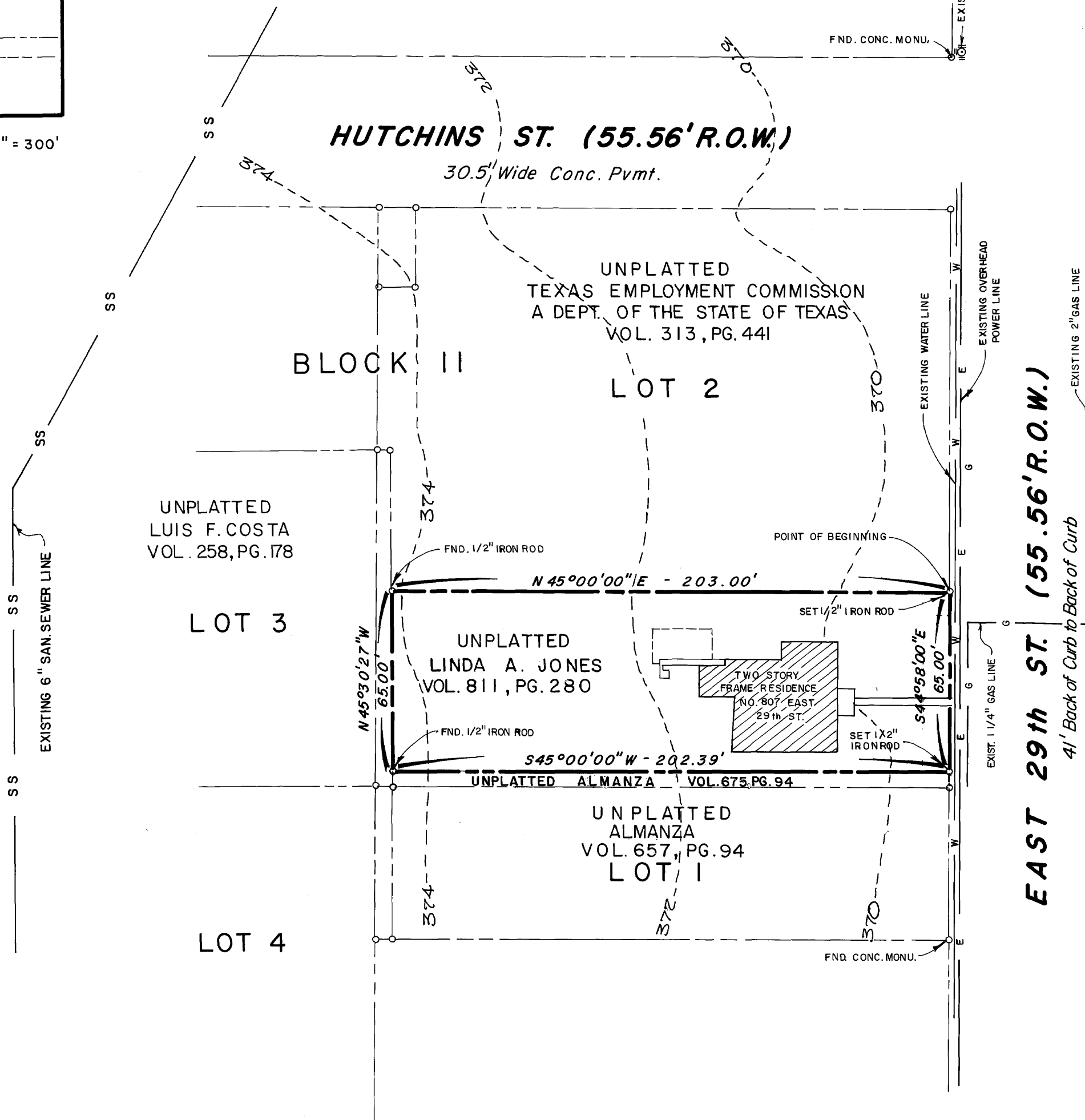


VICINITY MAP SCALE: 1" = 300'



VACATING

SCALE: 1" = 40'

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, FRANK BORISKIE, 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 THE 4 DAY OF SEP, 1985, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 822, PAGE 271.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

Frank Boriskie
FRANK BORISKIE, COUNTY CLERK
BRAZOS COUNTY, TEXAS
By: *Loren Murphy*, Deputy

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, CLIFF MILLER, DIRECTOR OF PLANNING 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 ORDINANCE.

Cliff Miller
CLIFF MILLER, DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS

APPROVAL OF THE PLANNING COMMISSION

I, St. Kevin Maloney, Jr., 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 WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE DAY OF JULY 11, 1985, 1985, AND SAME WAS DULY APPROVED ON THE 18th DAY OF JULY, 1985.

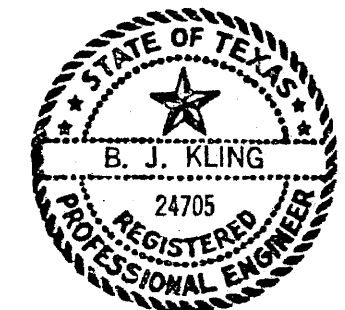
St. Kevin Maloney, Jr.
CHAIRMAN, CITY OF PLANNING COMMISSION
CITY OF BRYAN, TEXAS

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, B. J. KLING, REGISTERED PROFESSIONAL ENGINEER NO. 24705 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

B. J. Kling
B. J. KLING, P.E. NO. 24705

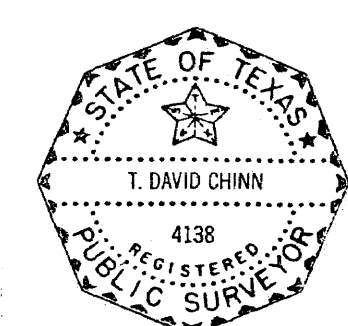


CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, T. DAVID CHINN, REGISTERED PUBLIC SURVEYOR NO. 4138, 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.

T. David Chinn
T. DAVID CHINN
REGISTERED PUBLIC SURVEYOR NO. 4138



OWNER'S ACKNOWLEDGMENT AND DEDICATION

State of Texas
County of Brazos

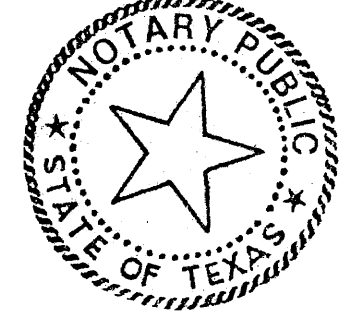
I, LUIS F. COSTA
owner of part of Lot 2, Block 11, and not a part of this replat, and being that tract of land as conveyed to it in Volume 255, Page 176, of the Brazos County Deed Records and whose name is subscribed hereto hereby dedicate to the use of the Public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and considerations therein expressed.

Luis F. Costa
LUIS F. COSTA

State of Texas
County of Brazos

Before me, the undersigned, on this day personally appeared LUIS F. COSTA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL ON THIS 16th DAY OF AUGUST, 1985.



Janet Lee Richmond
Janet Lee Richmond
Notary Public, State of Texas
Printed Name of Notary
My Commission Expires: 11/12/88

HUTCHINS ST. (55.56' R.O.W.)
30.5' Wide Conc. Pvmt.

Field notes of a 0.303 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being a part of Lot 2, Block 11, of the Phillips Addition to the City of Bryan, Texas, the plat of same being located in Volume M, Page 255, of the Deed Records of Brazos County, Texas, said 0.303 acre tract being the same tract of land as described by deed to LINDA A. JONES and being recorded in Volume 811, Page 280, of the Deed Records of Brazos County, Texas, said 0.303 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the southwest right-of-way line of 29th Street for the north corner of the said Jones 0.303 acre tract, same being the east corner of a 0.649 acre tract as described by deed to the Texas Employment Commission, A Department of the State of Texas, and being recorded in Volume 313, Page 441, of the Deed Records of Brazos County, Texas, said beginning point being located in the northeast line of the abovementioned Lot 2, Block 11 and also being located S 44° 58' 00" E, 194.41 feet from a concrete monument found marking the east corner of Block 12 of the said Phillips Addition;

THENCE S 44° 58' 00" E along the northeast line of Lot 2, Block 11, same being the southwest right-of-way line of 29th Street for a distance of 65.00 feet to a 1/2 inch iron rod set, said point also being the north corner of a 1214 square foot tract of land as described by deed to Almanza and recorded in Volume 657, Page 94, of the Deed Records of Brazos County, Texas, a concrete monument found marking the east corner of Block 11 bears S 44° 58' 00" E, 214.00 feet;

THENCE S 45° 00' 00" W along the common line between the said Jones 0.303 acre tract and the said 1214 square foot tract for a distance of 202.39 feet to a 1/2 inch iron rod found marking the west corner of the said 1214 square foot tract and the south corner of the said Jones 0.303 acre tract;

THENCE N 45° 30' 27" W along the southwest line of the said Jones 0.303 acre tract for a distance of 65.00 feet to a 1/2 inch iron rod found marking the south corner of the beforementioned Texas Employment Commission 0.649 acre tract;

THENCE N 45° 00' 00" E along the common line between the said Jones 0.303 acre tract and the said Texas Employment Commission 0.649 acre tract for a distance of 205.00 feet to the PLACE OF BEGINNING, containing 0.303 acres of land, more or less.

NOTES:

- 1) 1/2" IRON RODS MARKING ALL PROPERTY CORNERS EXCEPT AS NOTED.
- 2) 5' SIDE-YARD SETBACK AND 5' REAR-YARD SETBACK.
- 3) STORM WATER DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION 14-J OF THE CITY OF BRYAN SUBDIVISION ORDINANCE (TO BE ADDRESSED AT TIME OF SITE REVIEW).
- 4) EXISTING LAND USE: MULTI-FAMILY RESIDENTIAL
PROPOSED LAND USE: COMMERCIAL

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, LINDA A. JONES, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 811, PAGE 280, AND DESIGNATED HEREIN AS THE REPLAT OF PART OF LOT 2, BLOCK 11, PHILLIPS 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Linda A. Jones
Linda A. Jones
OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED CHARLES E. NEFFLEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF AUGUST, 1985.

Janet Lee Richmond
THE COMMISSION OF JANET LEE RICHMOND EXPIRES 11/12/88.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED LINDA A. JONES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF August, 1985.

Kelly Terphing
KELLY TERPHING
NOTARY PUBLIC, STATE OF TEXAS
8/20/87



OWNER'S ACKNOWLEDGMENT AND DEDICATION

State of Texas
County of Travis

I, WILLIAM GROSSENBACHER
owner of part of Lot 2, Block 11, and not a part of this replat, and being that tract of land as conveyed to it in Volume 97, Page 200, of the Brazos County Deed Records 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 purposes and considerations therein expressed.

William Grossenbacher
WILLIAM GROSSENBACHER

State of Texas
County of Travis

Before me, the undersigned, on this day personally appeared WILLIAM GROSSENBACHER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL ON THIS 29th DAY OF July, 1985.

Bileen Sherman
BILEEN SHERMAN
Notary Public, State of Texas
Printed Name of Notary
My Commission Expires: 5-27-89

OWNER'S ACKNOWLEDGMENT AND DEDICATION

State of Texas
County of Brazos

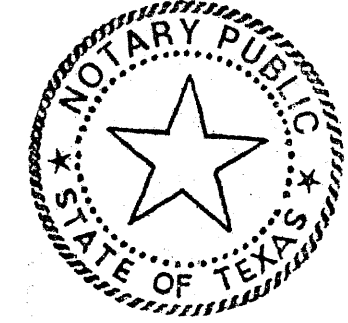
I, LINDA ALMANEA
owner of part of Lot 2, Block 11, and not a part of this replat, and being that tract of land as conveyed to me in Volume 657, Page 94, of the Brazos County Deed Records and whose name is subscribed hereto hereby dedicate to the use of the Public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and considerations therein expressed.

Linda Almanea
LINDA ALMANEA

State of Texas
County of Brazos

Before me, the undersigned, on this day personally appeared LINDA ALMANEA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 12th DAY OF AUGUST, 1985.



Janet Lee Richmond
Janet Lee Richmond
Notary Public, State of Texas
Printed Name of Notary
My Commission Expires: 11/12/88

RESUBDIVISION

SCALE: 1" = 40'

RESUBDIVISION PLAT
of
PART OF LOT 2, BLK. 11
PHILLIPS ADDITION

VOLUME M, PAGE 253
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40' JUNE, 1985

Owned and Developed by:
LINDA A. JONES
4029 CAPITAL OF TEXAS HIGHWAY SOUTH
SUITE NO. 102
AUSTIN, TEXAS 78746
(512) 448-2202

PREPARED BY:
KLING ENGINEERING & SURVEYING

4101 TEXAS AVE. PO. BOX 4234 BRYAN, TEXAS 77802 PH. 409/846-6212

on labores
no 12/19/01

24.8900