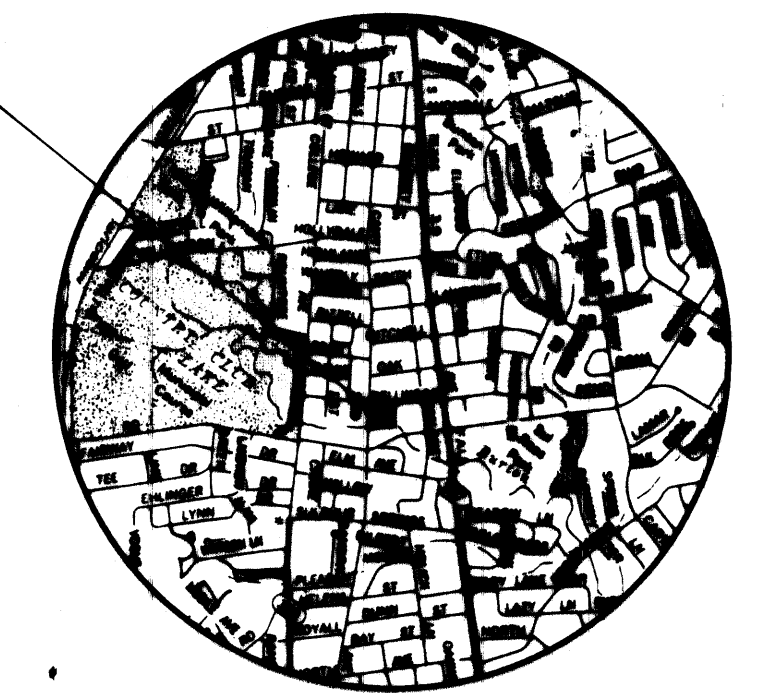
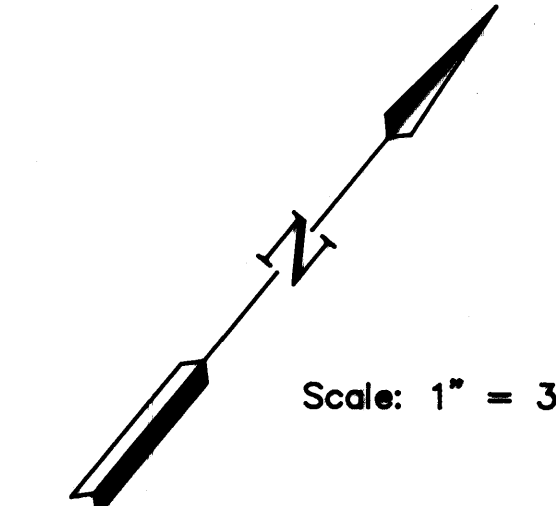


PROJECT LOCATION

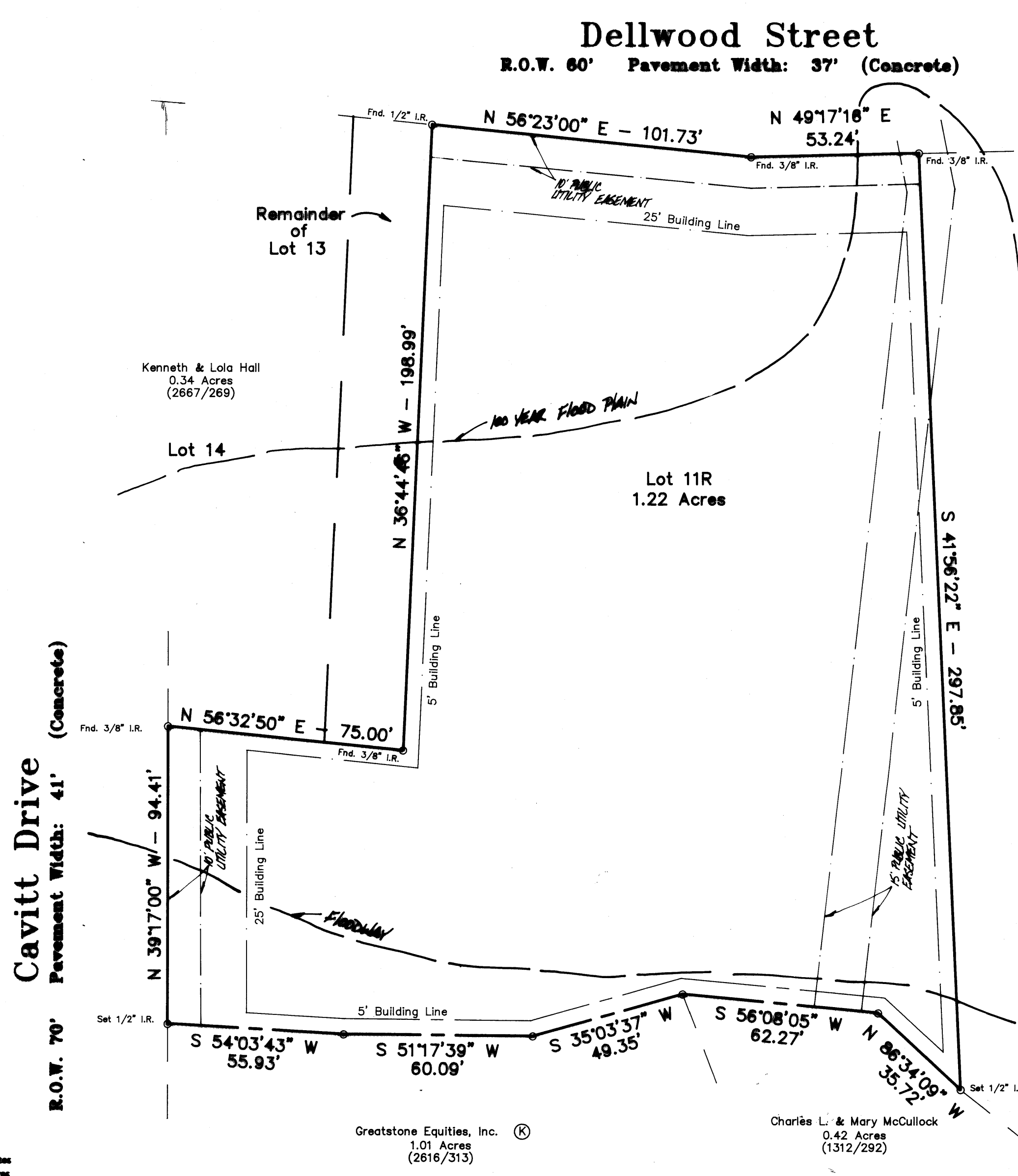
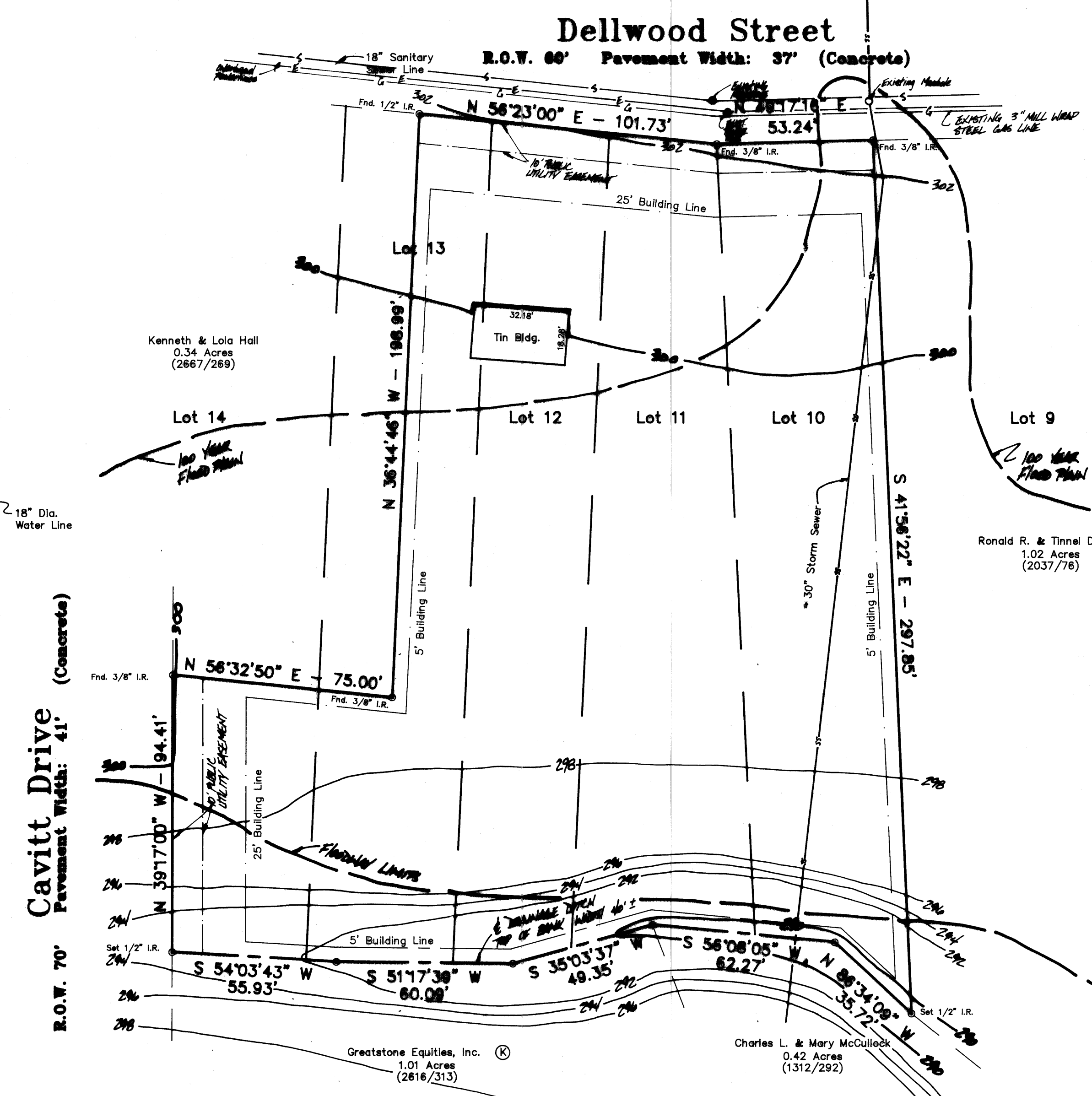


VICINITY MAP

n.t.s.



Scale: 1" = 30'



General Notes:

- 1. Basis of Bearing is the southwest line with bearing N 39°17'00" W being rotated to Deed calls as recorded in Volume 524, Page 476, Official Records of Brazos County, Texas.
2. A portion of this property does lie within the 100 year flood plain per FEMA Map Number 48041C0141 C, Effective Date: July 2, 1992.
3. Five foot building lines exist around all interior, side, and rear lot lines unless otherwise stated.
4. All improvements are existing unless otherwise stated.
5. There is no clear error on this property.

627631 FILED 97 APR 10 AM 10:17

REPLAT

REPLAT OF PARTS OF LOTS 9-14, BLOCK 6 1.22 ACRES MITCHELL-LAWRENCE-CAVITT

ZENO PHILLIPS LEAGUE NO. 45 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30'

DECEMBER 1996

ZONED: MU-2 ADDRESS: 406 DELLWOOD

OWNER/DEVELOPER: CANDY & JUSTIN BOUNTLEY 4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Phone: 409 / 846 - 2888

GARRETT ENGINEERING Consulting Engineering & Land Surveying 4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Phone: 409 / 846 - 2888

ORIGINAL

Being all of that certain tract or parcel of land lying and being situated in Bryan, Brazos County, Texas and being a part of Lots 10, 11, 12, 13 and 14 Block 6 of MITCHELL-LAWRENCE-CAVITT according to the Plat recorded in Volume 54 page 590, Deed Records of Brazos County, Texas and being described as follows:

BEGINNING at a 3/8" iron rod found at the most northerly common corner of Lots 9 and 10 Block 6 of said MITCHELL-LAWRENCE-CAVITT, same being in the southeast right-of-way line of Dellwood Street, also being the most northerly common corner of this tract and the Ronald R. & Tinnel Dingler 1.02 acre tract (2037/76).

THENCE S 41°56'22" E - 297.85 feet along the common line between said Lots 9 and 10, same being the common line between this tract and said Dingler tract to a 1/2" iron rod set in the northwest line of the Charles L. & Mary McCulloch 0.42 acre tract (1312/292), same being in the centerline of a creek.

THENCE N 86°34'09" W - 35.72 feet and S 56°08'05" W - 62.27 feet along the centerline of said creek on the common line between this tract and said McCulloch tract to the most northerly common corner of said McCulloch tract and the Greatstone Equities, Inc. (Circle K) 1.01 acre tract (2616/313).

THENCE S 35°03'37" W - 49.35 feet and S 51°17'39" W - 60.09 feet and S 54°03'43" W - 55.93 feet containing said creek centerline, same being on the common line between this tract and said Greatstone Equities, Inc. (Circle K) tract to a 1/2" iron rod set at the most westerly common corner of said tract, same being in the northeast right-of-way line of Cavitt Drive.

THENCE N 39°17'00" E - 94.41 feet along said Cavitt Drive to a 3/8" iron rod found at the south corner of the Kenneth & Lola Hall 0.34 acre tract (2667/269).

THENCE N 56°32'50" E - 75.00 feet along the common line between said Hall tract and this tract to a 3/8" iron rod found at the east corner of said Hall tract, same being at all corner of this tract.

THENCE N 36°44'46" W - 198.99 feet containing along said common line to a 1/2" iron rod set for the most northerly common corner of said tracts, same being in said Dellwood Street line.

THENCE N 56°23'00" E - 101.73 feet and N 49°17'18" E - 53.24 feet along said Dellwood Street line to the PLACE OF BEGINNING, and containing 1.22 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on November 13, 1996.

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, and use plan, and the standards and specifications set forth in this ordinance.

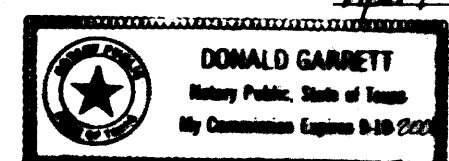
APPROVAL OF PLANNING & ZONING COMMISSION: I, Richard Jenkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 12th day of FEBRUARY, 1997 and same was duly approved on the 6th day of MARCH, 1997 by said commission.

APPROVAL OF THE DEVELOPMENT ENGINEER: I, the undersigned, Development 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.

CERTIFICATE OF SURVEYOR: I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 describe a closed geometric form.

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.

CERTIFICATE OF THE COUNTY CLERK: I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 18th day of APRIL, 1997 in the Deed / Official Records of Brazos County, Texas, in Volume 5475, Page 27.



on business no state