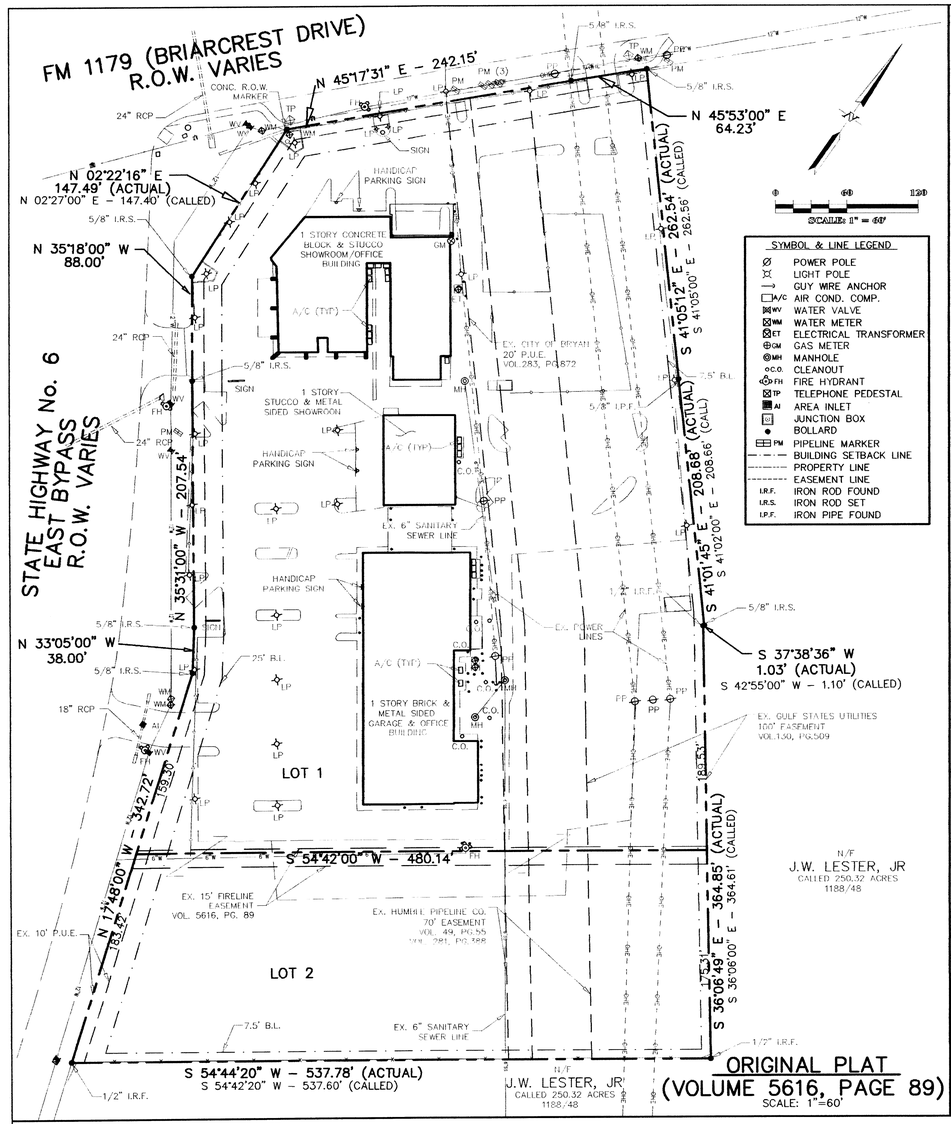
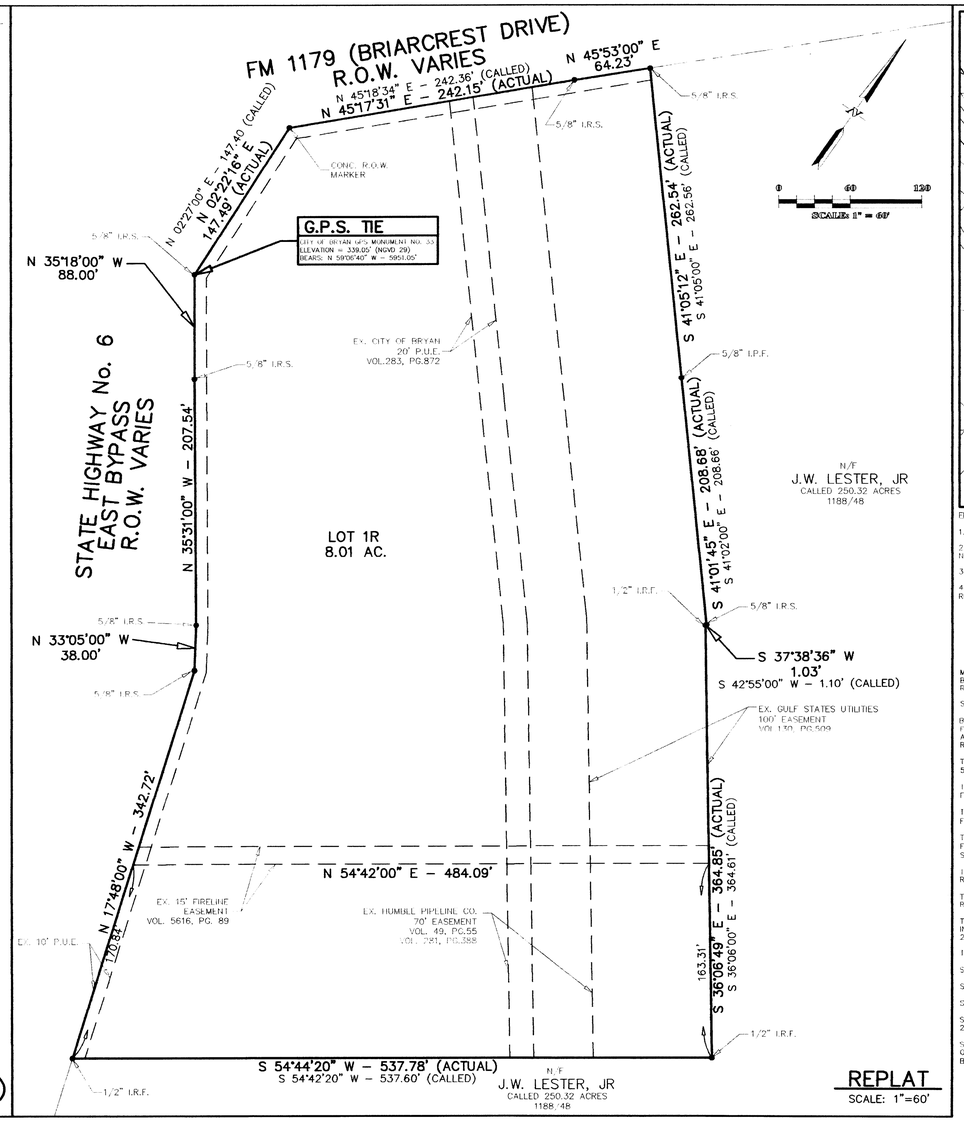
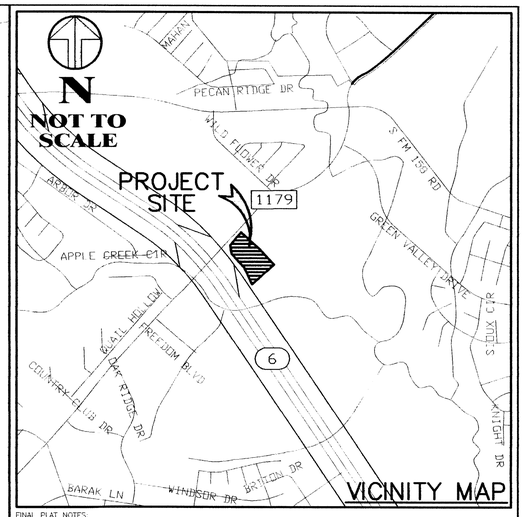


ORIGINAL PLAT
(VOLUME 5616, PAGE 89)
SCALE: 1"=60'



REPLAT
SCALE: 1"=60'



FINAL PLAT NOTES:

1. (O/D.R.B.C.T.) DI NOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.– FIRM COMMUNITY PANELS NO. 48041C 0134E, AND 48041C 0142E, JULY 2, 1992.

3. SETBACKS WILL BE IN ACCORDANCE WITH CITY OF BRYAN CODE OF ORDINANCES AND REGULATIONS.

4. BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOLUME 5616, PAGE 89, O/D.R.B.C.T.

METES AND BOUNDS DESCRIPTION
OF A
8.01 ACRE TRACT
LOTS 1 AND 2
GARLYN SHELTON IMPORTS
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1 AND 2, GARLYN SHELTON IMPORTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5616, PAGE 89 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 (NORTH EARL RUDDER FREEWAY – VARIABLE WIDTH R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 2 AND A WEST CORNER OF A CALLED 250.32 ACRE TRACT AS DESCRIBED BY A DEED TO J. W. LESTER, JR. RECORDED IN VOLUME 1188, PAGE 48 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 17° 48' 00" W ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 342.72 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 33° 05' 00" W CONTINUING ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 38.00 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 35° 31' 00" W CONTINUING ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 207.54 FEET TO A 5/8 INCH IRON ROD SET MARKING ANOTHER ANGLE POINT IN SAID LINE;

THENCE: N 35° 18' 00" W CONTINUING ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 88.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A TRANSITION FROM SAID NORTHEAST LINE TO THE SOUTHEAST LINE OF FM 1179 (BRIARCREST DRIVE – VARIABLE WIDTH R.O.W.);

THENCE: N 02° 22' 16" W ALONG SAID TRANSITION LINE FOR A DISTANCE OF 147.49 FEET TO THE BEARING OF A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE SOUTHEAST LINE OF FM 1179 MARKING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE: N 45° 17' 31" E ALONG THE SOUTHEAST LINE OF FM 1179 FOR A DISTANCE OF 242.15 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 45° 53' 00" E CONTINUING ALONG THE SOUTHEAST LINE OF FM 1179 FOR A DISTANCE OF 64.23 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID LOT 1 AND A NORTHWEST CORNER OF THE AFOREMENTIONED 250.32 ACRE TRACT.

THENCE: ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 AND SAID 250.32 ACRE TRACT FOR THE FOLLOWING CALLS:

S 41° 05' 12" E FOR A DISTANCE OF 262.54 FEET TO A 5/8 INCH IRON PIPE FOUND;

S 41° 01' 45" E FOR A DISTSANCE OF 208.68 FEET TO A 5/8 INCH IRON ROD SET;

S 37° 38' 36" W FOR A DISTANCE OF 1.03 FEET TO A ½ INCH IRON ROD FOUND;

S 36° 06' 49" E FOR A DISTANCE OF 364.85 FEET TO A ½ INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 2;

S 54° 44' 20" W FOR A DISTANCE OF 537.78 FEET TO THE POINT OF BEGINNING CONTAINING 8.01 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL, 2007. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF GARLYN SHELTON IMPORTS, 5616/89.

REPLAT
OF
GARLYN SHELTON IMPORTS

LOTS 1 & 2
VOLUME 5616, PAGE 89
CREATING
LOT 1R
RICHARD CARTER SURVEY, A-08
BRYAN, BRAZOS COUNTY, TEXAS
SURVEYED: APRIL 17, 2007

SURVEYED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF _____

COUNTY OF _____

I (We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume _____, Page _____ 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 shown for the purposes identified.

_____
Owner

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

_____
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

_____
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONNING COMMISSION

I, _____, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commision of the City of Bryan on the day of _____, 20____ and same was duly approved on the __day _____ ____, 20___ by said Commission

_____
Chairman, Planning & Zoning Commission,
Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, _____, 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 _____ day of _____, 20_____ in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, _____, Registered Public Surveyor No. _____, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____ _____
Registered Public Land Surveyor

RABON METCALF ENGINEERING
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: rabon@rmengineer.com

OFFICE - (979) 690-0329
FAX - (979) 690-0329
CELL - (979) 219-4174

PROPERTY OWNER
GARLYN SHELTON IMPORTS
c/o ED WHITTLE
3100 BRIARCREST DRIVE
BRYAN, TX 77802
OFF: (979) 776-7600
FAX: (979) 776-8203

FILENAME: 0311RP1A	SCALE: 1" = 60'
SUBMITTAL DATE: MAY 9, 2007	
DRAWN BY: A.J.B.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A	PAGES: N/A

RABON METCALF ENGINEERING
CLIENT NO. PROJECT NO.
167 – 0311

RECEIVED
MAY 16 2007
Development & Engineering Services