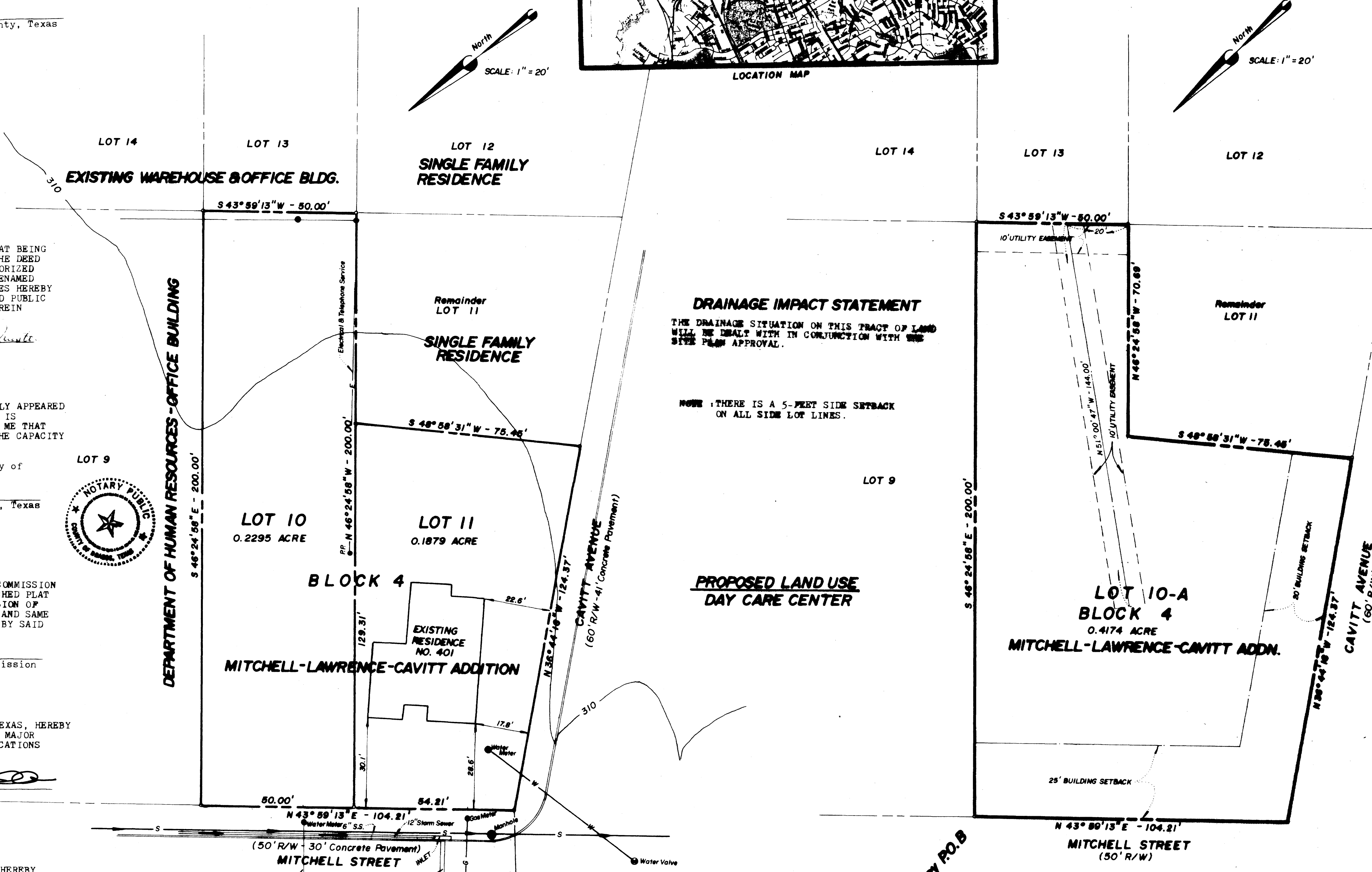
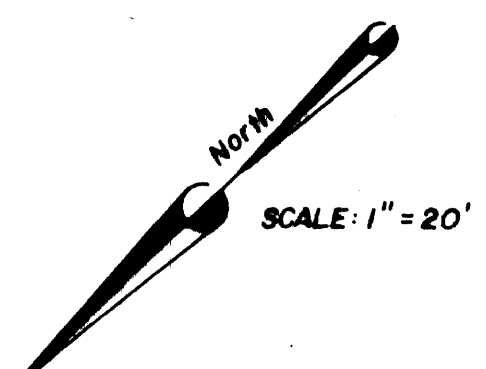
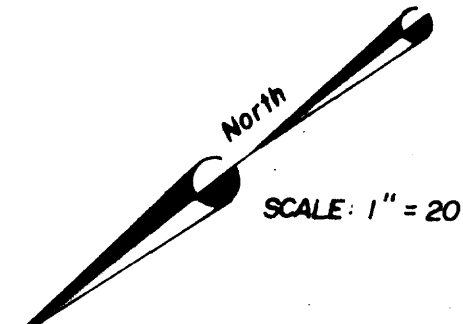


CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS | COUNTY OF BRAZOS | I, Frank Bourdee, COUNTY CLERK IN AND FOR BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 19 DAY OF December, 1986, AND WAS DULY FILED FOR RECORD IN VOLUME 937, PAGE 617, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Frank Bourdee County Clerk, Brazos County, Texas

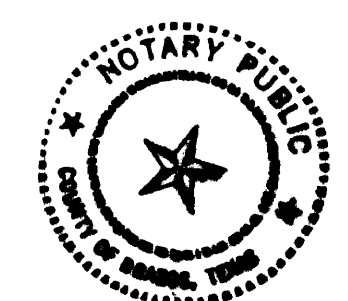


OWNER'S ACKNOWLEDGEMENT AND DEDICATION STATE OF TEXAS | COUNTY OF BRAZOS | THE RUTH MOGFORD TRUST, OWNER OF THE LAND SHOWN ON THIS PLAT BEING THE TRACT OF LAND DESCRIBED IN VOLUME 888, PAGE 461, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THROUGH ITS DULY AUTHORIZED TRUSTEE, HEREBY DECLARE THE SAID TRACT TO BE VACATED AND RENAMED LOT 10, BLOCK 4, MITCHELL-LAWRENCE-CAVITT ADDITION, AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RUTH MOGFORD TRUST LITICIA M. PORTER, TRUSTEE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LITICIA M. PORTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAID INSTRUMENT FOR THE PURPOSES AND IN THE CAPACITY THEREIN STATED.

Liticia M. Porter Notary Public, Brazos County, Texas



APPROVAL OF THE PLANNING COMMISSION I, KEVIN MALLARD, 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 14th DAY OF NOVEMBER, 1986, AND SAME WAS DULY APPROVED ON THE 17th DAY OF DECEMBER, 1986, BY SAID COMMISSION.

Kevin Mallard Chairman, City Planning Commission Bryan, Texas

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

City Planner, Bryan, 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, TEXAS.

Burt Kam City Engineer, Bryan, Texas

DRAINAGE IMPACT STATEMENT THE DRAINAGE SITUATION ON THIS TRACT OF LAND WILL BE DEALT WITH IN CONJUNCTION WITH THE SITE PLAN APPROVAL.

NOTE: THERE IS A 5-FOOT SIDE SETBACK ON ALL SIDE LOT LINES.

PROPOSED LAND USE DAY CARE CENTER

0.4174 ACRES TRACT LOT 10 & PART OF LOT 11, BLOCK 4 MITCHELL-LAWRENCE-CAVITT ADDITION ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS

FIELD notes of a 0.4174 acres tract or parcel of land lying and being situated in the Zeno Phillips League, A-45, Bryan, Brazos County, Texas, and being all of the Lot 10 and part of the Lot 11, Block 4, Mitchell-Lawrence-Cavitt Addition, plat of said addition being recorded in Volume 88, Page 590, of the Deed Records of Brazos County, Texas, said part of Lot 11 being that part of Lot 11 described as Tract Two and Tract Two in the Deed Records in Volume 135, Page 103, of the Deed Records of Brazos County, Texas, said 0.4174 acres tract being more particularly described as follows:

BEGINNING at a 1/2-inch I. D. iron pipe set for corner marking the north corner of the Lot 10, Block 4, said pipe being located in the southeast right-of-way line of Mitchell Street, said pipe marking the south corner of the Lot 9;

THENCE S 43° 59' 13" W along the southeast line of the Lot 9 and Lot 10, Block 4, for a distance of 200.00 feet to a 1/2-inch I. D. iron pipe set for corner marking the east corner of the Lot 9 and the southeast corner of the Lot 10;

THENCE S 48° 58' 31" W along the southeast line of the Lot 10, Block 4, for a distance of 75.46 feet to a 1/2-inch I. D. iron pipe set for corner marking the east corner of the Lot 10 and the southeast corner of the Lot 11;

THENCE S 43° 59' 13" W along the southeast line of the Lot 11, Block 4, for a distance of 200.00 feet to a 1/2-inch I. D. iron pipe set for corner marking the south corner of the Lot 11;

THENCE S 43° 59' 13" W along the southeast line of the Lot 11, Block 4, for a distance of 75.46 feet to a 1/2-inch I. D. iron pipe set for corner marking the east corner of the Lot 11 and the southeast corner of the Lot 10;

THENCE N 36° 40' 13" E along the northeast right-of-way line of Mitchell Street, same being the southeast line of the Lot 9 and the Tract Two, for a distance of 100.00 feet to a 1/2-inch I. D. iron pipe set for corner marking the east corner of the Lot 10 and the southeast corner of the Lot 11;

THENCE N 43° 59' 13" E along the northeast line of Mitchell Street, same being the southeast line of the Lot 11 and the Lot 10, for a distance of 104.21 feet to the 1/2-inch I. D. iron pipe set for corner marking the east corner of the Lot 10 and the southeast corner of the Lot 11;

THENCE N 43° 59' 13" E along the northeast line of Mitchell Street, same being the southeast line of the Lot 11 and the Lot 10, for a distance of 104.21 feet to the 1/2-inch I. D. iron pipe set for corner marking the east corner of the Lot 10 and the southeast corner of the Lot 11;

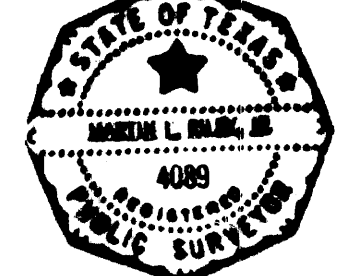
THENCE N 43° 59' 13" E along the northeast line of Mitchell Street, same being the southeast line of the Lot 11 and the Lot 10, for a distance of 104.21 feet to the 1/2-inch I. D. iron pipe set for corner marking the east corner of the Lot 10 and the southeast corner of the Lot 11;

CERTIFICATION BY THE ENGINEER I, MARTIN L. RILEY, JR., REGISTERED PROFESSIONAL ENGINEER NO. 50316 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

CERTIFICATION BY THE SURVEYOR I, MARTIN L. RILEY, JR., REGISTERED PUBLIC SURVEYOR NO. 4089, 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 CORRECT GEOMETRIC FORM.

REPLAT

VARIANCE NOTICE IN THE APPROVAL OF THIS REPLAT, A VARIANCE IS GRANTED TO THE REGRADING OF THE TRACT TO BE REGRADIED TO THE 10% MINIMUM SLOPE TO BE MAINTAINED TO BE ESTABLISHED BY THIS REPLAT.



377252 FILED 1986 DEC 19 PM 1:23

EXISTING Owned by: RUTH MOGFORD TRUST LITICIA M. PORTER, TRUSTEE

OWNED BY: RUTH MOGFORD TRUST LITICIA M. PORTER, TRUSTEE P.O. BOX 7705 BRYAN, TEXAS 77805

REPLAT LOT 10 & PART OF LOT 11, BLOCK 4 MITCHELL-LAWRENCE-CAVITT ADDN. ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS NOVEMBER, 1986 RILEY ENGINEERING COMPANY

NO on building site note