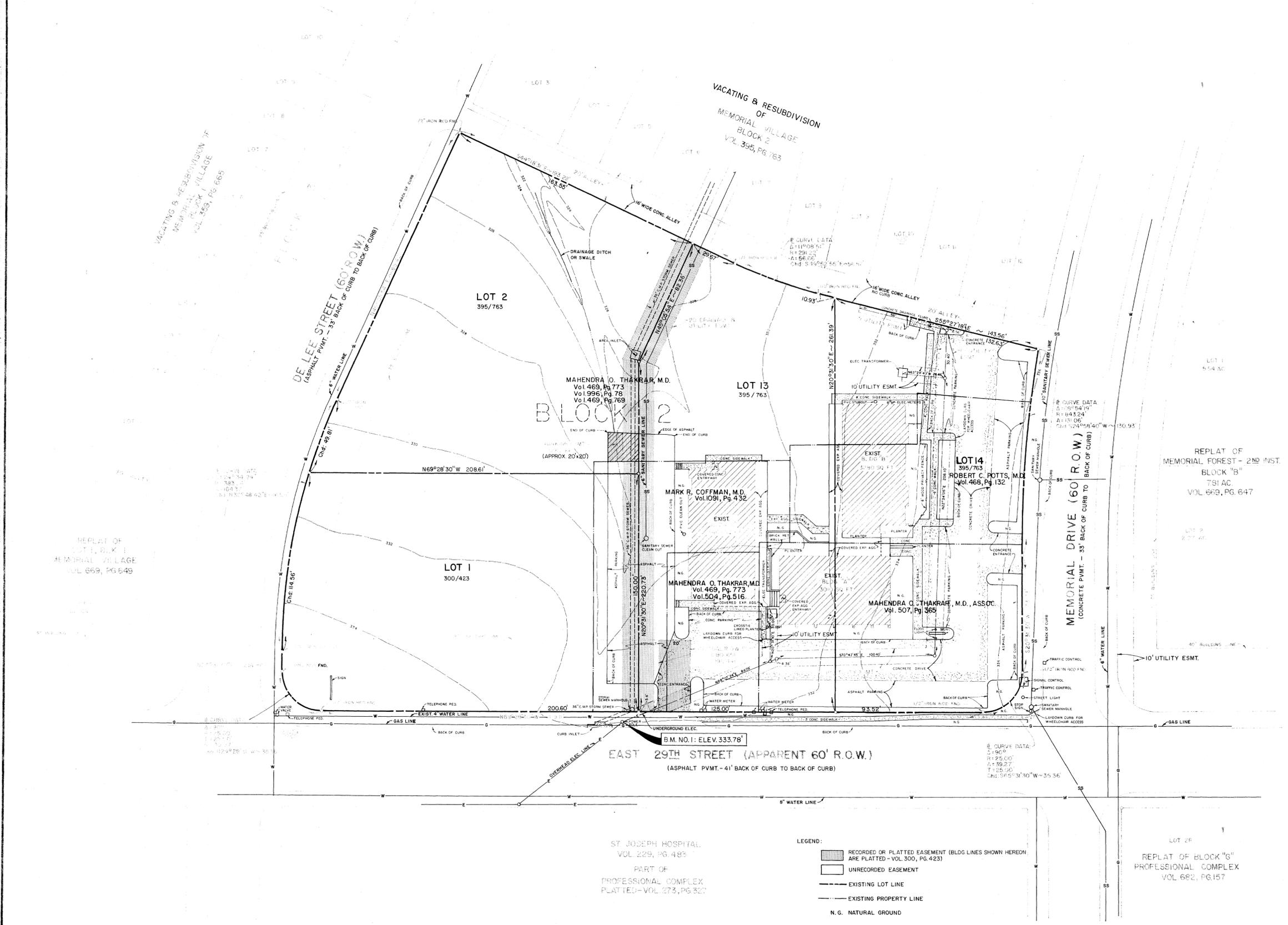


RESUBDIVISION OF LOT 5
MEMORIAL VILLAGE
VOL. 368, PG. 353

- 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

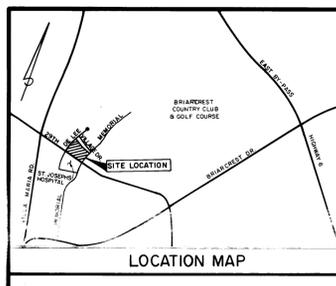


"EXISTING CONDITIONS"
REPLAT OF
① LOT 1 BLOCK 2
MEMORIAL VILLAGE ADDITION
VOL. 300, PG. 423
② LOT 2, 13, 14 BLOCK 2
VACATING & RESUBDIVISION PLAT
MEMORIAL VILLAGE ADDITION
VOL. 395, PG. 763
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

APRIL 1989 SCALE 1" = 30'

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

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



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.

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.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS
 WE, MAHENDRA O. THAKKAR, M.D., OWNER OF LOT 1R (VOLUME 469, PAGE 773, AND VOLUME 996, PAGE 748), LOT 13R (VOLUME 469, PAGE 773 AND VOLUME 504, PAGE 516) AND LOT 16 (VOLUME 469, PAGE 748); MAHENDRA O. 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 ABOVEMENTIONED 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.

CERTIFICATE OF THE COUNTY CLERK
 I, Mark Barberis, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAN TOGETHER WITH ITS CERTIFICATE OF AUTHENTICITY HAVE BEEN FILED FOR RECORD IN MY OFFICE THE 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, 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 THIS ORDINANCE.

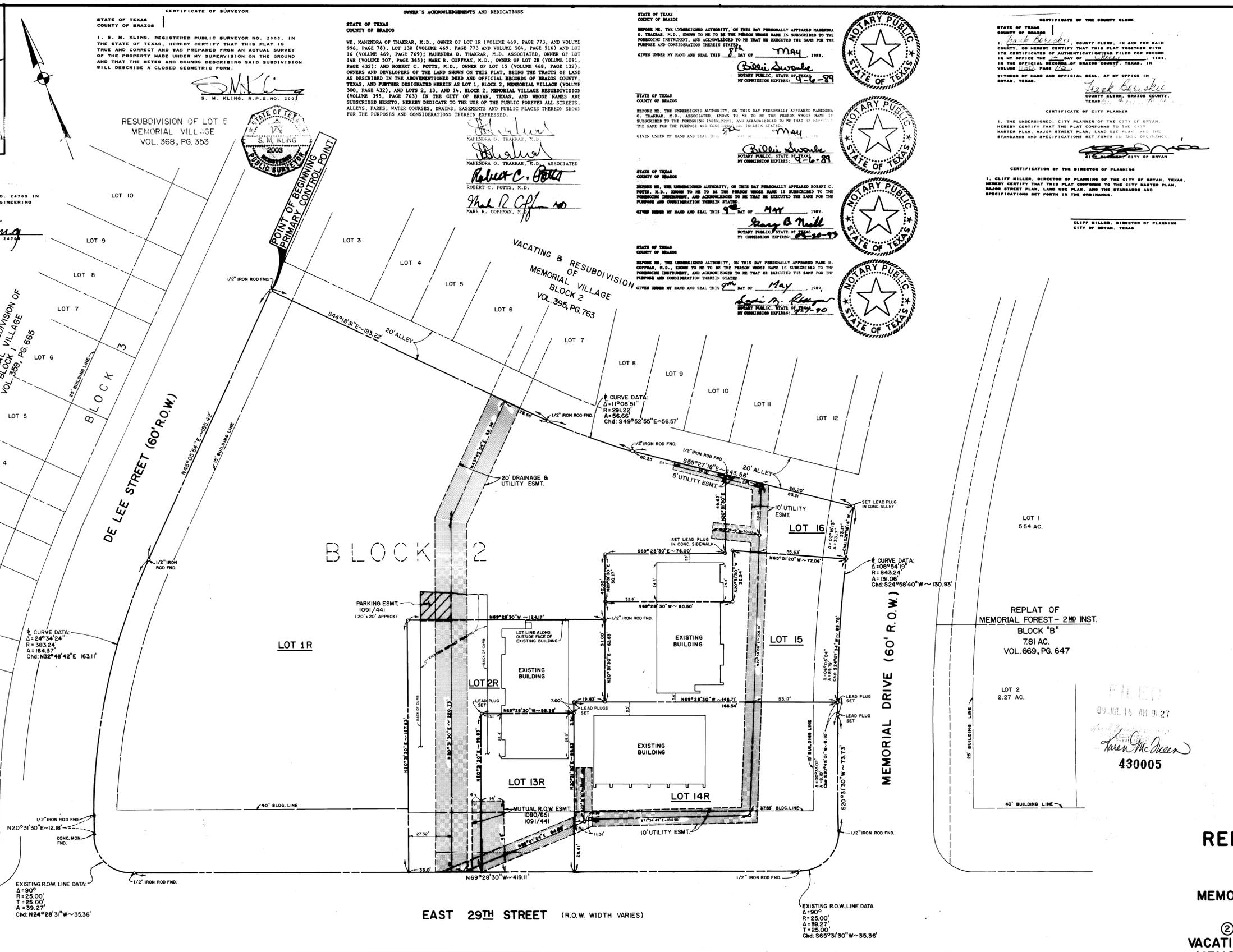
CERTIFICATION BY THE DIRECTOR OF PLANNING
 I, CLIFF MILLER, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

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 PLAT 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, HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

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

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



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 14R = 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.
 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

REPLAT OF LOT 1, BLK. 1 MEMORIAL VILLAGE VOL. 669, PG. 649
 LOT 1 BLOCK 1
 45' BUILDING LINE

REPLAT OF BLOCK "B" BLOCK "B" VOL. 669, PG. 647
 LOT 1 5.54 AC.
 LOT 2 2.27 AC.

REPLAT OF LOT 1, BLK. 1 MEMORIAL VILLAGE VOL. 669, PG. 649
 LOT 1 BLOCK 1
 45' BUILDING LINE

REPLAT OF BLOCK "B" BLOCK "B" VOL. 669, PG. 647
 LOT 1 5.54 AC.
 LOT 2 2.27 AC.

REPLAT OF LOT 1, BLK. 1 MEMORIAL VILLAGE VOL. 669, PG. 649
 LOT 1 BLOCK 1
 45' BUILDING LINE

REPLAT OF BLOCK "B" BLOCK "B" VOL. 669, PG. 647
 LOT 1 5.54 AC.
 LOT 2 2.27 AC.

REPLAT OF LOT 1, BLK. 1 MEMORIAL VILLAGE VOL. 669, PG. 649
 LOT 1 BLOCK 1
 45' BUILDING LINE

REPLAT OF BLOCK "B" BLOCK "B" VOL. 669, PG. 647
 LOT 1 5.54 AC.
 LOT 2 2.27 AC.

REPLAT OF LOT 1, BLK. 1 MEMORIAL VILLAGE VOL. 669, PG. 649
 LOT 1 BLOCK 1
 45' BUILDING LINE

REPLAT OF BLOCK "B" BLOCK "B" VOL. 669, PG. 647
 LOT 1 5.54 AC.
 LOT 2 2.27 AC.

REPLAT OF LOT 1, BLK. 1 MEMORIAL VILLAGE VOL. 669, PG. 649
 LOT 1 BLOCK 1
 45' BUILDING LINE

REPLAT OF BLOCK "B" BLOCK "B" VOL. 669, PG. 647
 LOT 1 5.54 AC.
 LOT 2 2.27 AC.

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 beforementioned 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 southwest right-of-way line of a 20 foot wide alley which divides said Block 2;

THENCE along the southwest line of the beforementioned alley, same being the northeast line of the beforementioned lots 2, 13, and 14, Block 2 (Volume 395, Page 763), as follows:
 S 44° 18' 31" E 115.00 feet to 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 beforementioned Memorial Drive as follows:
 Southeasterly along said curve for an arc length of 131.06 feet to a lead plug set at the end of this curve in the concrete pavement of 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 East 29th Street, having a radius of 25.00 feet;
 S 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 beforementioned 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 beforementioned 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 set 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.

REPLAT FINAL PLAT
 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" = 30'

PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4101 TEXAS AVENUE + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6222