

FILED
 90 SEP 27 AM 10:36
 CLERK
David Johnson

452534

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

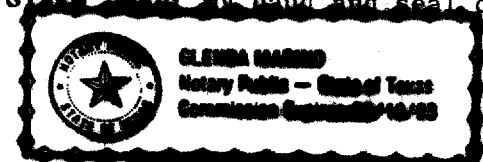
STATE OF TEXAS
 COUNTY OF BRAZOS

I, (We, The) Lydia Cummings
 owner(s) and developer(s) of the land shown on this plat, as conveyed
 in the Deed Records of Brazos County, Texas, volume 681, Page
210, and designated herein as the Lot 17 & Part of Lot 18
 POA Addition (Replat) Subdivision to the City of Bryan, Texas,
 and whose name is subscribed hereto, hereby dedicated to the use
 the public forever all streets, alleys, parks, water course, drains,
 easements and public places thereon shown for the purpose and
 consideration therein expressed.

Lydia Cummings
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally
 appeared Lydia Cummings, 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 20th day of Sept, 1990
 Blenda Marino
 Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Frank Barwick, 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 27th day of Sept, 1990, in the Deed Records
 of Brazos County, in Volume 1218 Page 776.

Frank Barwick by Keith McJannet
 County Clerk, Brazos County, Texas.

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.

Ray Shansa
 Director of Planning

APPROVAL OF THE PLANNING COMMISSION

I, REBA C. RAGSDALE, 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 14TH day
 of SEPT, 1990 and same was duly approved on the 18TH
 day of SEPT, 1990 by said Commission.

Reba C. Ragdale
 Vice-Chairman, City Planning Commission
 Bryan, Texas.

PROPOSED LAND USE - COMMERCIAL

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 17 and part of lot 18 of the POA ADDITION according to
 a plat recorded in volume 681, page 210 of the Deed Records
 of 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 17 of the POA ADDITION, said iron rod also being on the
 northwest right-of-way line of South College Ave;

THENCE: S 31° 16' 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 - 164.94 feet to a point for corner;

THENCE: N 32° 29' 00" W - 99.06 feet to a point for corner;

THENCE: N 59° 30' 00" E - 167.06 feet to the POINT OF BEGINNING;
 and containing 0.3803 acres of land, more or less, according to
 a survey made under the supervision of Burtis R. Dockery, Registered
 Professional Land Surveyor, No. 3186 in August, 1990
 This tract of land is not located in
 the 100 year flood plain.

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Burtis R. Dockery, Registered Professional Engineer, No. 26072,
 in the State of Texas, hereby certify that the foregoing plat is true
 and correct and that consideration has been given this plat.

Burtis R. Dockery
 Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Burtis R. Dockery, Registered Professional Land Surveyor, No.
 3186, in the State of Texas, hereby certify that the plat is true
 and correct and was prepared from an accurate survey of the property
 made under my supervision on the ground.

Burtis R. Dockery
 Registered Professional Land Surveyor

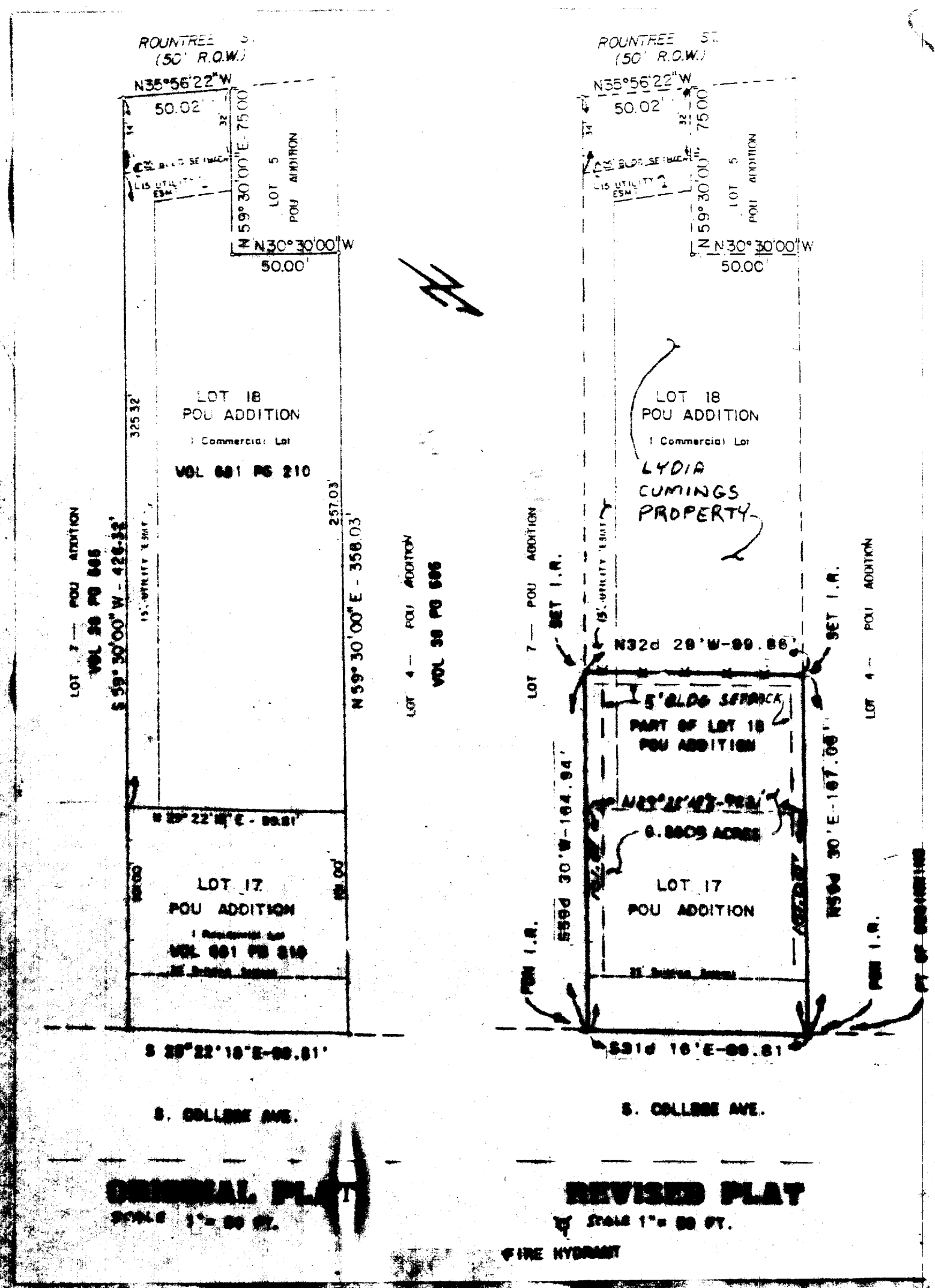
APPROVAL OF THE CITY ENGINEER

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.

David K... ..
 City Engineer, Bryan, Texas

REPLAT

LOT 17 AND PART OF LOT 18
 POA ADDITION
 BRYAN, BRAZOS COUNTY, TEXAS
 AUGUST, 1990
 DEVELOPED BY: RUSSELL WELCH
 OWNED BY: LYDIA CUMMINGS



ORIGINAL PLAT
 SCALE 1" = 80 FT.

REVISED PLAT
 SCALE 1" = 80 FT.