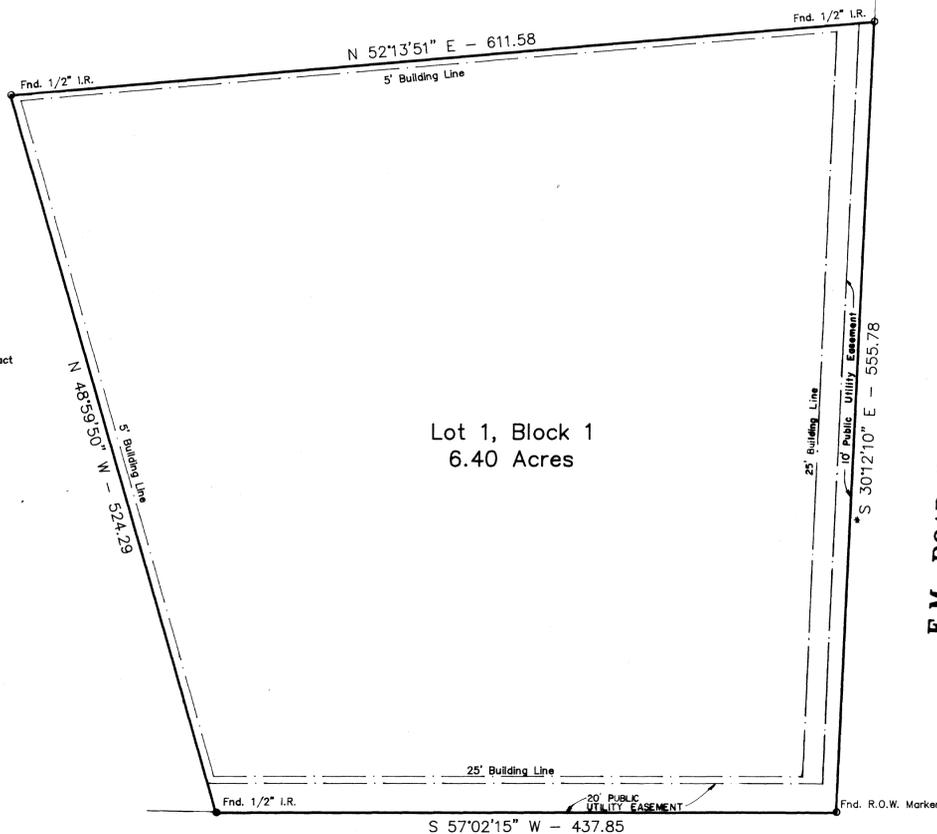


2.03 Acre Remainder  
Douglas A. McCrary - 8.41 Acre Tract  
1049/527

2.03 Acre Remainder  
Douglas A. McCrary - 8.41 Acre Tract  
1049/527



Lot 1, Block 1  
6.40 Acres

STATE HIGHWAY 21  
PAVEMENT WIDTH: 61' 150' R.O.W. ASPHALT

F.M. ROAD 2818  
PAVEMENT WIDTH: 90'  
R.O.W.: 720' ASPHALT

Field Notes  
6.40 Acres

Being all of that certain tract or parcel of land lying and being situated in STEPHEN F. AUSTIN LEAGUE, NO. 9, A - 62, Bryan, Brazos County, Texas and being a part of that 8.41 acre tract of land conveyed to Douglas A. McCrary recorded in Volume 1049 page 527, Official Records of Brazos County, Texas and also being all of that 6.40 acre tract of land conveyed to Twin Lakes Tractor, Inc. d.b.a. Prater Equipment Company by Douglas A. McCrary and recorded in Volume 2022, Page 208, Official Records of Brazos County, Texas and being more particularly described as follows:

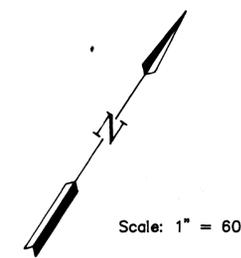
BEGINNING: at a concrete Hwy. marker found at the east corner of said 6.40 acre tract, also being at the intersection of the northwest right-of-way line of State Hwy. 21 and the southwest right-of-way line of FM 2818;

THENCE: S 57°02'15\" W - 437.85 feet along said Hwy 21 line to a 1/2\" iron rod found for the most southerly common corner of said Twin Lakes Tractor Inc. tract and the 2.03 acre remainder of the 8.41 acre McCrary tract;

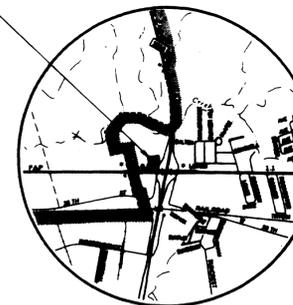
THENCE: N 48°59'50\" W - 524.29 feet along the common property line of said 6.40 acre tract and said 2.03 acre tract to a 1/2\" iron rod found for the most westerly common corner of said tracts;

THENCE: N 52°13'51\" E - 611.58 feet along the common property line of said tracts to a 1/2\" iron rod found for the most northerly common corner, same being in the westerly right-of-way line of F.M. 2818;

THENCE: S 30°12'10\" E - 555.67 feet along said right-of-way line to the PLACE OF BEGINNING; and containing 6.40 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 in January 1996.



PROJECT LOCATION



VICINITY MAP n.t.s.

General Notes:

- \*1. Basis of Bearing is the Northeast property line being rotated to the deed call S 30°12'10\" E - 555.67', as recorded in Volume 2022, Page 208, Official Records, Brazos County, Texas.
- This property does not lie in the 100 year flood plain as per FEMA Map# 48041C0129 C, Effective Date: July 2, 1992.
- All improvements are existing unless stated otherwise.
- A blanket Right-of-Way easement from Lee Lobello, et al, to the City of Bryan, dated August 19, 1937, recorded in Volume 98, Page 191, Deed Records of Brazos County, Texas affects this property.

on base  
WD 6/12/02

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Timothy J. Prater, owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me in the Official Records of Brazos County in Volume 2022, Page 208, and designated herein as the Prater Subdivision 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.

Timothy J. Prater  
Owner

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner 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.

Mark L. Smith  
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I, Richard Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 21 day of FEBRUARY, 1996 and same was duly approved on the 7 day of MARCH, 1996 by said commission.

Richard Perkins  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Christy [Signature]  
City Engineer, Bryan, Texas

600012

FILED

96 APR -3 PM 2:28

Mary Ann Ward, COUNTY CLERK

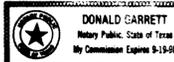
BRAZOS COUNTY COURTHOUSE

1000 BRYAN, TEXAS 77802

By Christy [Signature] DEPUTY

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Timothy J. Prater, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Gave, under my hand and seal on this 21st day of February, 1996.



Donald Garrett  
Notary Public, State of Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett  
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett  
Donald D. Garrett, P.E. No. 22790

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, 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 21st day of February, 1996, in the Deed/Official Records of Brazos County, Texas, in Volume 2022, Page 208.

Mary Ann Ward by Debra Johnson  
County Clerk  
Brazos County, Texas  
Deputy Clerk

OWNER/DEVELOPER:  
Twin Lakes Tractor, Inc.  
dba Prater Equipment Company  
3110 Highway 21 West  
Bryan, TX 77803-1241  
(409) 822-7684

FINAL PLAT  
OF  
LOT 1, BLOCK 1  
PRATER SUBDIVISION  
6.40 ACRES

STEPHEN F. AUSTIN, NO. 9, A - 62  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 60' FEBRUARY 1996

