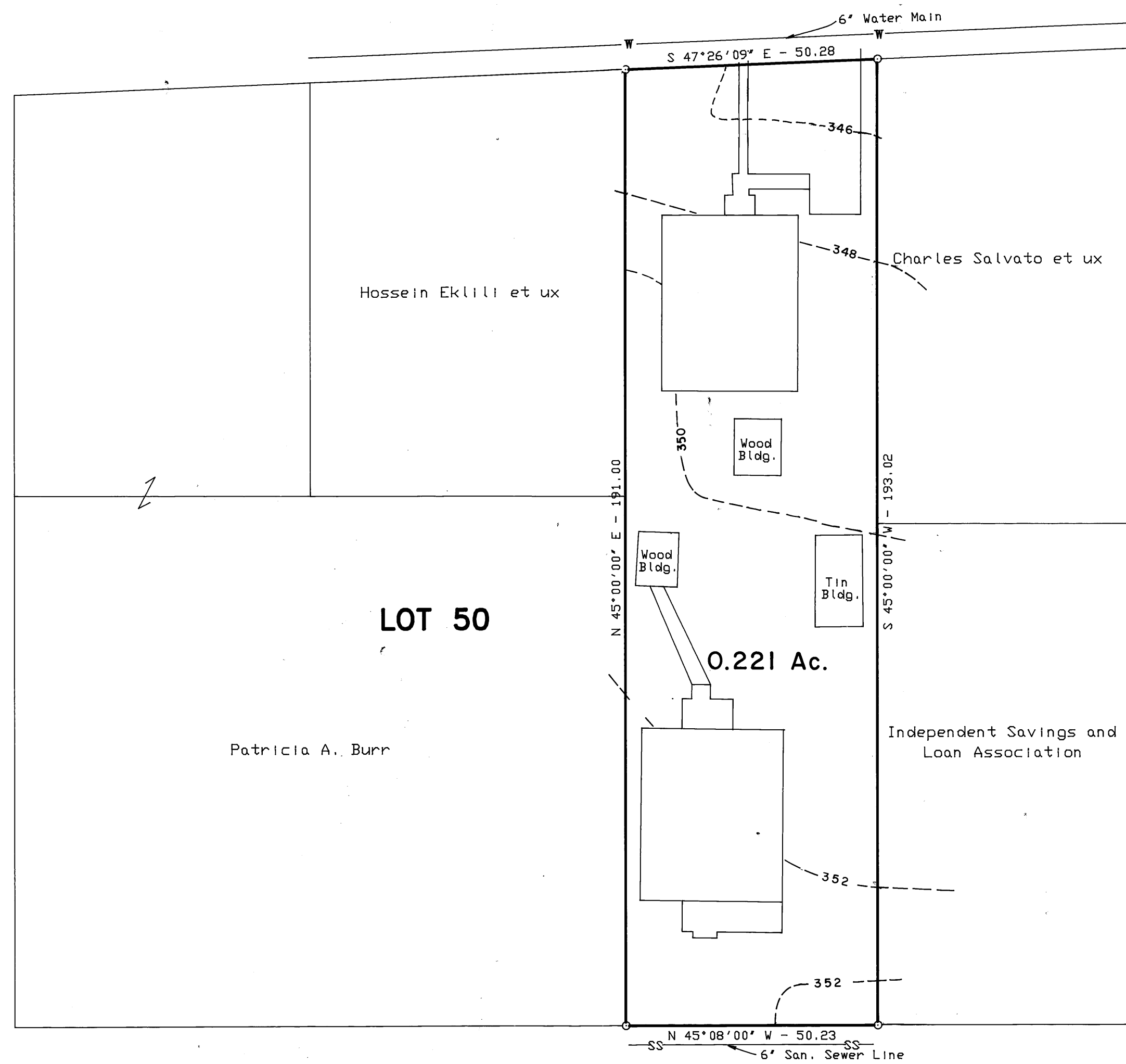


EAST 26th STREET

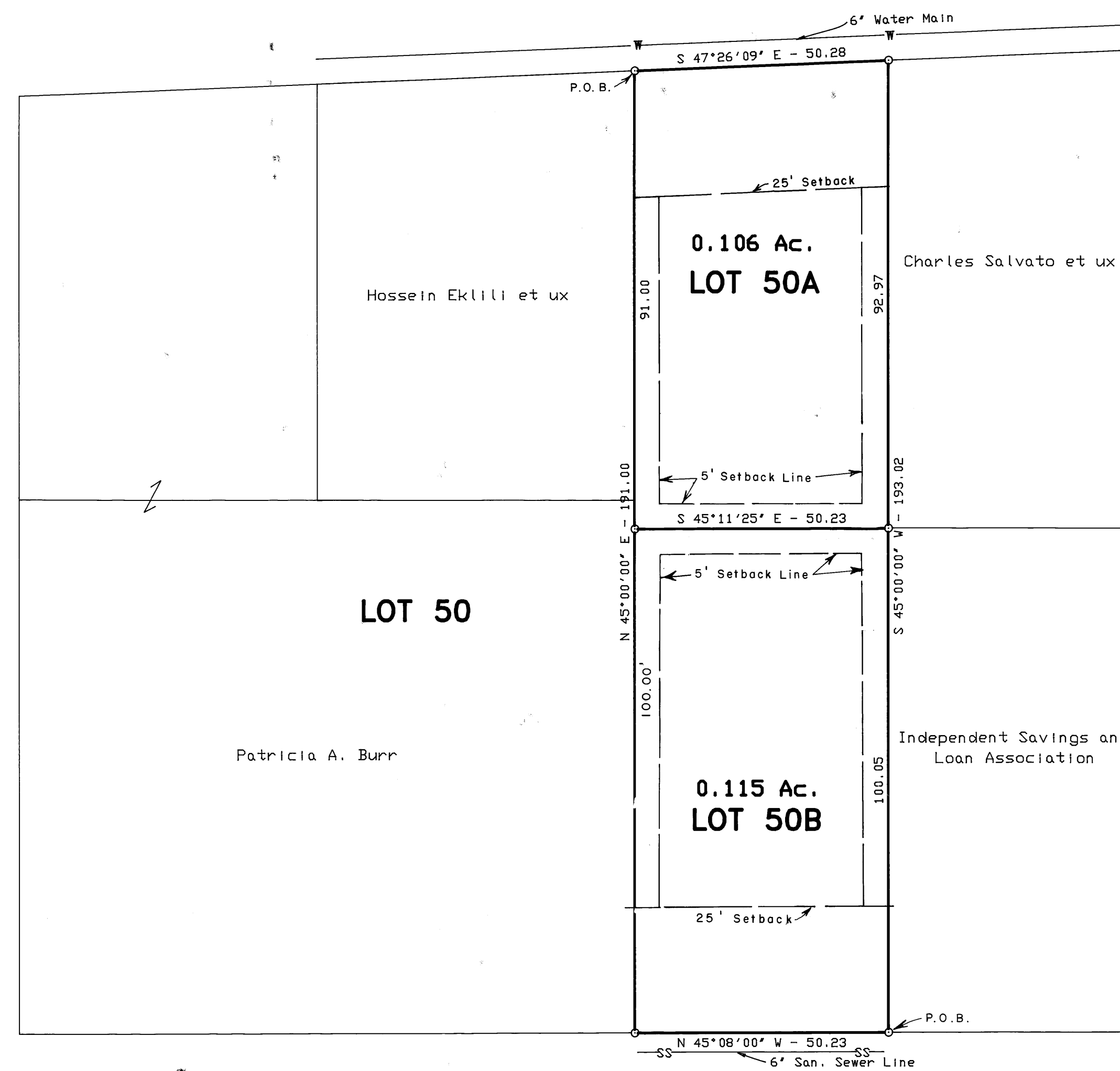


LOT 50

EAST 27th STREET

ORIGINAL PLAT

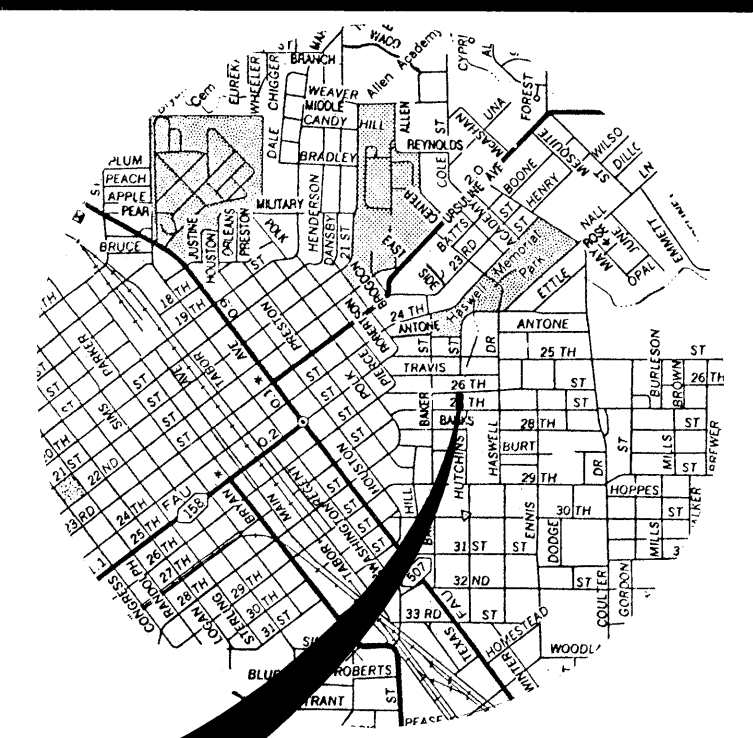
EAST 26th STREET (50' w. R.O.W.)



LOT 50

EAST 27th STREET (50' w. R.O.W.)

REPLAT



LOT 50 LOCATION MAP

FIELD NOTES
0.106 ACRE

All that certain lot, tract or parcel of land being 0.106 of one acre situated in the John Austin Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being a part of Lot No. 8, Block No. 50 of the Mitchell Addition as described in deed conveyed by Ruby Kindt to O.B. Clifton, dated June 20, 1969 of record in Volume 279, Page 192, Deed Records of Brazos County, Texas, said 0.106 acre tract being more particularly described by metes and bounds as follows:

Beginning at a point in the southwest right-of-way line of East 26th for the most northerly corner, said corner being the most northerly corner of said Lot No. 8;

THENCE S 47°26'09" E along said right-of-way line a distance of 50.28' to a point for the most easterly corner, said corner being the most easterly corner of said Lot No. 8;

THENCE S 45°00'00" W along the southeast boundary line of said Lot No. 8 a distance of 92.97' to a point for the most southerly corner, said corner being the most southerly corner of a certain 0.115 acre tract;

THENCE N 45°11'25" W along the northeast boundary line of said 0.115 acre tract a distance of 50.23' to a point in the northwest boundary line of said Lot No. 8 for the most westerly corner, said corner being the most northerly corner of said 0.115 acre tract;

THENCE N 45°00'00" E along the northwest boundary line of said Lot No. 8 a distance of 92.97' to the place of beginning and containing 0.106 of one acre more or less.

FIELD NOTES
0.115 ACRE

All that certain lot, tract or parcel of land being 0.115 of one acre situated in the John Austin Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being a part of Lot No. 8, Block No. 50 of the Mitchell Addition as described in deed conveyed by Ruby Kindt to O.B. Clifton, dated June 20, 1969 of record in Volume 279, Page 192, Deed Records of Brazos County, Texas, said 0.115 acre tract being more particularly described by metes and bounds as follows:

Beginning at a point in the northeast right-of-way line of East 27th for the most southerly corner, said corner being the most southerly corner of said Lot No. 8;

THENCE N 45°08'00" W along said right-of-way line a distance of 50.23' to a point for the most westerly corner, said corner being the most westerly corner of said Lot No. 8;

THENCE N 45°00'00" E along the northeast boundary line of said Lot No. 8 a distance of 100.00' to a point for the most northerly corner, said corner being the most westerly corner of a certain 0.106 acre tract;

THENCE S 45°11'25" E along the southwest boundary line of said 0.106 acre tract a distance of 50.23' to a point in the southeast boundary line of said Lot No. 8 for the most easterly corner, said corner being the most southerly corner of said 0.106 acre tract;

THENCE S 45°00'00" W along the southeast boundary line of said Lot No. 8 a distance of 100.05' to the place of beginning and containing 0.115 of one acre more or less.

443783
FILED
NOV 20 PM 1:25
Brazos County, Texas
Sharon Workman

STATE OF TEXAS
COUNTY OF BRAZOS
I, O.B. Clifton, owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me in the Deed Records of Brazos County in Volume 279, Page 192, and designated herein as the Mitchell Addition 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.

O.B. Clifton
Owner

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 5TH day of APRIL, 1990, and same was duly approved on the 5TH day of APRIL, 1990 by said commission.

Ed Wagoner
Chairman of the Planning Commission,
Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
CERTIFICATE OF THE COUNTY CLERK
I, Frank Boriskie, 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 20th day of NOV, 1990, in the Deed Records of Brazos County, Texas, in Volume 443783, Page 525.

Frank Boriskie
County Clerk
Brazos County, 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.

Donald D. Garrett
Donald D. Garrett, R.E. No. 22790

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

Given under my hand and seal on this 28th day of March, 1990.

Notary Public, State of Texas
Notary's Name: Donald D. Garrett
Notary's Commission Expires: September 18, 1992

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.

Bruce Ken
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.

Roy Harano
City Planner, Bryan, Texas

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.

Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

REPLAT
of
LOT 50
MITCHELL ADDITION
BRYAN, BRAZOS COUNTY, TEXAS
MARCH 1990

OWNER AND DEVELOPER:
O.B. CLIFTON
2600 MELBA CIRCLE
BRYAN, TEXAS 77802

PREPARED BY:
GARRETT ENGINEERING
4444 CARTER CRK. PKWY. NO.108
BRYAN, TEXAS 77802

on land base
UD 26462