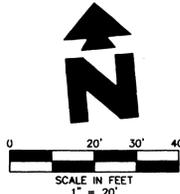


Vicinity Map
Scale=1"=1000'



LEGEND

- EXISTING
- E EAST OR ELECTRIC
 - N NORTH
 - S SOUTH OR SEWER
 - W WEST OR WATER
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - STORM DRAIN
 - "X" CUT
 - IRON ROD FOUND
 - IRON ROD SET

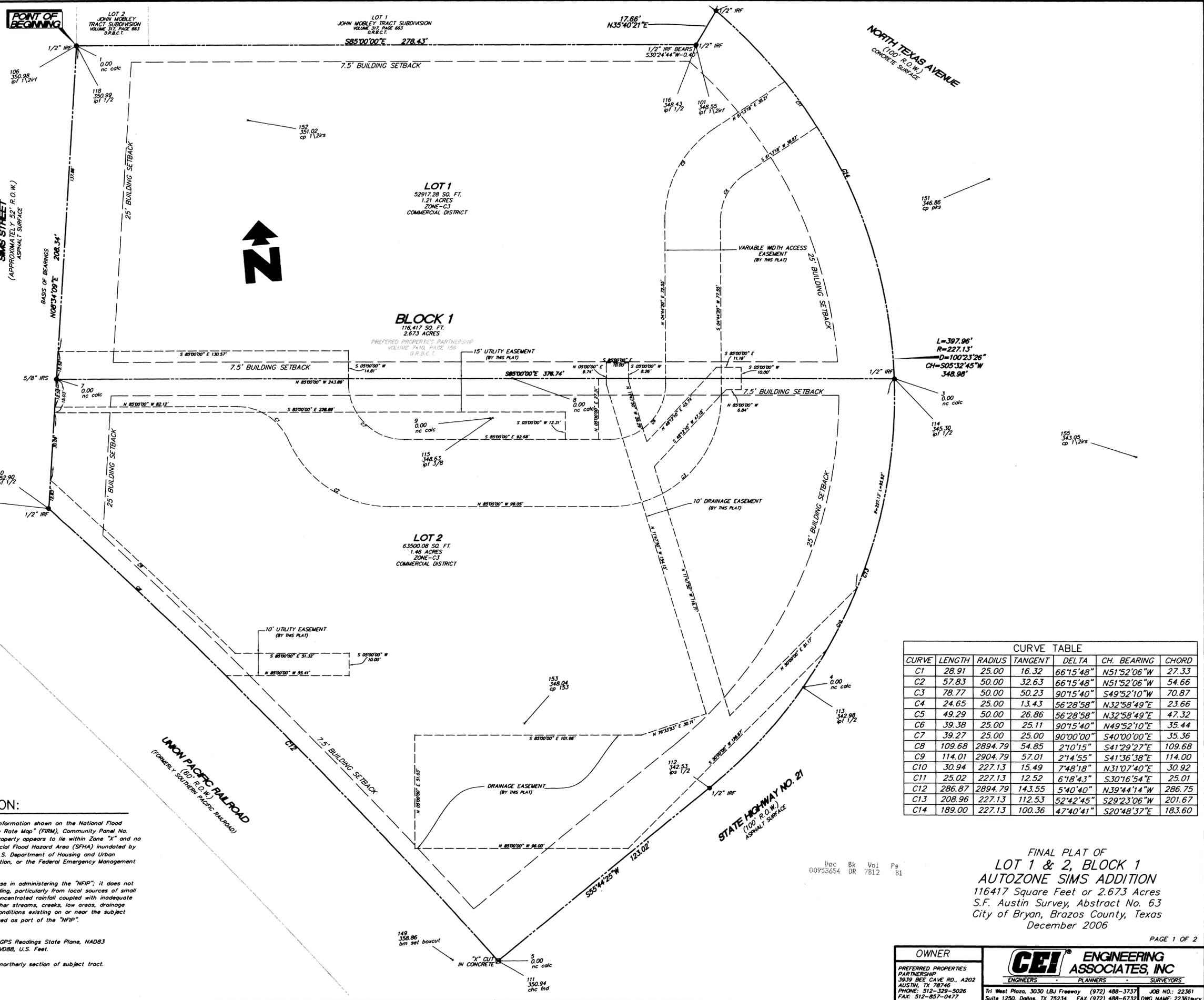
FLOOD CERTIFICATION:

According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48041C0133 C, dated July 2, 1992. The property appears to lie within Zone "X" and no portion of this property lies within a "Special Flood Hazard Area (SFHA)" inundated by 100-year flood zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

Elevations shown hereon are derived from GPS Readings State Plane, NAD83 4203-Texas Central, U.S. Feet Vertical NAVD88, U.S. Feet.

Site BM#1 = 1/2 inch iron rod set on the northerly section of subject tract. Elevation = 351.02' as shown

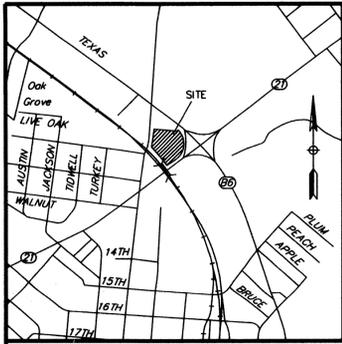


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CH. BEARING	CHORD
C1	28.91	25.00	16.32	66°15'48"	N51°52'06"W	27.33
C2	57.83	50.00	32.63	66°15'48"	N51°52'06"W	54.66
C3	78.77	50.00	50.23	90°15'40"	S49°52'10"W	70.87
C4	24.65	25.00	13.43	56°28'58"	N32°58'49"E	23.66
C5	49.29	50.00	26.86	56°28'58"	N32°58'49"E	47.32
C6	39.38	25.00	25.11	90°15'40"	N49°52'10"E	35.44
C7	39.27	25.00	25.00	90°00'00"	S40°00'00"E	35.36
C8	109.68	2894.79	54.85	2°10'15"	S41°29'27"E	109.68
C9	114.01	2904.79	57.01	2°14'55"	S41°36'38"E	114.00
C10	30.94	227.13	15.49	7°48'18"	N31°07'40"E	30.92
C11	25.02	227.13	12.52	6°18'43"	S30°16'54"E	25.01
C12	286.87	2894.79	143.55	5°40'40"	N39°44'14"W	286.75
C13	208.96	227.13	112.53	52°42'45"	S29°23'06"W	201.67
C14	189.00	227.13	100.36	47°40'41"	S20°48'37"E	183.60

FINAL PLAT OF
LOT 1 & 2, BLOCK 1
AUTOZONE SIMS ADDITION
116417 Square Feet or 2.673 Acres
S.F. Austin Survey, Abstract No. 63
City of Bryan, Brazos County, Texas
December 2006

Boc Bk Vol Pg
00953654 BR 7812 81

OWNER		CEI ENGINEERING ASSOCIATES, INC	
PREFERRED PROPERTIES PARTNERSHIP 3939 BEE CAVE RD., A202 AUSTIN, TX 78746 PHONE: 512-329-5026 FAX: 512-857-0477		ENGINEERS PLANNERS SURVEYORS	Tri West Plaza, 3030 LBJ Freeway (972) 488-3737 Suite 1250, Dallas, TX 75234 FAX (972) 488-6732
		JOB NO.: 22361	2006 © CEI ENGINEERING ASSOCIATES, INC



Vicinity Map

Scale=1"=1000'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), PREFERRED PROPERTIES PARTNERSHIP, 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 Deeds Records of Brazos County in Volume 418, Page 616, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

BY: PREFERRED PROPERTIES PARTNERSHIP

Glenn Van Stollenbeck
Glenn Van Stollenbeck
Partner

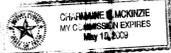
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Glenn Van Stollenbeck, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 31st day of January, 2007.

Charmin L. McKinnis
Charmin L. McKinnis
Notary Public, Brazos County, Texas

My Commission Expires: 5/19/09



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

Karen McQueen, 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 9 day of January, 2007, in the Official Records of Brazos County in Volume 712 Page 81.

Karen McQueen
Karen McQueen
County Clerk Brazos County, Texas

Luz Cochey Barcelona
Luz Cochey Barcelona

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art Hughes, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 13th day of December, 2006 and same was duly approved on the 19th day of January, 2007.

Art Hughes
Art Hughes
Chair, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Karin Russell, the undersigned, City Planner 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 7th day of February, 2007.

Karin Russell
Karin Russell
City Planner, Bryan Texas

APPROVAL OF THE CITY ENGINEER

I, Linda G. Huff, 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 7th day of February, 2007.

Linda G. Huff
Linda G. Huff, P.E.
City Engineer of the City of Bryan

LEGAL DESCRIPTION

Being a 2.673 acre tract or parcel of land, lying and being situated in S.F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being all of the 0.72 acre tract described in the deed from Charles Parrone and David W. Scarmardo to Preferred Properties Partnership, recorded in Volume 7410, Page 156, of the Official Records of Brazos County, Texas, and being all of the 1.95 acre tract of land described in the deed from Sahara Realty Group, LTD., a Texas Limited Partnership recorded in Volume 7410, Page 160, of the Official Public Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marking the common corner between the said 1.95 acre tract and Lot 2 of the John Mobley Tract Subdivision according to the plat recorded in Volume 317, Page 663, of the Deed Records of Brazos County, Texas, said 1/2 inch iron rod also lying in the apparent easterly right-of-way line of Sims Street (formerly known as Old Bryan Heerne Public Road, approximately a 52' right-of-way), from which a 1/2 inch iron rod near a chain link fence past corner bears North 64 degrees 30 minutes 57 seconds West-6.05 feet;

THENCE South 85 degrees 00 minutes 00 seconds East along the common line between the aforementioned 1.95 acre tract and the John Mobley Tract Subdivision adjacent to a chain link fence for a distance of 278.43 feet to a 1/2 inch iron rod found from which a 1/2 inch iron rod found bears South 30 degrees 24 minutes 34 seconds West-0.40', said point marking the northeast corner of the said 1.950 acre tract and being in the northwest line of said 0.72 acre tract;

THENCE North 35 degrees 40 minutes 21 seconds East, a distance of 17.66 feet to a 1/2 inch iron rod found being the beginning of a non-tangent curve to the right, same being on the southwesterly right-of-way line of North Texas Avenue (a 100' right-of-way);

THENCE along said right-of-way of North Texas Avenue and said curve to the right having a radius of 227.13 feet, a delta of 100 degrees 23 minutes 26 seconds, an arc length of 397.96 feet and a chord of South 05 degrees 32 minutes 45 seconds West-348.98 feet to a 1/2 inch iron rod found being on the northwesterly right-of-way line of State Highway 21 (a 100' right-of-way);

THENCE South 55 degrees 44 minutes 25 seconds West, along said right-of-way line of State Highway 21, a distance of 123.02 feet to an "X" found cut in concrete, same being the beginning of a non-tangent curve to the left;

THENCE leaving said right-of-way line of State Highway 21 along said curve to the left having a radius of 2894.79 feet, a delta of 05 degrees 40 minutes 40 seconds, an arc length of 286.86 feet and a chord of North 39 degrees 44 minutes 14 seconds West-286.75 feet to a 1/2 inch iron rod found;

THENCE North 08 degrees 34 minutes 09 seconds East, a distance of 208.34 feet to the POINT OF BEGINNING.

Said property contains a computed area of 2.673 acres or 116,417 square feet of land.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Bob O. Brown, 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.

Bob O. Brown
Bob O. Brown
Registered Public Land Surveyor #1744
State of Texas



Doc Bk Vol Pg
00953654 BR 7812 82

Filed for Record in:
BRAZOS COUNTY

On: Feb 09 2007 at 01:32P

As a
Plats

Document Number: 00953654

Amount 58.00

Receipt Number - 308941

By:
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me,

Feb 09 2007

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

FINAL PLAT OF
LOT 1 & 2, BLOCK 1
AUTOZONE SIMS ADDITION
116417 Square Feet or 2.673 Acres
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