

B. V. Imports Subdivision
0.68 Acre Tract
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 0.68 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2 Bryan, Brazos County, Texas, and being all of the 0.6758 Acre Tract being described in the deed from Paul Bert Meier to BV Imports Building Partners, Ltd. recorded in Volume 8341, Page 42 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found marking the north corner of the beforementioned 0.6758 acre tract, said 5/8" iron rod also being at the intersection of the southeast line of the 5.52 acre tract described in the deed to Thomas F. Vettors recorded in Volume 415, Page 209 of the Deed Records of Brazos County, Texas, with the southwest right of way line of Farm to Market Road No. 158 (Boonville Road);

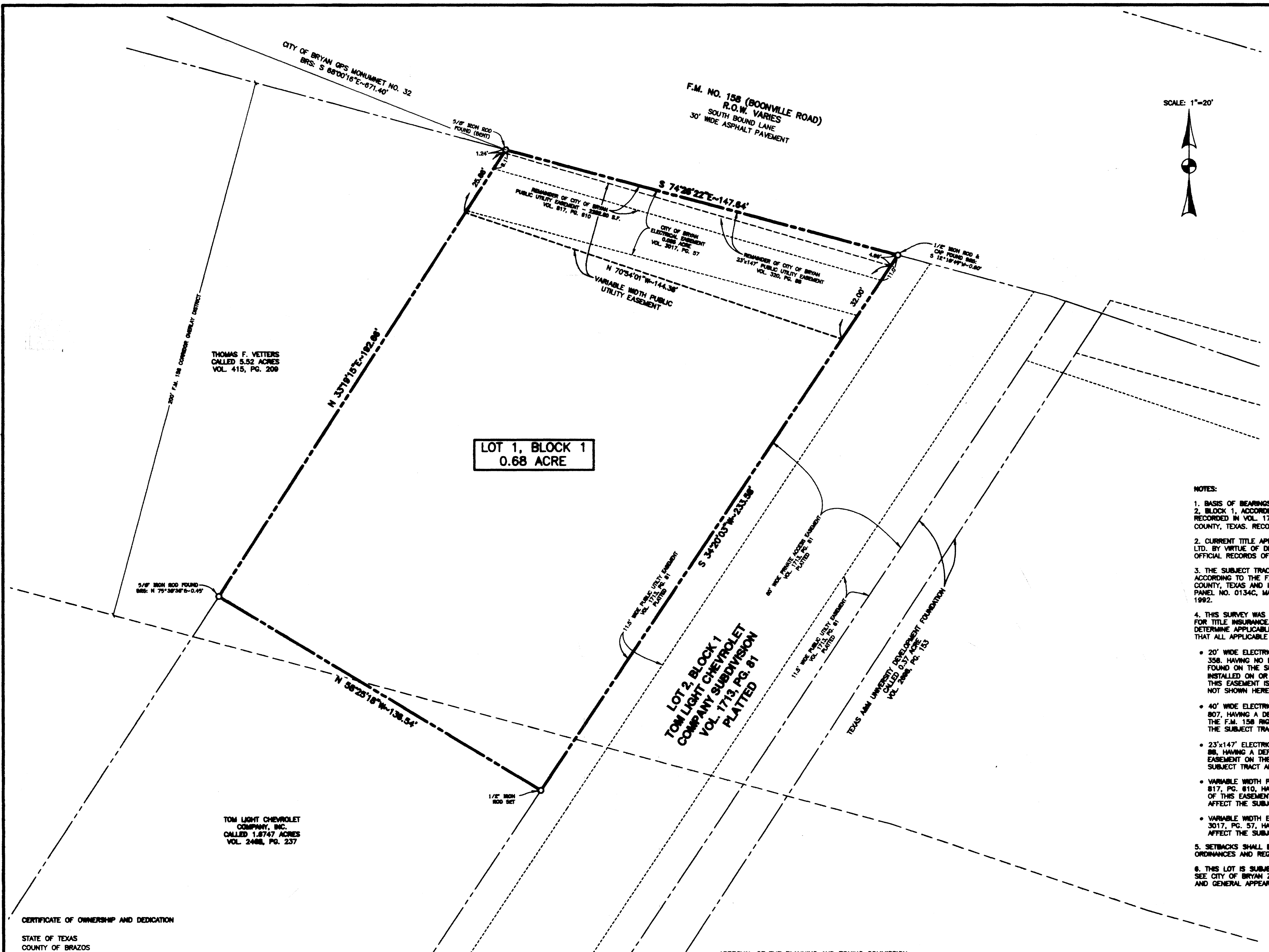
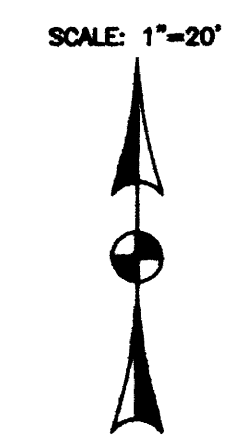
THENCE S 74° 28' 22" E along the southwest right of way line of the beforementioned Farm to Market Road No. 158 for a distance of 147.64 feet to the intersection of the southwest right of way line of F.M. 158 with the northwest line of a 60 foot wide private access easement (a.k.a. Tom Light Drive), Lot 2, Block 1, Tom Light Chevrolet Company Subdivision, as shown on the plat recorded in Volume 1713, Page 81 of the Official Records of Brazos County, Texas, from which a 1/2" iron rod found bears S 12° 19' W-0.80 feet;

THENCE S 34° 20' 03" W along the common line between the beforementioned 0.6758 acre tract and Lot 2, Block 1, Tom Light Chevrolet Company, Inc. for a distance of 233.58 feet to a 1/2" iron rod set at the common corner between the said 0.6758 acre tract and the 1.6747 acre tract described in the deed to Tom Light Chevrolet Company, Inc. recorded in Volume 2468, Page 237 of the Official Records of Brazos County, Texas;

THENCE N 58° 25' 18" W along the Common line between the beforementioned 0.6758 acre tract and the 1.6747 acre tract for a distance of 136.54 feet to the common corner between the said 0.6758 acre tract and the 1.6747 acre tract, and in the southeast line of the beforementioned 5.52 acre tract, from which a 5/8" iron rod found bears: N 75° 38' E-0.45 feet

THENCE N 33° 19' 15" E along the common line between the beforementioned 0.6758 acre tract and the 5.52 acre tract for a distance of 192.66 feet to the PLACE OF BEGINNING containing 0.68 acres of land, more or less.

Doc 01054757 Bk DR Vol 9530 Pg 87
Filed for Record in: BRAZOS COUNTY
On: Mar 11, 2010 at 09:36A
As a Plat
Document Number: 01054757
Amount 63.00
Receipt Number - 385578
By: Kim Green
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.
Mar 11, 2010
HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY



- NOTES:
1. BASIS OF BEARINGS IS THE RECONSTRUCTED NORTHWEST LINE OF LOT 2, BLOCK 1, ACCORDING TO THE PLAT OF TOM LIGHT CHEVROLET COMPANY RECORDED IN VOL. 1713, PG. 81 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 34°20'03"E.
 2. CURRENT TITLE APPEARS VESTED IN BV IMPORTS BUILDING PARTNERS, LTD. BY VIRTUE OF DEED RECORDED IN VOL. 8341, PG. 42 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0134C, MAP NO. 48041C0134C. EFFECTIVE DATE: JULY 2, 1992.
 4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. A LIMITED DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.
 - 20' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 98, PG. 358, HAVING NO DEFINED LOCATION (BLANKET). NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF AN ELECTRICAL LINE HAVING BEEN INSTALLED ON OR NEAR THE DATE OF THIS EASEMENT (JUNE 1937). THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
 - 40' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 307, PG. 807, HAVING A DEFINED LOCATION, BEING APPROX. 600' SOUTH OF THE F.M. 158 RIGHT OF WAY LINE. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
 - 23'x147' ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 320, PG. 88, HAVING A DEFINED LOCATION. THERE IS A REMAINDER OF THIS EASEMENT ON THE SUBJECT TRACT. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
 - VARIABLE WIDTH PUBLIC UTILITY EASEMENT - CITY OF BRYAN - VOL. 817, PG. 810, HAVING A DEFINED LOCATION. THERE IS A REMAINDER OF THIS EASEMENT ON THE SUBJECT TRACT. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
 - VARIABLE WIDTH ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 3017, PG. 57, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
 5. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.
 6. THIS LOT IS SUBJECT TO THE F.M. 158 CORRIDOR OVERLAY DISTRICT. SEE CITY OF BRYAN ZONING ORDINANCE SECTION 130-26 FOR SCENIC ZONING AND GENERAL APPEARANCE REQUIREMENTS.



VICINITY MAP
NOT TO SCALE

FINAL PLAT

OF

LOT 1, BLOCK 1

B.V. IMPORTS SUBDIVISION

0.68 ACRE

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
BV IMPORTS BUILDING PARTNERS, LTD.
728 N. EARL RUDDER FWY
BRYAN, TEXAS 77802
(979) 690-2923

SCALE: 1"=20' FEBRUARY, 2010
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BV Imports Building Partners, Ltd., the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 8341, Page 42, 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 hereon for the purposes identified.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Duncum, 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 stated.

Given under my hand and seal of office this 24th day of FEBRUARY, 2010.

KEVIN J. PLUMMER
BY COMMISSION EXPIRES
FEBRUARY 13, 2014
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, 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 11th day of MARCH, 2010, in the Official Records of Brazos County, Texas, in Volume 9530 Page 87.

Karen McQueen
Karen McQueen, County Clerk,
Brazos County, 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 24th day of MARCH, 2010.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

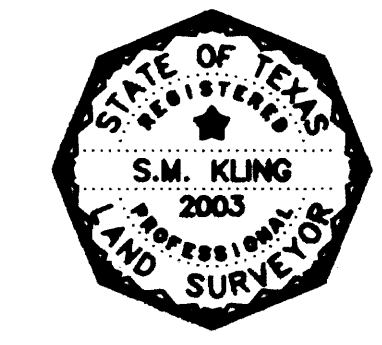
I, Arvinus Powell, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 24th day of June, 2010 and same was duly approved on the 18th day of February, 2010 by said Commission.

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and 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 18th day of MARCH, 2010.

CERTIFICATION OF THE SURVEYOR

I, S. M. King, Registered Professional Land Surveyor No. 2003, 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.



H:\Land Projects\B2(04)\John Austin A-2\Bran\Bran\Bran\Imports Subdivision\Printing\Preliminary & Final Plat.dwg 2/23/2010 3:36:03 PM CST