

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS X
COUNTY OF BRAZOS X

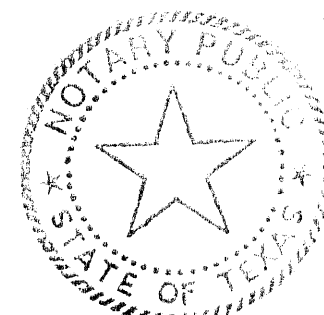
THE T & T DEVELOPMENT COMPANY (FORMERLY T & T IMPLEMENT COMPANY) OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 311, PAGE 587, AND DESIGNATED HEREIN AS THE T & T SUBDIVISION PHASE I, IN THE CITY OF BRYAN, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

William E. Thomason
WILLIAM E. THOMASON, PRESIDENT
T & T DEVELOPMENT COMPANY

STATE OF TEXAS X
COUNTY OF BRAZOS X

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *William E. Thomason*, 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 OF OFFICE THIS 20th DAY OF October, 1983.



Janet Ann Richmond
NOTARY PUBLIC IN/FOR BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS X
COUNTY OF BRAZOS X

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 21 DAY OF December, 1983, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 648, PAGE 251.

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

Frank Boriskie by Sally Thompson
COUNTY CLERK, BRAZOS COUNTY, TEXAS Deputy

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 20th DAY OF OCTOBER, 1983, AND SAME WAS DULY APPROVED ON THE 30 DAY OF NOVEMBER, 1983, BY SAID COMMISSION.

Hank McQuaide
CHAIRMAN, CITY PLANNING COMMISSION
CITY OF BRYAN, TEXAS

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, Clifford G. Miller, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAT, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

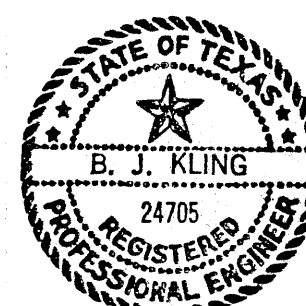
Clifford G. Miller
DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS

CERTIFICATE OF ENGINEER

STATE OF TEXAS X
COUNTY OF BRAZOS X

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, REGISTERED PROFESSIONAL ENGINEER

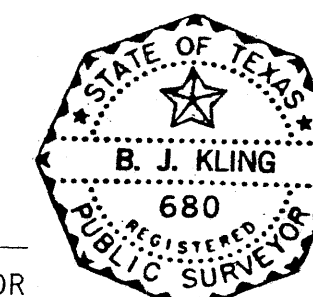


CERTIFICATE OF SURVEYOR

STATE OF TEXAS X
COUNTY OF BRAZOS X

I, B. J. KLING, REGISTERED PUBLIC SURVEYOR No. 680, 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.

B. J. Kling
B. J. KLING, REGISTERED PUBLIC SURVEYOR



285598

FINAL PLAT
of
T & T SUBDIVISION

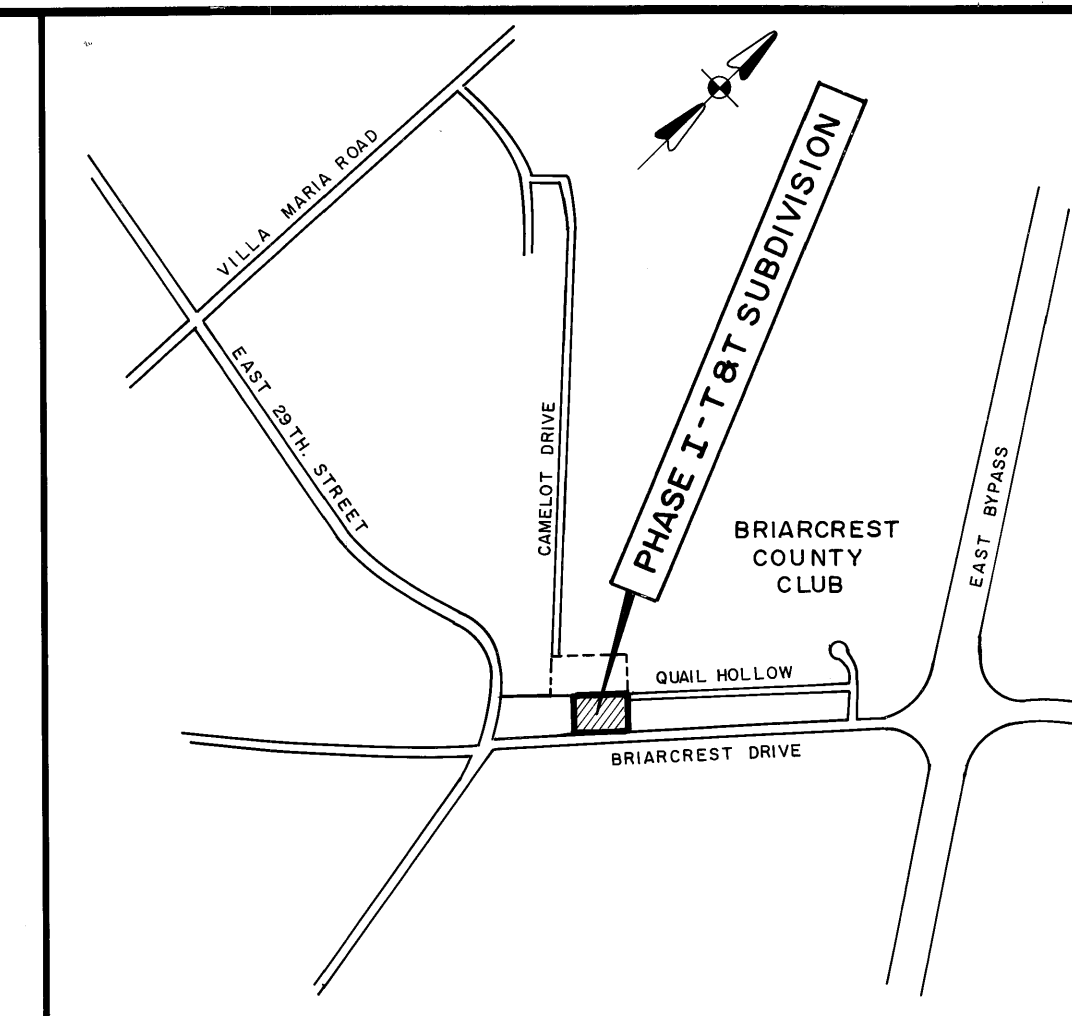
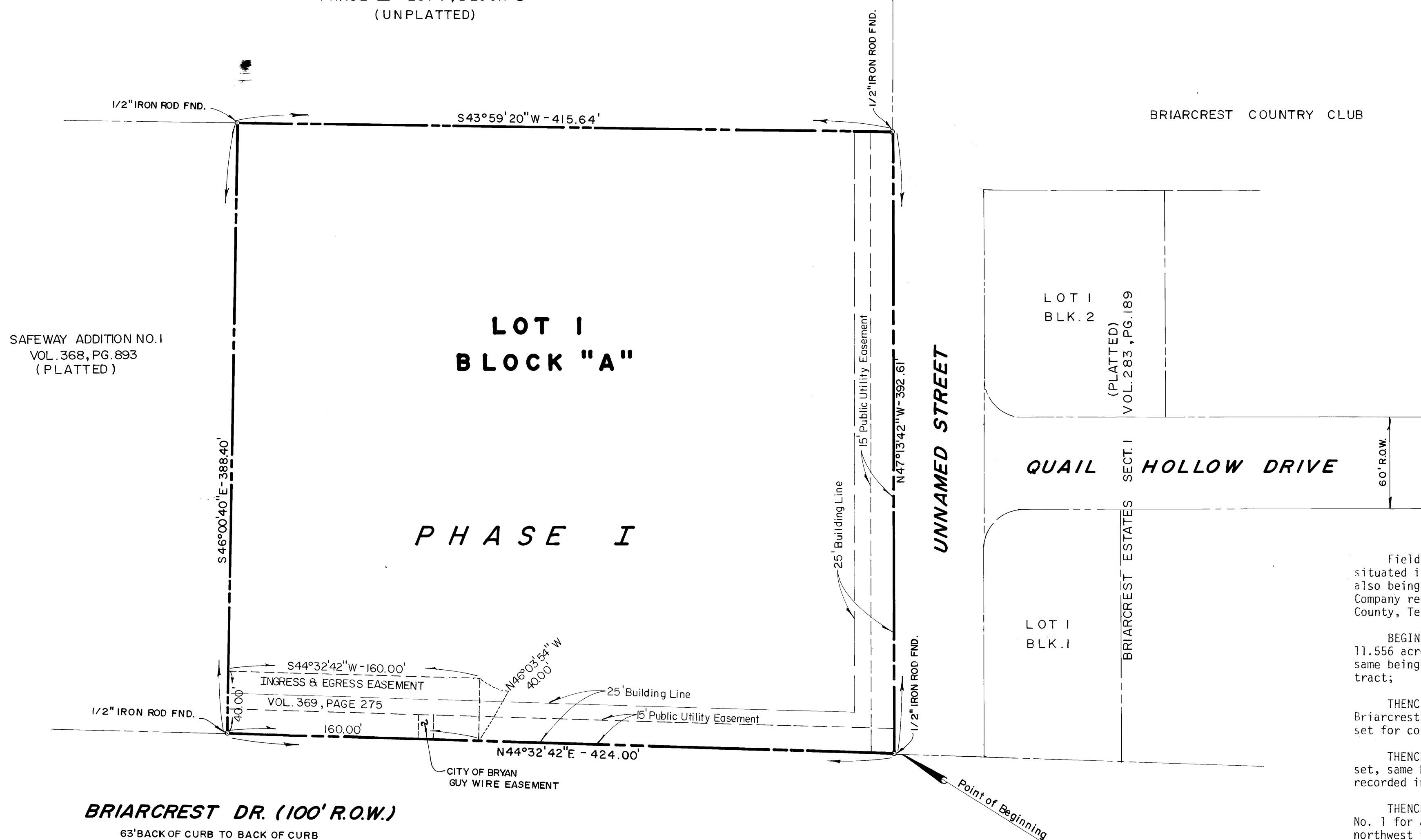
PHASE I, 3.763 ACRES
LOT I, BLOCK "A"
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50' OCT, 1983

OWNED and DEVELOPED by:
T & T DEVELOPMENT CO.
1848 GREENFIELD PLAZA
BRYAN, TEXAS
(409/846-8089)

PREPARED BY:
KLING ENGINEERING & SURVEYING
1806 WILDE OAK CIRCLE - PO. BOX 4234 - BRYAN, TEXAS - PH. 713/846-6212

T & T SUBDIVISION
PHASE II LOT I, BLOCK "B"
(UNPLATTED)



VICINITY MAP
not to scale

Field notes of a 3.763 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Brazos County, Texas, also being part of the 11.556 acre tract described in deed to T & T Implement Company recorded in Volume 311, Page 587, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the iron rod set for the east corner of the abovementioned 11.556 acre tract in the northwest right-of-way line of Briarcrest Drive, same being a common corner with the now or formerly Briarcrest Country Club tract;

THENCE N 47° 13' 42" W along the common line with the now or formerly Briarcrest Country Club tract for a distance of 392.61 feet to an iron rod set for corner;

THENCE S 43° 59' 20" W for a distance of 415.64 feet to an iron rod set, same being the north corner of the Safeway Addition No. 1, plat of same recorded in Volume 368, Page 893, of the Deed Records of Brazos County, Texas;

THENCE S 46° 00' 40" E along the common line with said Safeway Addition No. 1 for a distance of 388.40 feet to an iron rod set for corner in the northwest right-of-way line of Briarcrest Drive;

THENCE N 44° 32' 42" E along said northwest right-of-way line of Briarcrest Drive for a distance of 424.00 feet to the PLACE OF BEGINNING, containing 163,910 square feet, or 3.763 acres, of land, more or less.

GENERAL NOTES: 1) LAND USE SHALL BE COMMERCIAL
2) MINIMUM 20' REAR SET BACK LINE
3) THERE SHALL BE A 5' MINIMUM SIDE SET BACK LINE EXCEPT WHEN CONSTRUCTION METHODS MEETING ALL BUILDING AND FIRE CODES PERMIT ZERO LOT LINE CLEARANCE

copy for insurance
WD 2/21/83