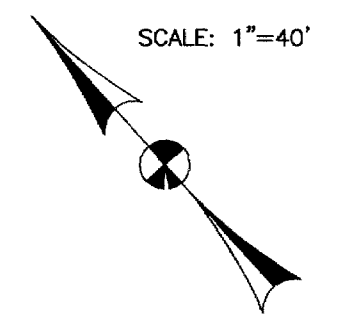


Tue May 25 11:24:31 1999 Kling Engineering & Surveying



SCALE: 1"=40'

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 14th day of June, 1999, in the Official Records of Brazos County, Texas, in Volume 254, Page 1999.

Witness my hand and official seal, at my office in Bryan, Texas.
Mary Ann Ward by Barbara Johnson
Mary Ward, County Clerk, Brazos County, Texas
Deputy Clerk

Nancy Whitlock Subdivision
2.94 Acres
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 2.94 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being part of the 3 acre tract described in the deed from A. J. Robertson and wife, Rosa Caroline Robertson to Sam Nuche, Jr., recorded in Volume 118, Page 406, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod set at the common corner between the beforementioned 3 acre tract and the called 0.458 acre tract described in the deed to Gooseneck Trailer Manufacturing Company, Inc., recorded in Volume 290, Page 209, of the Deed Records of Brazos County, Texas, and the southeast line of the 0.438 acre tract described in the deed to Sam McLewis recorded in Volume 453, Page 31, of the Deed Records of Brazos County, Texas, a 6" cedar post bears S 29° 27' E - 0.9 feet;

THENCE S 44° 25' 19" E along the common line between the beforementioned 3 acre tract and the 0.458 acre tract, for a distance of 251.21 feet to a 1/2" iron rod set at the common southerly corner of the 3 acre tract and the 0.458 acre tract and in the northwest line of Block 4 - Shimen & Carrabba Subdivision according to the plat recorded in Volume 122, Page 410, of the Deed Records of Brazos County, Texas;

THENCE along the common line between the beforementioned 3 acre tract and the Shimen & Carrabba Subdivision, as follows:
S 45° 00' 00" W 296.36 feet, a 1/2" iron rod found (bent) bears N 42° 09' E - 0.5 feet,
S 44° 35' 20" W 207.00 feet to a 1/2" iron rod set in the northeast line of the proposed 5' right-of-way dedication for Nuche Lane, the south corner of the 3 acre tract bears S 44° 35' 30" W - 5.00 feet;

THENCE N 47° 25' 54" W along the northeast line of the proposed 5' right-of-way dedication for Nuche Lane, for a distance of 252.40 feet to a 1/2" iron rod set, the west corner of the 3 acre tract bears S 44° 56' 37" W - 5.00 feet;

THENCE N 44° 56' 37" E along the common line between the beforementioned 3 acre tract and the following five tracts,

- the 0.477 acre tract described in the deed to Salarout Productions, Inc., recorded in Volume 2034, Page 44, of the Official Records of Brazos County, Texas;
- the 1.08 acre described in the deed to John Herbst, recorded in Volume 2210, Page 313, of the Official Records of Brazos County, Texas;
- the 0.50 acre tract described in the deed to Misc. Properties, L.L.C. recorded in Volume 2099, Page 253, of the Official Records of Brazos County, Texas;
- the 0.49 acre tract described in the deed to James Lewis Martin, et ux, recorded in Volume 431, Page 739, of the Deed Records of Brazos County, Texas;
- the beforementioned Sam McLewis - 0.438 acre tract;

for a distance of 516.60 feet to the PLACE OF BEGINNING, containing 2.94 acres of land, more or less.

Nuche Lane
0.03 Acre
Right-of-way Dedication
Steven F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 0.03 acre tract or parcel of land, lying and being situated in the Steven F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being part of the 3 acre tract described in the deed from A.J. Robertson and wife, Rosa Caroline Robertson, to Sam Nuche, Jr. recorded in Volume 118, Page 406, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 3/8" iron rod found at chain link fence corner marking the common corner between the beforementioned 3 acre tract and the 0.477 acre tract described in the deed to Salarout Productions Inc. recorded in Volume 2034, Page 44 of the Official Records of Brazos County, Texas, same being in the present northeast line of Nuche Lane (50' right-of-way),

THENCE N 44° 56' 37" E along the common line between the beforementioned 3 acre tract and the 0.477 acre tract, for a distance of 5.00 feet to a 1/2" iron rod set;

THENCE S 47° 25' 54" E parallel with and 5 feet northeast of the northeast right-of-way line of Nuche Lane, for a distance of 252.40 feet to a 1/2" iron rod set in the common line between the beforementioned 3 acres tract and Lot 8, Block 11, Shimen & Carrabba Subdivision according to the plat recorded in Volume 122, Page 410 of the Deed Records of Brazos County, Texas;

THENCE S 44° 35' 20" W along the common line between the beforementioned 3 acre tract and Lot 8, Block 11, for a distance of 5.00 feet to the south corner of the said 3 acre tract,

THENCE N 47° 25' 54" W along the northeast line of Nuche Lane for a distance of 252.43 feet to the PLACE OF BEGINNING, containing 0.03 acres of land more or less.

CERTIFICATE OF PLANNING ADMINISTRATOR
I, JOEY DUNN, Planning Administrator 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.

Planning Administrator, City of Bryan, Texas
Joey Dunn

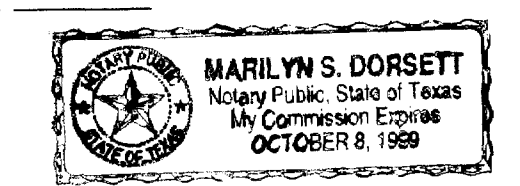
- NOTES:
1. BASIS OF BEARINGS IS THE NORTHWEST LINE OF BLOCK 4, SHIMEN AND CARRABBA SUBDIVISION RECORDED IN VOL. 122, PG. 410, WITH A RECORD BEARING OF N 45° E.
 2. SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0131C, MAP NO. 4804100131C, EFFECTIVE DATE: JULY 2, 1992.
 3. CURRENT ZONING FOR ALL LOTS IN SUBDIVISION: COMMERCIAL.
 4. BUILDING SETBACKS SHALL BE THE MINIMUM ALLOWABLE BY THE CURRENT CITY OF BRYAN ZONING ORDINANCE.
 5. THE INTENDED USE OF EACH LOT IS AS FOLLOWS:
LOT 1 - COMMERCIAL
LOT 2 - RESIDENTIAL
LOT 3 - RESIDENTIAL
LOT 4 - COMMERCIAL
 6. THE FOLLOWING ARE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SUBDIVISION BY THE STORMWATER MANAGEMENT ORDINANCE:
 - A DRAINAGE REPORT WITH GRADING PLAN WILL BE REQUIRED AT THE TIME OF DEVELOPMENT OF EACH OF THE UNDEVELOPED LOTS, I.E. LOTS 1 & 4.
 - LOTS 2 & 3 CURRENTLY ARE DEVELOPED WITH SINGLE FAMILY HOUSES.
 - THE INCREASE IN RUN OFF CAUSED BY THE DEVELOPMENT OF LOTS 1 & 4 WILL BE MITIGATED WITHIN LOT 4, I.E. IT IS THE INTENT OF THE DEVELOPER THAT LOT 4 BE DEVELOPED WITHOUT A DETENTION REQUIREMENT AND THAT ANY DETENTION REQUIREMENT BE THE COMPLETE RESPONSIBILITY OF THE OWNER OF LOT 4.
 - AN APPROVED DRAINAGE REPORT WILL BE REQUIRED FOR LOTS 1 & 4 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

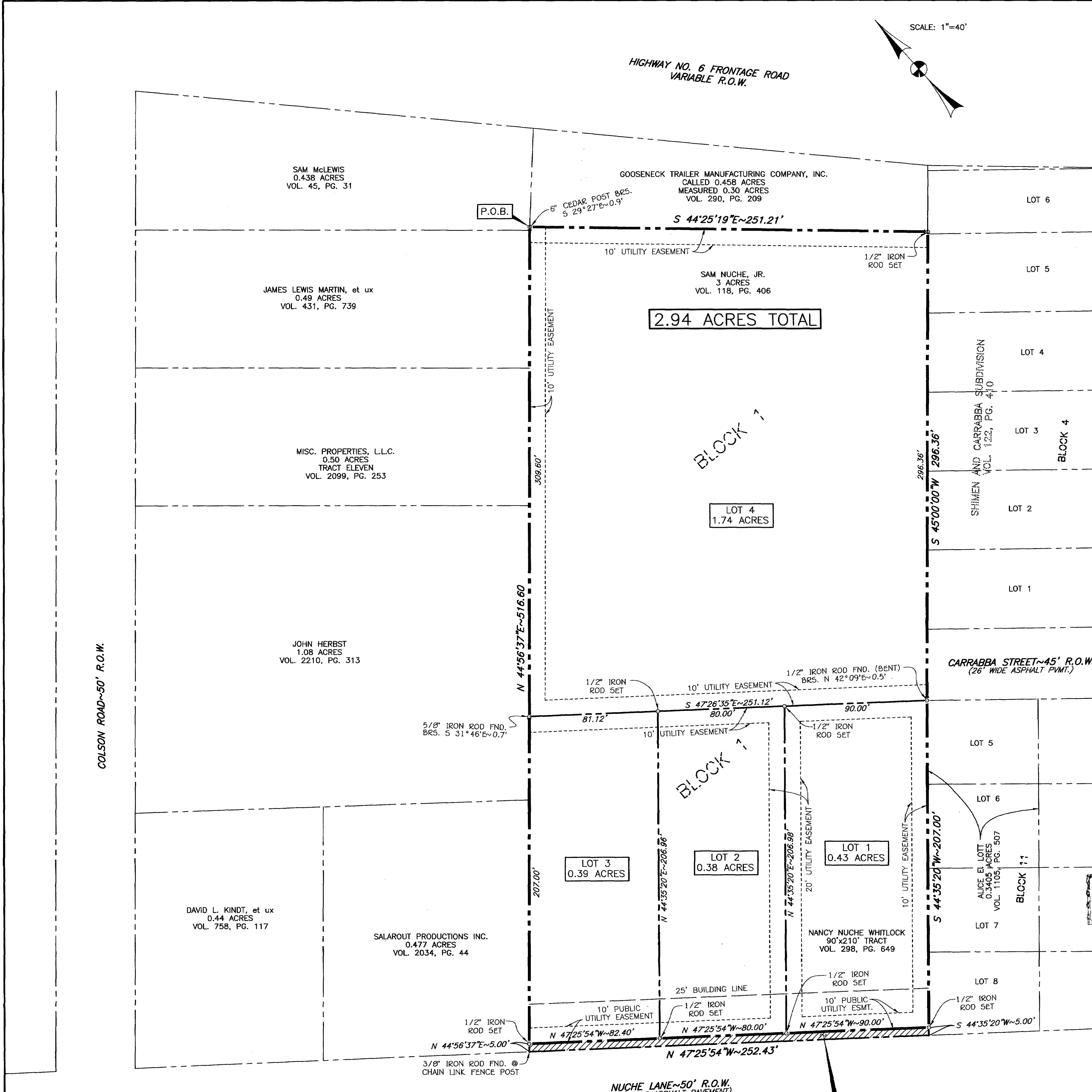
I, Nancy Nuche Whitlock, Individually and as Trustee of the Testamentary Trust of the Estate of Lucy C. Nuche, Owner and Developer of 2.94 Acres, shown on this plat, as described in Volume 118, Page 406, of the Official Records of Brazos County, Texas, and designated herein as NANCY WHITLOCK SUBDIVISION in the City of Bryan, Texas, Brazos County, 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.

Nancy Nuche Whitlock
Nancy Nuche Whitlock, Individually and as Trustee of the Testamentary Trust of the Estate of Lucy C. Nuche

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Nancy Nuche Whitlock, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.
Given under my hand and seal this 25th day of May, 1999.



Marilyn S. Dorsett
Marilyn S. Dorsett
My Commission Expires 10-8-99



5' RIGHT OF WAY DEDICATION COMPRISING 0.03 ACRES
APPROVAL OF THE CITY ENGINEER
I, Linda Huff, 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.
Linda Huff
Linda Huff, City Engineer
City of Bryan, Texas

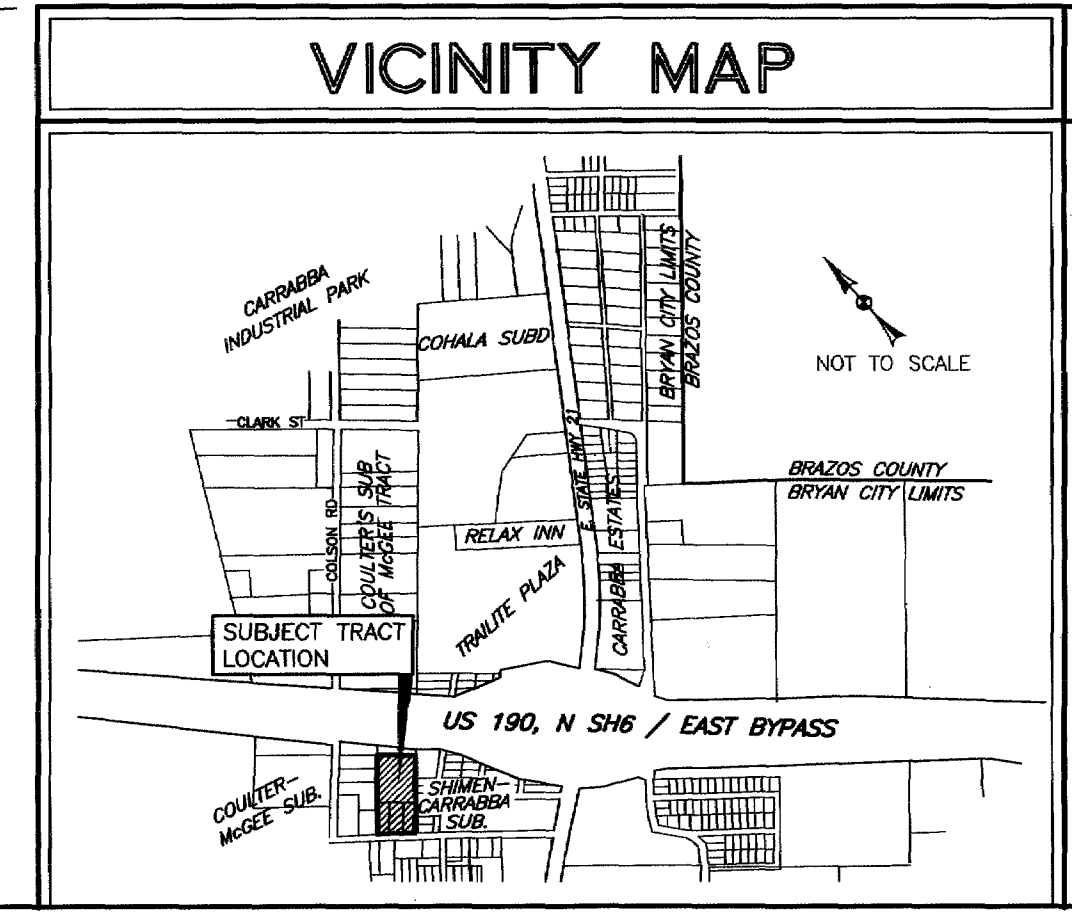


CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003

0688204
000007 000001
Document Number 0688204
Amount 55.00
Receipt Number - 132759
BJ Endler
STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the labeled records of this county, as stamped herein by me.
JUN 14 1999



FINAL PLAT

NANCY WHITLOCK
SUBDIVISION
2.94 ACRE TRACT

S. F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
NANCY WHITLOCK
2700 BROADMOOR DRIVE
BRYAN, TEXAS 77802
(409) 774-4335

SCALE: 1"=40' MAY, 1999

PREPARED BY:
KLING ENGINEERING & SURVEYING

4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212