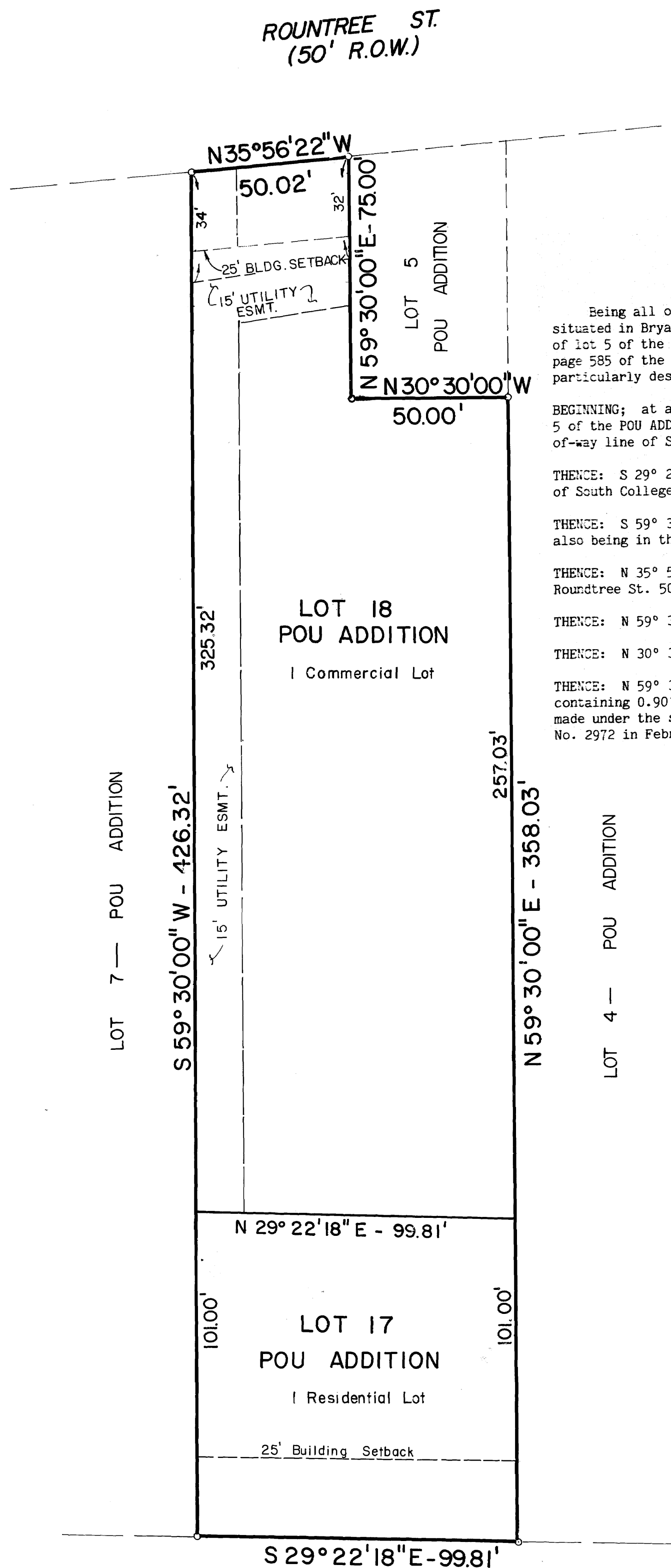


ORIGINAL PLAT

SCALE : 1" = 30'



REVISED PLAT

SCALE : 1" = 30'

FIELD NOTES

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being all of lot 6 and part of lot 5 of the POU ADDITION according to a plat recorded in volume 38, page 585 of the Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING: at an iron rod located in the most northerly corner of lot 5 of the POU ADDITION, said iron rod also being on the northwest right-of-way line of South College Ave;

THENCE: S 29° 22' 18" E - along the said northwest right-of-way line of South College Ave. 99.81 feet to a point for corner;

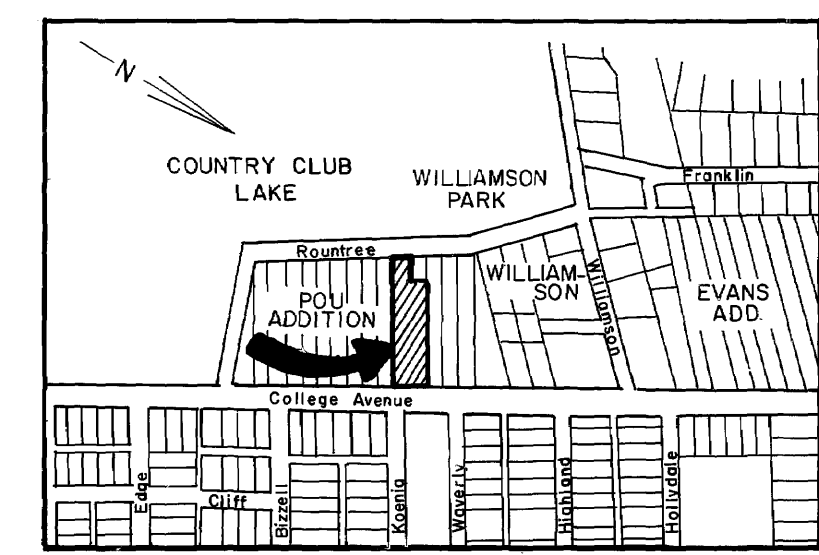
THENCE: S 59° 30' 00" W - 426.32 feet to a point for corner, said point also being in the northeast right-of-way line of Rountree St.

THENCE: N 35° 56' 22" W - along said northeast right-of-way line of Rountree St. 50.02 feet to a point for corner;

THENCE: N 59° 30' 00" E - 75.00 feet to a point for corner;

THENCE: N 30° 30' 00" W - 50.00 feet to a point for corner;

THENCE: N 59° 30' 00" E - 358.03 feet to the POINT OF BEGINNING; and containing 0.9010 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972 in February 1984.



VICINITY MAP
N.T.S.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), Ann Hogan
owner(s) and developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, volume 38, Page 585, and designated herein as the Lot 6 & Part of Lot 5 ~ POU Addition (Replat) Subdivision to 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.

Owner: Ann Hogan

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ann Hogan, 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 15th day of MARCH, 1984.

Notary Public, Brazos County, Texas

A CERTIFICATE BY Ann Hogan
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Surveyor, No. 22790, in the State of Texas, hereby certify that proper consideration has been given this plat.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that the plat is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground.

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Beriske, 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 15th day of May, 1984, in the Deed Records of Brazos County, in Volume 883 Page 805.

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.

APPROVAL OF THE PLANNING COMMISSION

I, HANK McQUAIDE, 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 16th day of FEBRUARY, 1984 and same was duly approved on the 15th day of MARCH, 1984 by said Commission.

Drainage Report to be submitted with Site Plan, proposed stormwater management to be On-Site detention.

PROPOSED LAND USE - Commercial

NOTE: Existing Utilities were located by City of Bryan data.

REPLAT

LOT 6 AND PART OF LOT 5
POU ADDITION
Bryan, Brazos County, Texas
February, 1984
0.9010 Acres

DEVELOPED BY: OWNED BY:

Lydia Cumings Ann Hogan
2305 Quail Hollow 404 Day Street
Bryan, Texas 77802 Bryan, Texas 77801
(409) 779-0298 (409) 846-7473

GARRETT ENGINEERING
CONSULTING ENGINEERING & LAND SURVEYING
P.O. BOX 8000 - BRYAN, TEXAS 77801

on base
3/15/84 WJ