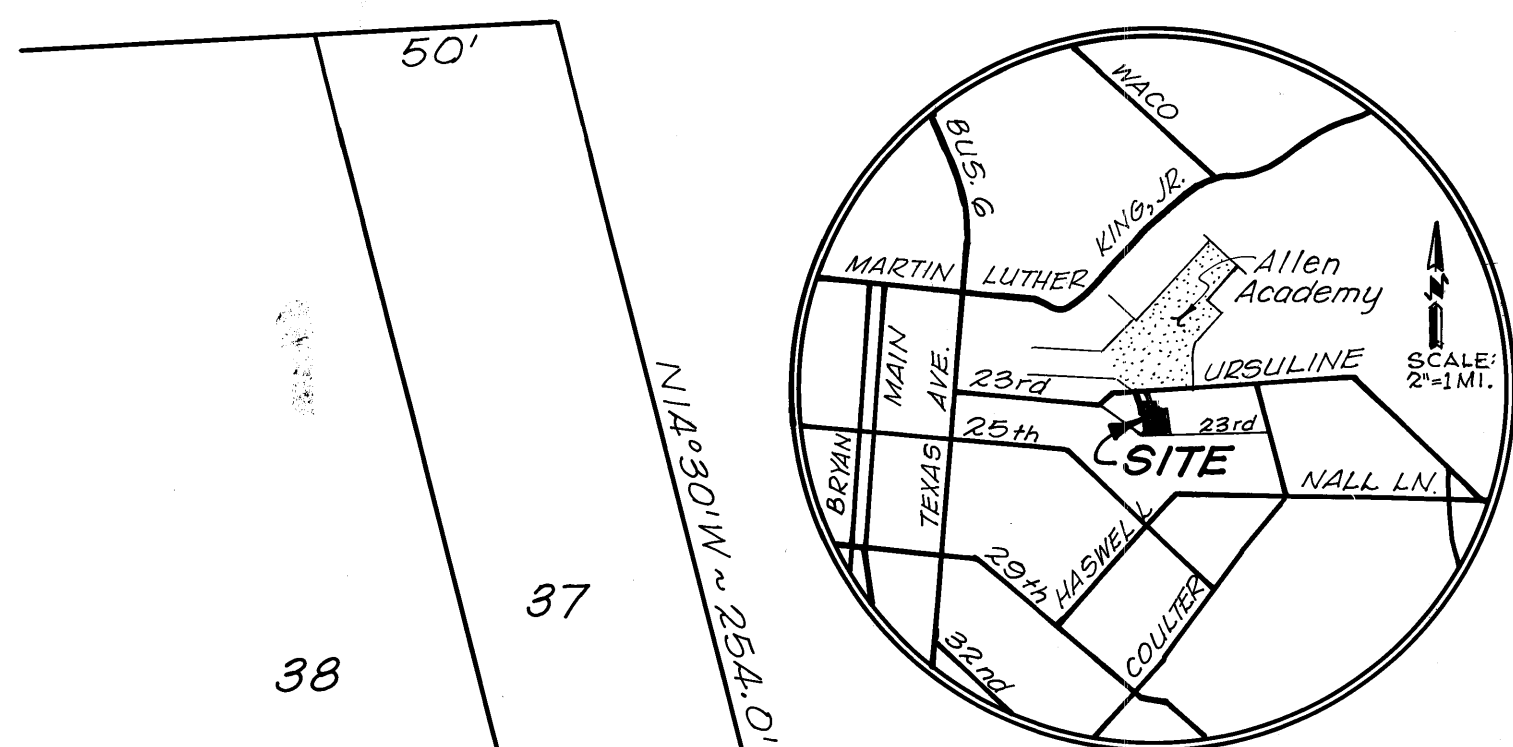


Ursuline Avenue



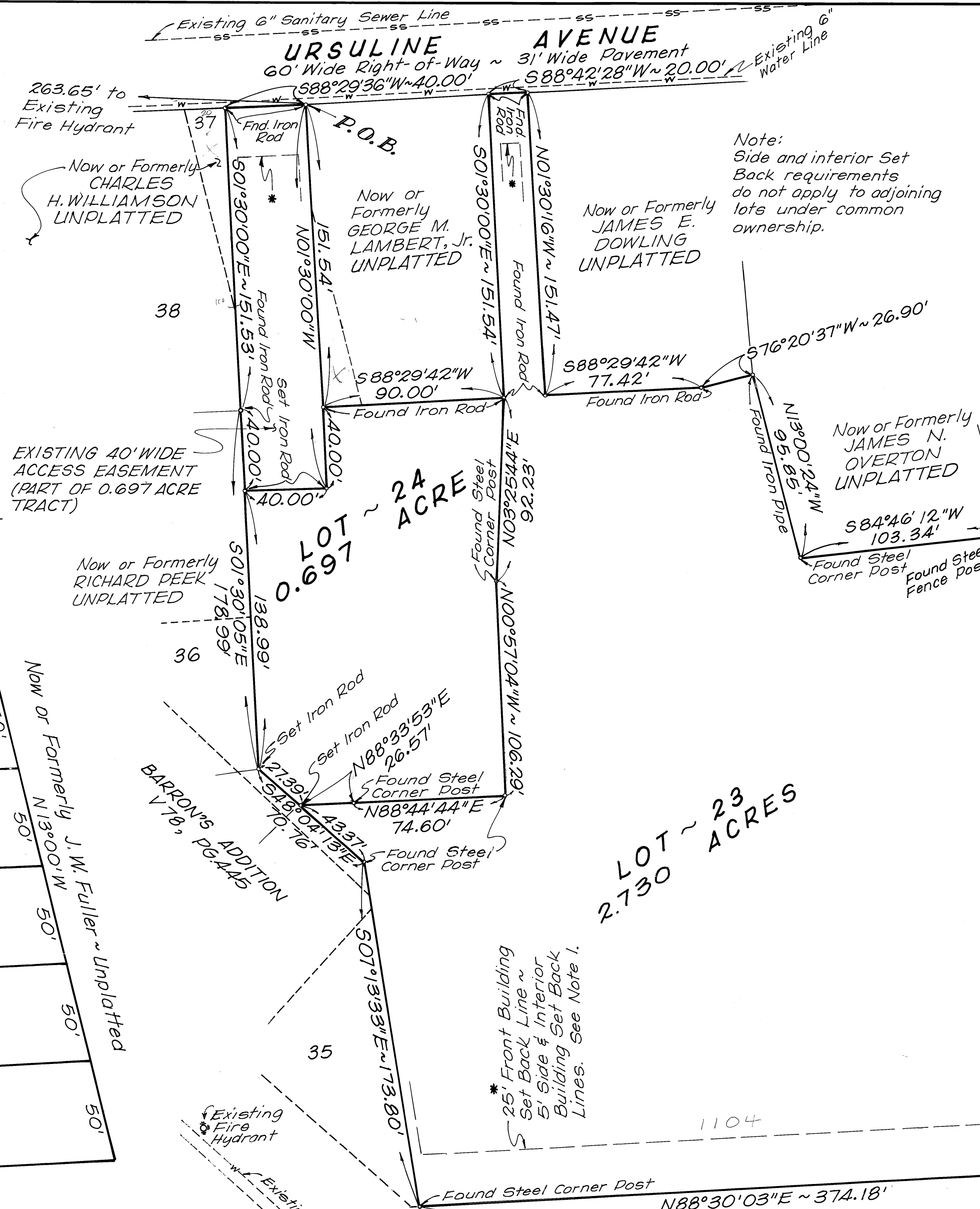
VICINITY MAP

Now or Formerly J. Austin Unplatted

CERTIFICATION BY THE CITY PLANNER... I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN, TEXAS.

CERTIFICATION BY THE COUNTY CLERK... I, HANK McQUADE, 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 OF THE 27 DAY OF APRIL, 1985.

APPROVAL OF THE PLANNING COMMISSION... I, HANK McQUADE, 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 10 DAY OF JANUARY, 1985.



EXISTING 40' WIDE ACCESS EASEMENT (PART OF 0.697 ACRE TRACT)

LOT ~ 24 ACRES

LOT ~ 23 ACRES

Field notes of a 3.427 acres tract or parcel of land lying and being situated in the John Austin League No. 8, A-2, Brazos County, Texas, and being part of the M. T. James Resubdivision as recorded on the Plat recorded in Volume 74, Page 459, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

NOTE: Any building permit requiring a revised site plan for Lots 23 and 24, will need to comply with Section 14.J of the Subdivision Control Ordinance of the City of Bryan as adopted on August 27, 1979, and amended on July 28, 1980, and September 22, 1980.

FILED 1985 APR -5 AM 9:40 Grand County Clerk BRAZOS COUNTY COURTHOUSE BRYAN TEXAS Karen Murphy 323902

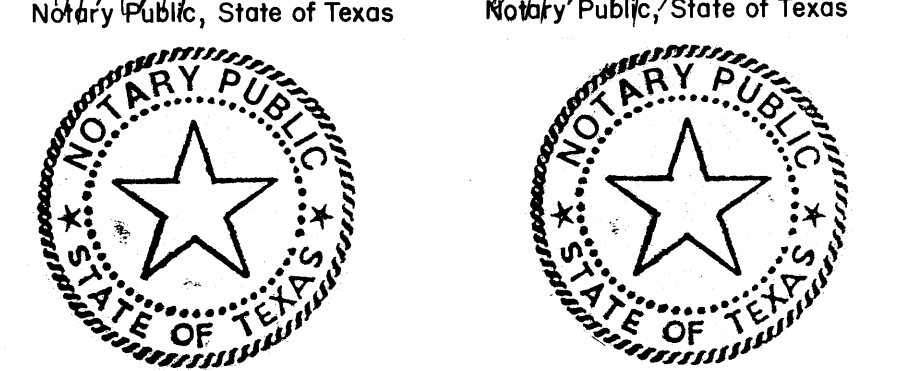
CERTIFICATION BY SURVEYOR... EDSEL JAY BURKHART, REGISTERED PUBLIC SURVEYOR NO. 2715, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

CERTIFICATION BY ENGINEER... EDSEL J. BURKHART, REGISTERED PROFESSIONAL ENGINEER NO. 7496, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS COUNTY OF BRAZOS We, Virgil Marko and Karen Marko, owners of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 692, Page 420, and designated herein as Lot 24 on the Replat of Lots 23-34, and Part of Lots 35-38, W. T. James Resubdivision 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 consideration therein expressed.

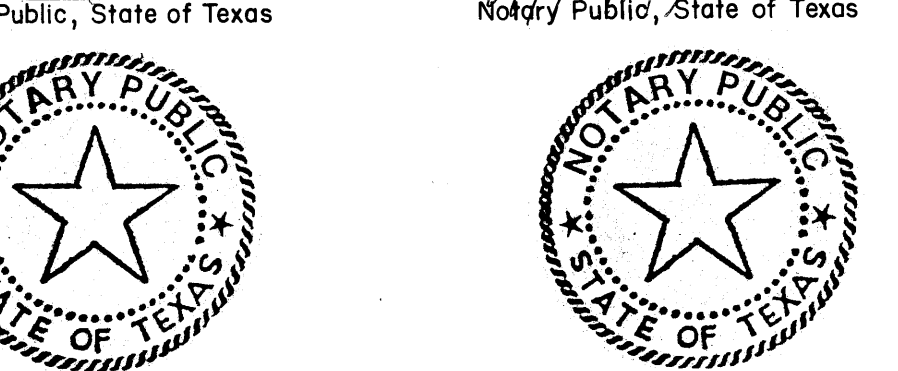
Subscribed and sworn to before me, the undersigned authority on this the 27th day of August, 1984. Notary Public, State of Texas



OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS COUNTY OF BRAZOS I, Robert Edward Chapman, Sr., owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 675, Page 671, and designated herein as Lot 23 on the Replat of Lots 23-34 and Part of Lots 35-38, W. T. James Resubdivision 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 consideration therein expressed.

Subscribed and sworn to before me, the undersigned authority on this the 23rd day of August, 1984. Notary Public, State of Texas



REVISED PLAT

REPLAT of 2.730 ACRES TRACT & 0.697 ACRE TRACT LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 & PART OF LOTS 35, 36, 37, & 38 W. T. JAMES RE-SUBDIVISION, VOL. 74, PG. 459 JOHN AUSTIN LEAGUE NO. 8, A-2 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40'

JOB NO.: 384 - 079

AUGUST, 1984

SPENCER J. BUCHANAN AND ASSOCIATES, INC. CONSULTING ENGINEERS BRYAN, TEXAS