



ORIGINAL PLAT
SCALE: 1"=20'

REVISED PLAT
SCALE: 1"=20'

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), Kinder-Care Learning Centers, Incorporated owners and developers of the land shown on this plat, is conveyed in the Deed Records of Brazos County, Texas, Volume 594 Page 377, and designated as Royal Street Kinder-Care Addition. Subdivision to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicated 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:
(Richard J. Grassgreen, Exec. Vice President)

STATE OF ALABAMA
COUNTY OF MONTGOMERY

Before me, the undersigned authority, on this day personally appeared Richard J. Grassgreen, Executive Vice President, 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 14th day of June, 1985.

Patricia A. Brock, Notary Public in and for Montgomery County, Alabama

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Peter W. Blom, Registered Professional Engineer, No. 35637 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Peter W. Blom
Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Peter W. Blom, Registered Public Surveyor, No. 3113, 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.

Peter W. Blom
Registered Public Surveyor

APPROVAL OF THE PLANNING COMMISSION

I, Kenny Mallard, 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 May, 1985 and same was duly approved on the day of October, 1985.

Kenny Mallard
Chairman, City Planning Commission
Bryan, 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.

Director of Planning

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mark Bouska, County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 14th day of May, 1985, in the Deed Records of Brazos County, in Volume 594 Page 377.

Mark Bouska
County Clerk, Brazos County, Texas

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.8466 ACRES (36,879 SQUARE FEET) SITUATE IN THE CITY OF BRYAN, COUNTY OF BRAZOS, STATE OF TEXAS OUT OF THE J.R. SCOTT LEAGUE, ABSTRACT A-50 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE MOST NORTHEASTERLY CORNER OF LOT NO. ONE OF THE LILLY EWING FAIN ADDITION ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 154 AT PAGE 91, DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD BEING ALSO IN THE SOUTHEASTERLY LINE OF THE FOX ADDITION ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 166 AT PAGE 61 AND VOLUME 172 AT PAGE 139, DEED RECORDS OF BRAZOS COUNTY, TEXAS AND SAID IRON ROD BEING ALSO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DARWOOD FRENCH, ET AL BY DEED RECORDED IN VOLUME 244 AT PAGE 523, DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE SOUTH 37°59'07" EAST 165.92 FEET ALONG THE LINE COMMON TO SAID LOT 1 AND LOT 2 OF THE FAIN ADDITION TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL IN THE NORTHERLY RIGHT-OF-WAY LINE OF ROYAL STREET (50 FEET WIDE);

THENCE SOUTH 46°34'00" WEST 225.32 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ITS WESTERLY PROLONGATION TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING IN THE WESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO DARWOOD FRENCH, ET AL BY DEED RECORDED IN VOLUME 244 AT PAGE 521, DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE NORTH 37°08'28" WEST 164.76 FEET (PASSING AT 1.1 FEET A 1/2 INCH IRON ROD FOUND) TO A FENCE POST FOUND FOR CORNER IN THE SOUTHEASTERLY LINE OF SAID FOX ADDITION;

THENCE NORTH 46°15'30" EAST, PASSING AT 10.73 FEET A 1/2 INCH IRON ROD FOUND AND AT 73.78 FEET A 3/8 INCH IRON ROD FOUND FOR A TOTAL DISTANCE OF 223.00 FEET ALONG SAID SOUTHEASTERLY LINE OF SAID FOX ADDITION AND THE NORTHWESTERLY LINE AND PROLONGATION THEREOF OF THE SAID LILLY EWING FAIN ADDITION TO THE POINT OF BEGINNING AND CONTAINING 0.8466 ACRES (36,879 SQUARE FEET) OF LAND.

GENERAL NOTES

- DRAINAGE REPORT FOR THE DEVELOPMENT HAS BEEN SUBMITTED WITH SITE PLAN.
 - EXISTING UTILITIES WERE LOCATED FROM CITY OF BRYAN DATA.
 - A VARIANCE FOR THE PROPOSED 25' BUILDING LINE SETBACK IS REQUESTED ON CONDITION THAT THE LICENCE TO ENCROACH IS ACCEPTED BY THE CITY OF BRYAN.
 - PROJECT IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN.
 - SOME OF THE EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE ERECTION OF THE PROPOSED BUILDING. THEREAFTER, ALL EXISTING BUILDINGS AND TEMPORARY TRAILERS WILL BE REMOVED.
- NOTE: EXISTING UTILITIES WERE LOCATED FROM CITY DATA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ANY DAMAGES TO EXISTING UTILITIES DUE TO NEGLIGENCE WILL BE PAID FOR AT THE CONTRACTOR'S EXPENSE.

BENCHMARK
TOP BOLT ON FLUSH VALVE @ SOUTHEAST CORNER OF COLLEGE AVENUE & ROYAL STREET. ELEV. 345.00

TBM
FOUND RAILROAD SPIKE IN POWER POLE @ STA. 1+99.2 AND 28.1 LEFT. ELEV. 340.26

NOTE
TO ARRIVE AT N.G.S. 1977 ADJUSTMENT AND 1.47' TO THE ABOVE ELEVATIONS.



VICINITY MAP
SCALE: 1"=1/2 MILE

ROYAL STREET KINDER-CARE ADDITION
REPLAT OF

A 0.8466 ACRE TRACT OF LAND BEING A PORTION OF FAIN ADDITION ONE - VOL. 154, PG. 91 D.R.B.C. AND 0.5 ACRES - VOL. 244, PG. 521 D.R.B.C. ALL BEING PART OF THE J.R. SCOTT LEAGUE A-50, BRYAN BRAZOS COUNTY, TEXAS.

SCALE: 1"=20' MAY 1985

OWNER: KINDER-CARE LEARNING CENTERS, INCORPORATED
RICHARD J. GRASSGREEN - EXEC. VICE PRESIDENT
4800 EXECUTIVE PARK DRIVE - MONTGOMERY, ALABAMA 36110

ENGINEER: ESPA CORP
ENGINEERS, SURVEYORS, PLANNERS & ASSOCIATES
2 NORTHEAST DRIVE HOUSTON, TEXAS
448-9904 77680

on base
and
drawings

FILED
1985 JUN 27 PM 3:10

CITY CLERK
BRYAN, TEXAS

329819