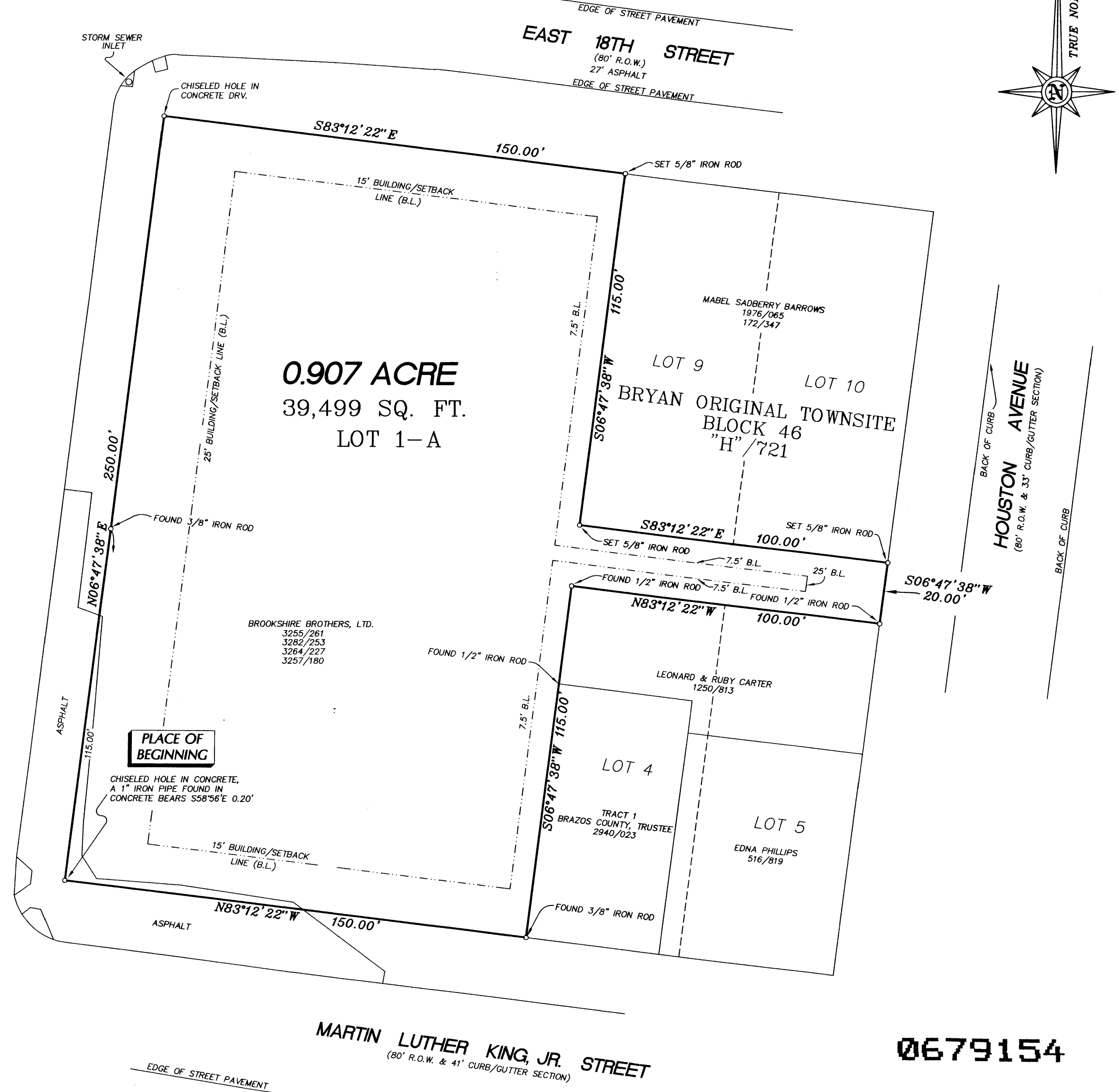


STEPHEN F. AUSTIN SURVEY, A-62  
CITY OF BRYAN  
BRAZOS COUNTY, TEXAS

**NOTES:**  
This property is located in the C- Commercial zoning district.  
Bearings (on Revised Plat) are based on True North obtained by GPS observations. Rotate Bearings shown on Revised Plat 01°58'34" counterclockwise to be relative with the Replat of Lot 1, Block 46, Bryan Original Townsite, 991/435, O.R.B.C., Tx. Bearings and distances shown in parenthesis are record calls.  
According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, F.I.A., Community-Panel No. 48041C0133C, Brazos County, Texas and Incorporated Areas, effective date of July 2, 1992, the subject property does not lie within the Special Flood Hazard Area.  
3255/261 = Official Records (Volume/Page) of Brazos County, Texas.  
Elevations and contours shown hereon are based on temporary benchmarks.



0.907 ACRE DESCRIPTION

All that certain tract or parcel of land, lying and being situated in the City of Bryan, Brazos County, Texas, part of the Stephen F. Austin Survey, A-62, being a portion of Block 46, Original Townsite of the City of Bryan, Texas, according to the map recorded in Volume 114, Page 21, Official Records of Brazos County, Texas, being all of Lots 1, 2, 3, 6, 7, 8, and all of the 20 foot wide alley of said Block 46, also being shown by Replat of Lots 1, 2, 3, and part of 6, Replat - Bryan Original Townsite, recorded in Volume 991, Page 435, Official Records of Brazos County, Texas, and being the same land described in the following deeds to Brookshire Brothers, Ltd.:  
(1) Deed from Larry K. Turner, et al, dated September 8, 1998, recorded in Volume 3255, Page 261, Official Records of Brazos County, Texas;  
(2) Deed from Irvin D. Peterson, Executor, et al, dated September 21, 1998, recorded in Volume 3282, Page 253, Official Records of Brazos County, Texas;  
(3) Deed from Owendoin Mitchell, dated September 22, 1998, recorded in Volume 3264, Page 227, Official Records of Brazos County, Texas; and  
(4) Deed from Brazos County, dated September 15, 1998, recorded in Volume 3257, Page 180, Official Records of Brazos County, Texas (3257/180, O.R.B.C., Tx.), and being more fully described by metes and bounds as follows, to-wit:

**BEGINNING** at a hole chiseled in concrete at the intersection of the north margin of Martin Luther King, Jr. Street with the east margin of North Texas Avenue for 115.00 feet pass a 3/8" iron rod found for the southwest corner of an abandoned 20 foot alley, at 175.00 feet pass the northwest corner of Lot 1 of said Replat, Block 46, Bryan Original Townsite, a portion of said Lot 6 (3282/253, O.R.B.C., Tx.) at a total distance of 250.00 feet, to a hole chiseled in a concrete driveway for the southwest corner hereof and of said Lot 6 of said Block 46, Bryan Original Townsite, being at the intersection of the east margin of North Texas Avenue with the south margin of East 18th Street;  
THENCE, along the east margin of North Texas Avenue, N 06°47'38" E, at 115.00 feet pass a 3/8" iron rod found for the southwest corner of an abandoned 20 foot alley, at 175.00 feet pass the northwest corner of Lot 1 of said Replat, Block 46, Bryan Original Townsite, a portion of said Lot 6 (3282/253, O.R.B.C., Tx.) at a total distance of 250.00 feet, to a hole chiseled in a concrete driveway for the southwest corner hereof and of said Lot 6 of said Block 46, Bryan Original Townsite, being at the intersection of the east margin of North Texas Avenue with the south margin of East 18th Street;  
THENCE, along the south margin of East 18th Street, common with the north lines of said Lots 6, 7, & 8, S 83°12'22" E, 150.00 feet, to a 5/8" iron rod set on said street margin for the northeast corner hereof and of said Lot 8, common with the northwest corner of Lot 9 of said Block 46;  
THENCE, S 06°47'38" W, 115.00 feet, to a 5/8" iron rod set for an interior corner hereof and for the southeast corner of said Lot 8, common with the southwest corner of said Lot 9, on the north line of said abandoned alley and on a north line of said original tract (3255/261, O.R.B.C., Tx.);  
THENCE, along the south lines of Lots 9 & 10 of said Block 46, S 83°12'22" E, 100.00 feet, to a 5/8" iron rod set on the west margin of Houston Avenue for the southeast corner of said Lot 10 and for the northeast corner of said abandoned alley and of said original tract (3255/261, O.R.B.C., Tx.);  
THENCE, along the west margin of Houston Avenue, S 06°47'38" W, 20.00 feet, to a 1/2" iron rod found for a southeast corner of said original tract (3255/261, O.R.B.C., Tx.), and for the northeast corner of Lot 5, Block 46;  
THENCE, along the north lines of Lots 5 and 4 of said Block 46, being the north line of the Leonard and Ruby Carter tract (1250/813, O.R.B.C., Tx.), N 83°12'22" W, 100.00 feet, to a 1/2" iron rod found for the northwest corner of said Lot 4 and of said Carter tract;  
THENCE, along an east line of Lot 1 of said Replat, Block 46, Bryan Original Townsite, common with the west line of said Lot 4 and of said Carter tract and with the west line of the Brazos County, Trustee tract described as Tract 1 (2940/23, O.R.B.C., Tx.), S 06°47'38" W, at 32.00 feet pass a 1/2" iron rod found for the southwest corner of said Carter tract, at a total distance of 115.00 feet, to a 3/8" iron rod found on the north margin of Martin Luther King, Jr. Street for a southeast corner of said Lot 1 of said Replat, Block 46, Bryan Original Townsite, common with the southwest corner of said Lot 4 and of said Brazos County, Trustee Tract 1;  
THENCE, along the north margin of Martin Luther King, Jr. Street, N 83°12'22" W, 150.00 feet, to the PLACE OF BEGINNING, containing 0.907 ACRE of land, more or less.

**REPLAT**  
**BRYAN ORIGINAL TOWNSITE**  
REPLAT OF LOTS 1, 2, 3, 6, 7, & 8  
AND ABANDONED ALLEY OF  
BLOCK 46, BRYAN ORIGINAL TOWNSITE  
AS RECORDED IN VOL. H, PG. 721

0.907 ACRE  
S. F. AUSTIN SURVEY, A-62  
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

OWNER: BROOKSHIRE BROTHERS, LTD.  
1201 ELLEN TROUT DRIVE  
LUFKIN, TEXAS 75901  
(409) 634-8155

REVISED PLAT

0679154

Filed for Record in:  
BRAZOS COUNTY,  
On: Feb 26, 1999 at 01:52P  
As a  
Plat  
Document Number: 0679154  
Amount 55.00  
Receipt Number - 126437  
By:  
BJ Endler

STATE OF TEXAS COUNTY OF  
I hereby certify that this instrument was  
filed on the date and time stamped herein by me  
and was duly recorded in the volume and page  
of the named records of:  
BRAZOS COUNTY,  
as stamped herein by me.  
Feb 26, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,

**DONALD W. LAMPE**  
REGISTERED PROFESSIONAL LAND SURVEYING  
1408 WEST MAIN STREET  
P. O. BOX 2037  
BRENNHAM, TEXAS 77834  
(409) 836-6677 • FAX (409) 836-1177

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (We), Brookshire Brothers, Ltd., the owner(s) and developer(s) of the land shown on this plat, being the same land as conveyed to me (us, it) in the Official Records of Brazos County in the following Volumes and Pages: 3255/261, 3282/253, 3284/227, and 3257/180, 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.

**CERTIFICATION OF THE SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 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 property will describe a closed geometric form.  
Donald W. Lampe, R.P.L.S. No. 1732  
Date: February 10, 1999

**CERTIFICATION BY THE COUNTY CLERK**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
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 26 day of February, 1999, in the Official Records of Brazos County in Volume 3404, Page 291.

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ of Brookshire Brothers, Ltd., 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 22nd day of February, 1999.

MARY L. DUKE  
Notary Public State of Texas  
My Commission Expires 07-3-2001

Mary L. Duke  
Notary Public, State of Texas

APPROVAL OF THE PLANNING ADMINISTRATOR AND CITY ENGINEER

I (We), the undersigned, Planning Administrator and 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 25th day of February, 1999.  
Planning Administrator, Bryan, Texas  
City Engineer, Bryan, Texas

Mary Ann Ward by Deborah Janna  
County Clerk, Brazos County, Texas  
Deputy Clerk

on land base  
wd 2/16/99