEABLE AGAINST THE DESCRIBED PREMISES.

ST. JOSEPH HOSPITAL VOL. 229, PG. 483
 PART OF PROFESSIONAL COMPLEX PLATTED - VOL. 273, PG. 327

LOT 2R
 REPLAT OF BLOCK "G" PROFESSIONAL COMPLEX VOL. 682, PG. 157