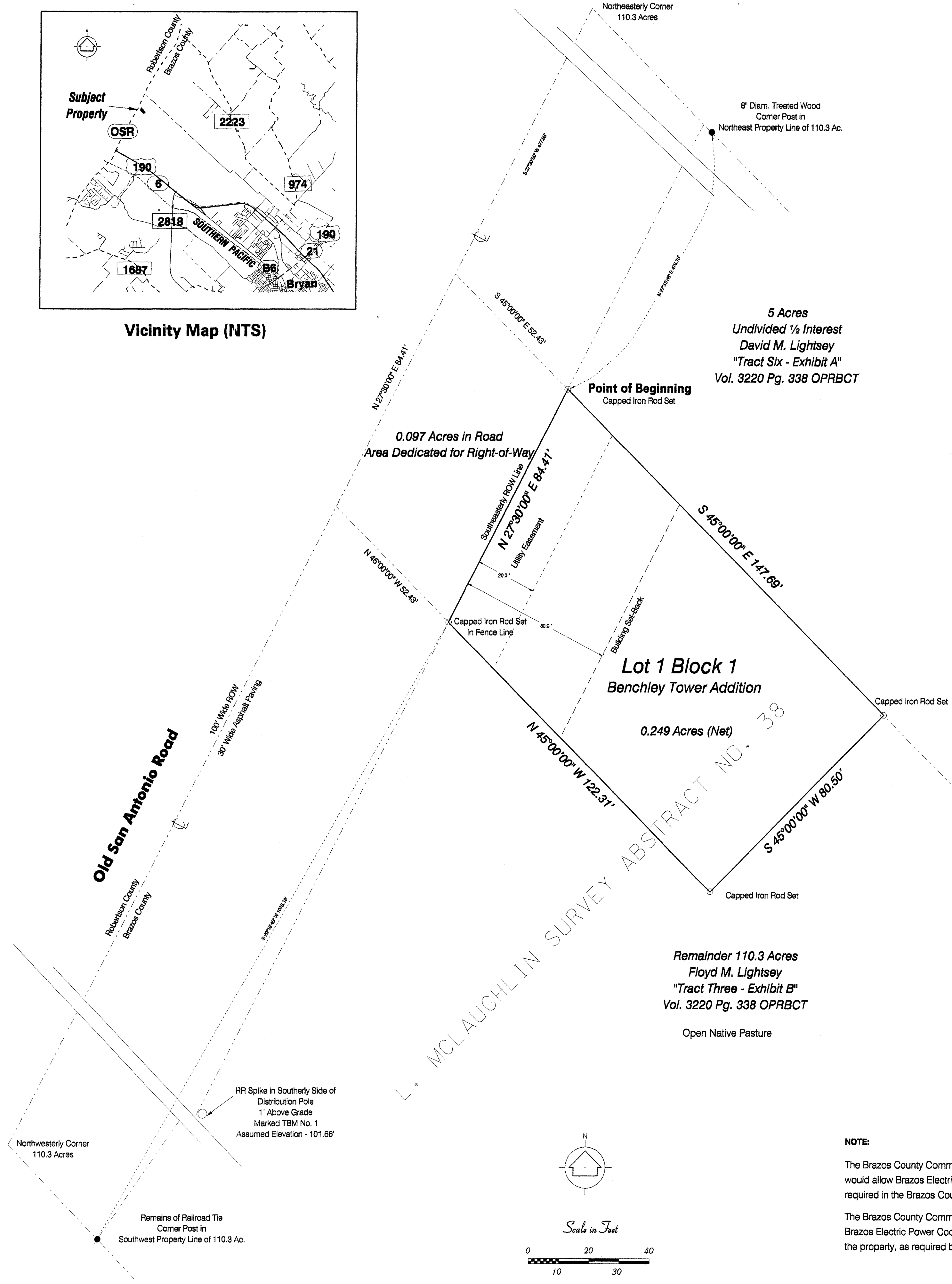


Vicinity Map (NTS)

on land base
and
12/16/03



- GENERAL NOTES
- This survey was prepared in association with Lawyers Title Insurance Corporation, G. F. No. S23708, dated May 6, 2002.
 - This survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
 - Unless labeled otherwise, all property corners called set are 3/4" diameter iron pins with 2" diameter aluminum caps stamped, "BRAZOS ELECTRIC".
 - The bearing source for this map of survey is the deed of record for the subject property recorded in Volume 3220, Page 338, Official Public Records, Brazos County, Texas.
 - Current use of subject property is vacant pasture.
 - According to the Flood Hazard Boundary Map for Unincorporated Areas, Brazos County, Texas, Community Panel No. 481195 0075 C, map revised July 2, 1992, no part of the subject property described hereon appears to be included in Zones A, A-O, AH, AT, thru A-30, or A-99 as defined on said map. This statement does not reflect any type of flood study by this firm. Zones with A designations are generally defined as areas of the "100 Year Flood Plain".
 - No public sewer or water lines exist on the subject property.

Doc 00789534 Bk OR Vol 4852 Pg 113

Filed for Record in:
BRAZOS COUNTY
On: Sep 18, 2002 at 10:37A
As a
Plats
Document Number: 00789534
Amount 55.00
Receipt Number - 282867
By:
Sylvia Polansky

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 named records of BRAZOS COUNTY as stamped hereon by me.
Sep 18, 2002

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

Property Description
Brazos Electric Power Cooperative, Inc.
The L. McLaughlin Headright Survey, Abstract No. 38,
Brazos County, Texas

Being a 0.346 acre tract of land located in the L. McLaughlin Headright Survey, Abstract No. 38, Brazos County, Texas, and being a portion of a called 110.3 acre Tract Three of Exhibit "B" as described in the Partition Deed between David Michael Lightsey and Floyd M. Lightsey, dated July 29, 1998, and recorded in Volume 3220, Page 338, Official Public Records, Brazos County, Texas, said 0.346 acre portion being further described metes and bounds as follows;

Beginning at a three-quarter (3/4) inch diameter iron rod with two (2) inch diameter aluminum cap stamped "Brazos Electric - Boundary" set in the northeasterly boundary line of the herein described 0.346 acre tract, said point also being located in the southeasterly right-of-way line of Old San Antonio Road, a public right-of-way of 100 feet in width, said point also being located at the northwesterly corner of the easterly 5.0 acre tract described as Tract Six, Exhibit "A", said Lightsey Partition Deed, from said point an eight (8) inch diameter treated wooden fence corner post located in the northeasterly boundary line of said 110.3 acre Lightsey Tract bears North 27 degrees 55 minutes 38 seconds East at 476.75 feet;

Thence South 45 degrees 00 minutes 00 seconds East departing said southeasterly right-of-way line, and with the westerly boundary line of said 5.0 acre tract, 147.89 feet to a three-quarter (3/4) inch diameter iron rod with two (2) inch diameter aluminum cap stamped "Brazos Electric - Boundary" set at the southeasterly corner of the herein described tract;

Thence South 45 degrees 00 minutes 00 seconds West departing said westerly boundary line, 80.50 feet to a three-quarter (3/4) inch diameter iron rod with two (2) inch diameter aluminum cap stamped "Brazos Electric - Boundary" set at the southwesterly corner of the herein described tract;

Thence North 45 degrees 00 minutes 00 seconds West, at 122.31 feet passing a three-quarter (3/4) inch diameter iron rod with two (2) inch diameter aluminum cap stamped "Brazos Electric - Boundary" set in said southeasterly right-of-way line of said Old San Antonio Road, from said set capped iron rod the remains of a railroad cross-tie fence corner post located in the westerly property line of said 110.3 acre tract bears South 29 degrees 19 minutes 40 seconds West at 1076.18 feet, and continuing a total distance of 174.74 feet to a point in the centerline of said Old San Antonio Road, said point being located in the northwesterly boundary line of said 110.3 acre tract;

Thence North 27 degrees 30 minutes 00 seconds East (deed bearing and basis of bearings) with the northwesterly boundary line of said 110.3 acre tract, same being the centerline of said Old San Antonio Road, 84.41 feet to a point for corner;

Thence South 45 degrees 00 minutes 00 seconds East departing said highway centerline and said northwesterly boundary line, 52.43 feet to the place of beginning and containing 0.346 acre, of which 0.097 acre lies within the right-of-way of Old San Antonio Road, leaving a net area of 0.249 acre of land, as surveyed on the ground in the month of June, 2002.

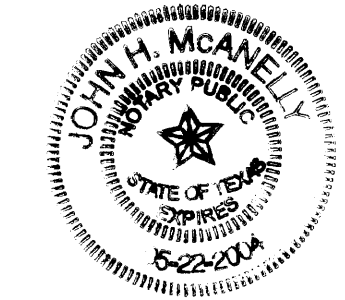
NOTE:
The Brazos County Commissioners Court, on July 2, 2002, under file number 560010, approved a variance request that would allow Brazos Electric Power Cooperative, Inc., to plat a 0.249 acre tract rather than the standard 1.0 acre tract, as required in the Brazos County Subdivision and Development Regulations.
The Brazos County Commissioners Court, on July 16th, 2002, under file number 560010, approved a variance request by Brazos Electric Power Cooperative, Inc. to vacate the county requirement of a 10' utility easement around the perimeter of the property, as required by the Brazos County Subdivision and Development Regulations.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I (We), Brazos Electric Power Cooperative, Inc., 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 4816, Page 217, 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.

Johnny York
Johnny York, Vice President - Transmission

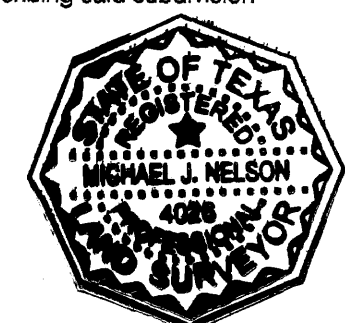
STATE OF TEXAS
COUNTY OF MCLENNAN
Before me, the undersigned authority, on this day personally appeared Johnny York, Vice President - Transmission for Brazos Electric Power Cooperative Inc., known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal of office this 3rd day of September, 2002.

John R. McNelly
Notary Public, State of Texas



CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
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.

Michael J. Nelson
Michael J. Nelson, Registered Public Land Surveyor No. 4028



APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT
I, Al Jones, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 3rd day of September, 2002.

Al Jones
County Judge, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator 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 12 day of SEPTEMBER, 2002.

Michael J. Nelson
Planning Administrator, Bryan, 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 18 day of Sept, 2002, in the Official Records of Brazos County in Volume 4852 Page 113.

Karen McQueen
Karen McQueen, County Clerk, Brazos County, Texas
Sylvia Polansky

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan, Texas and was approved on the 12 day of Sept, 2002.

John York
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION
I, Kim Casey, 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 Commission of the City of Bryan on the 23 day of July, 2002 and same was duly approved on the 15th day of August, 2002 by said Commission.

Kim Casey
Chairman, Planning & Zoning Commission,
Bryan, Texas

FINAL PLAT

Lot 1 Block 1
Benchley Tower Addition
Brazos County, Texas

Subdivision Plat, June 19, 2002
Drawn By: S. Shreffler
Checked By: M. Nelson
Scale 1" = 20'
Job No. 0100310



No.	Date	WOC/JR	Revisions	Dr.	Chk.	App.