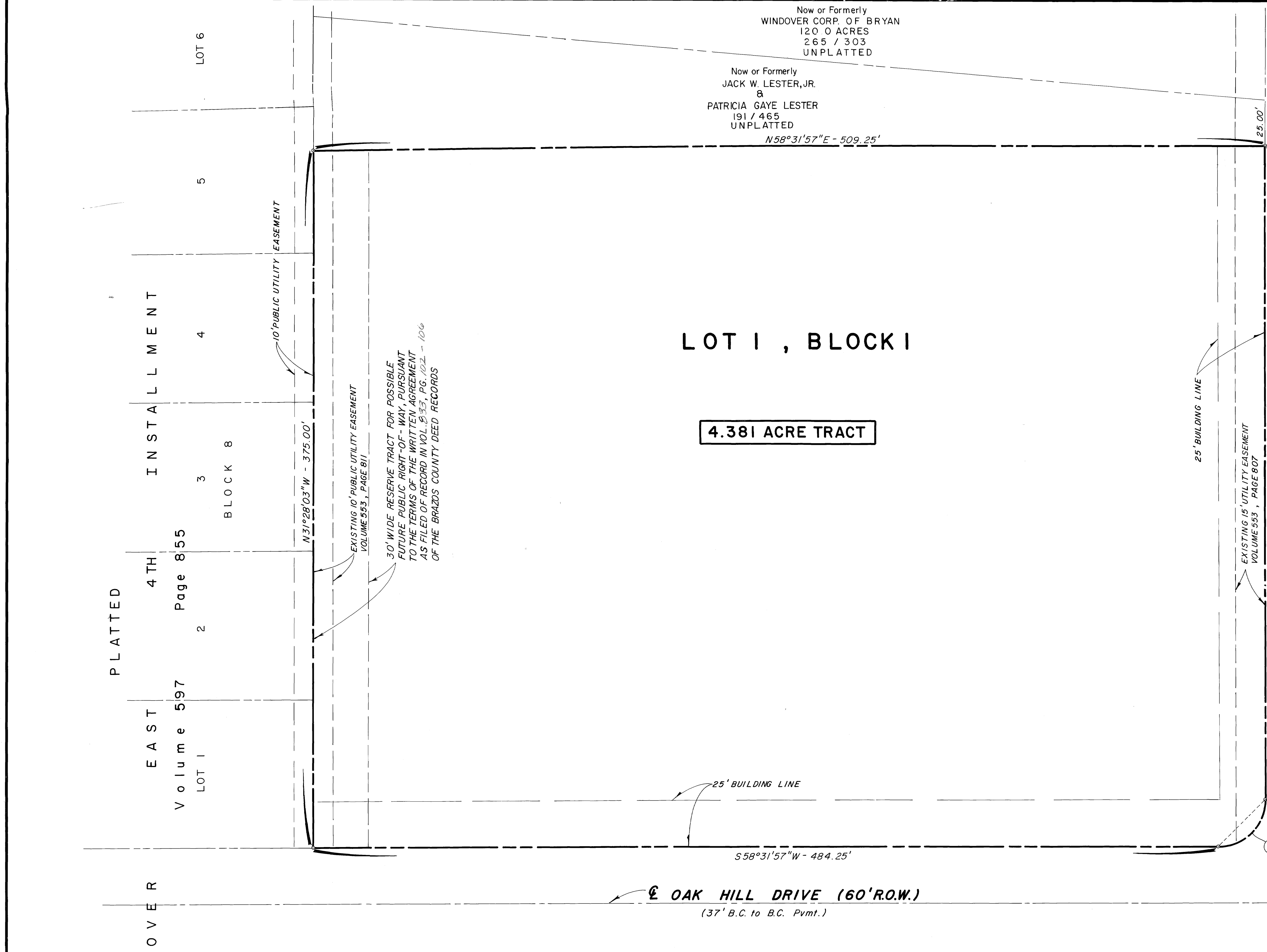


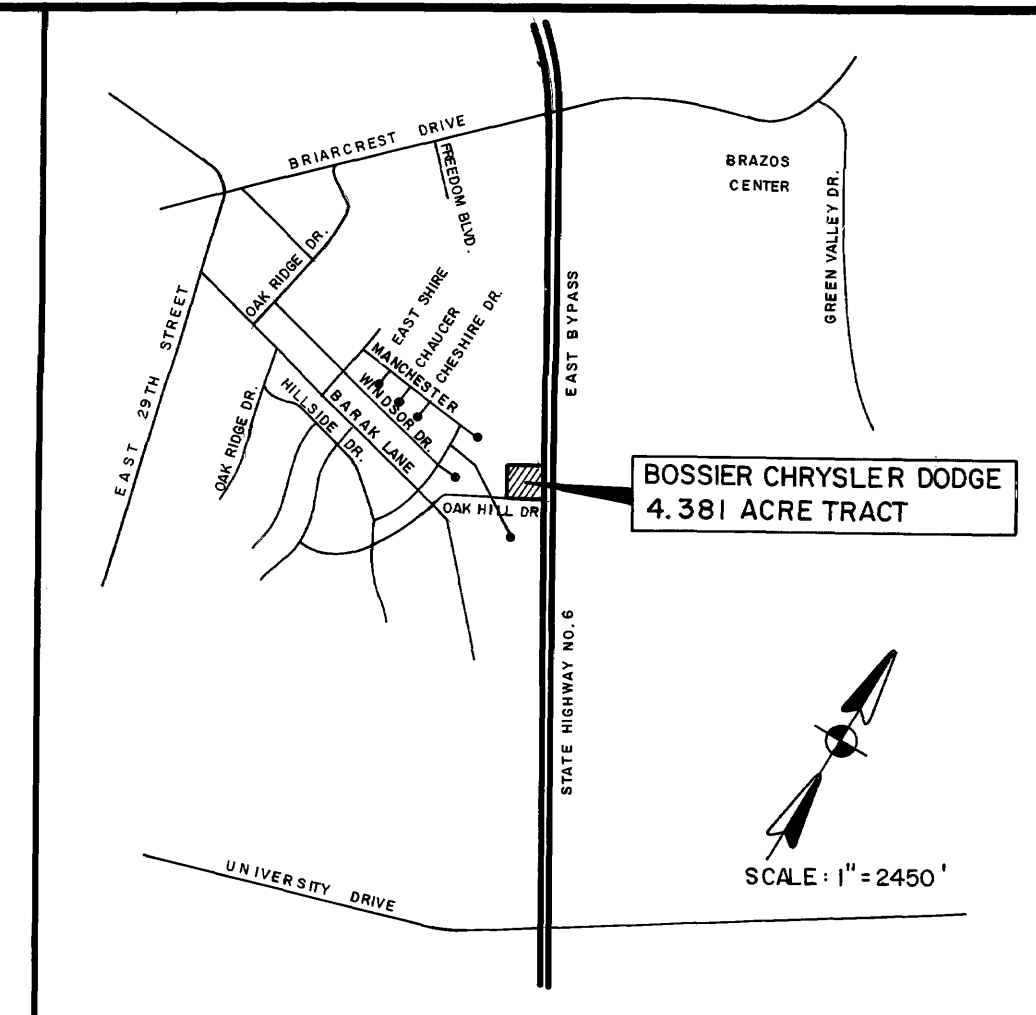
WD 5/16/01 on handbase



SCALE: 1" = 30'

GENERAL NOTES

- 1) LAND USE SHALL BE COMMERCIAL.
- 2) ALL LOT CORNERS ARE MARKED BY 1/2" IRON RODS.
- 3) STORMWATER DRAINAGE SHALL BE IN ACCORDANCE TO SECTION 14-J OF THE CITY OF BRYAN SUB-DIVISION CONTROL ORDINANCE.
- 4) ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON-SITE DEPENDING ON THE LOCATION OF THE PROPOSED STRUCTURES.



West Frontage Road (East Bypass) State Highway No. 6 (RIGHT OF WAY WIDTH VARIES)

Field notes of a 4.381 acre (190,834 square foot) tract or parcel of land, lying and being situated in the Richard Carter League, Abstract No. 8, Bryan, Brazos County, Texas, and being a part of the 449.81 acre tract, as described by deed to Jack Webster Lester, Jr., and Patricia Gaye Lester, as recorded in Volume 191, Page 465, of the Deed Records of Brazos County, Texas, said 4.381 acre tract being more particularly described as follows:

COMMENCING at the iron rod found marking the most southerly corner of the abovementioned 449.81 acre tract;

THENCE N 45° 33' 14" E along the southeast line of the said 449.81 acre tract for a distance of 627.67 feet and corner in the southwest right-of-way of Texas State Highway No. 6 (East By-Pass);

THENCE N 31° 28' 03" W for a distance of 1640.91 feet to an iron rod found marking the intersection of the northwest right-of-way line of Oak Hill Drive with the southwest right-of-way line of Texas State Highway No. 6 (East By-Pass) for the PLACE OF BEGINNING of this 4.381 acre description;

THENCE southwest along the northwest right-of-way line of Oak Hill Drive, same being a curve concave to the west, having a radius of 25.00 feet, for an arc distance of 39.27 feet to an iron rod found and corner, the chord bears S 13° 31' 57" W 35.36 feet;

THENCE S 58° 31' 57" W continuing along the northwest right-of-way line of Oak Hill Drive for a distance of 484.25 feet to an iron rod found for corner, same being the east corner of Lot 1, Block 8, of the Fourth Installment of the Windover East Addition to the City of Bryan, according to the plat recorded in Volume 497, Page 855, of the Deed Records of Brazos County, Texas, said 4.381 acre tract being more particularly described as follows:

COMMENCING at the iron rod found marking the most southerly corner of the abovementioned 449.81 acre tract;

THENCE N 45° 33' 14" E along the southeast line of the said 449.81 acre tract for a distance of 627.67 feet and corner in the southwest right-of-way of Texas State Highway No. 6 (East By-Pass);

THENCE N 31° 28' 03" W for a distance of 1640.91 feet to an iron rod found marking the intersection of the northwest right-of-way line of Oak Hill Drive with the southwest right-of-way line of Texas State Highway No. 6 (East By-Pass) for the PLACE OF BEGINNING of this 4.381 acre description;

THENCE southwest along the northwest right-of-way line of Oak Hill Drive, same being a curve concave to the west, having a radius of 25.00 feet, for an arc distance of 39.27 feet to an iron rod found and corner, the chord bears S 13° 31' 57" W 35.36 feet;

THENCE S 58° 31' 57" W continuing along the northwest right-of-way line of Oak Hill Drive for a distance of 484.25 feet to an iron rod found for corner, same being the east corner of Lot 1, Block 8, of the Fourth Installment of the Windover East Addition to the City of Bryan, according to the plat recorded in Volume 497, Page 855, of the Deed Records of Brazos County, Texas, said 4.381 acre tract being more particularly described as follows:

COMMENCING at the iron rod found marking the most southerly corner of the abovementioned 449.81 acre tract;

THENCE N 45° 33' 14" E along the southeast line of the said 449.81 acre tract for a distance of 627.67 feet and corner in the southwest right-of-way of Texas State Highway No. 6 (East By-Pass);

THENCE N 31° 28' 03" W for a distance of 1640.91 feet to an iron rod found marking the intersection of the northwest right-of-way line of Oak Hill Drive with the southwest right-of-way line of Texas State Highway No. 6 (East By-Pass) for the PLACE OF BEGINNING of this 4.381 acre description;

THENCE southwest along the northwest right-of-way line of Oak Hill Drive, same being a curve concave to the west, having a radius of 25.00 feet, for an arc distance of 39.27 feet to an iron rod found and corner, the chord bears S 13° 31' 57" W 35.36 feet;

THENCE S 58° 31' 57" W continuing along the northwest right-of-way line of Oak Hill Drive for a distance of 484.25 feet to an iron rod found for corner, same being the east corner of Lot 1, Block 8, of the Fourth Installment of the Windover East Addition to the City of Bryan, according to the plat recorded in Volume 497, Page 855, of the Deed Records of Brazos County, Texas, said 4.381 acre tract being more particularly described as follows:

COMMENCING at the iron rod found marking the most southerly corner of the abovementioned 449.81 acre tract;

THENCE N 45° 33' 14" E along the southeast line of the said 449.81 acre tract for a distance of 627.67 feet and corner in the southwest right-of-way of Texas State Highway No. 6 (East By-Pass);

THENCE N 31° 28' 03" W for a distance of 1640.91 feet to an iron rod found marking the intersection of the northwest right-of-way line of Oak Hill Drive with the southwest right-of-way line of Texas State Highway No. 6 (East By-Pass) for the PLACE OF BEGINNING of this 4.381 acre description;

THENCE southwest along the northwest right-of-way line of Oak Hill Drive, same being a curve concave to the west, having a radius of 25.00 feet, for an arc distance of 39.27 feet to an iron rod found and corner, the chord bears S 13° 31' 57" W 35.36 feet;

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

State of Texas  
County of Brazos

I, Larry Bossier, President of Bossier Chrysler-Dodge, Inc., Owner and Developer of the land shown on this plat, being the tract of land as conveyed to it in the Deed Records of Brazos County, Texas, in Volume 738, Page 347, and designated herein as the Bossier Chrysler-Dodge 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.

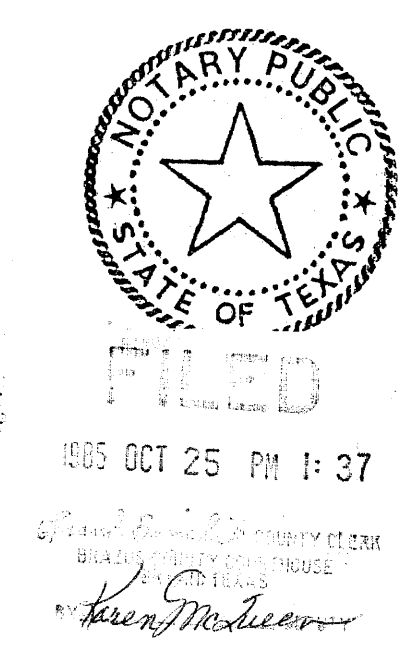
*Larry Bossier, Pres.*  
Larry Bossier, President  
Bossier Chrysler-Dodge, Inc.

State of Texas  
County of Brazos

Before me, the undersigned, on this day personally appeared Larry Bossier, 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 and consideration therein stated.

Given under my hand and seal this 24 day of Oct. 19 85.

*Mildred Conrad*  
Notary Public, State of Texas  
*Mildred Conrad*  
Printed Name of Notary  
My commission expires: 7-3



# FINAL PLAT of

## BOSSIER CHRYSLER-DODGE SUBDIVISION

4.381 ACRES  
RICHARD CARTER LEAGUE, A-8  
BRYAN, BRAZOS COUNTY, TEXAS  
MARCH, 1985 SCALE: 1" = 30'

Owned and Developed by:  
BOSSIER CHRYSLER-DODGE INC.  
P.O. BOX 4169  
BRYAN, TEXAS  
77805

PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AVE. • P.O. BOX 4234 • BRYAN, TEXAS 77802 • PH. 409/846-6212

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, Clifford G. Miller, Director of Planning of the City of Bryan, Texas, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the Ordinance.

*Clifford G. Miller*  
Clifford G. Miller, Director of Planning  
City of Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

I, *G. K. MALLARD JR.*, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 20 day of April, 19 85, and same was duly approved on the 24 day of May, 19 85.

*G. K. Mallard Jr.*  
Chairman, City Planning Commission  
City of Bryan, Texas

Now or Formerly  
JACK W. LESTER, JR.  
&  
PATRICIA GAYE LESTER  
191 / 465  
UNPLATTED

CERTIFICATE OF SURVEYOR

State of Texas  
County of Brazos

I, T. David Chinn, Registered Public Surveyor No. 4138, in 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.

*T. David Chinn*  
T. David Chinn  
Registered Public Surveyor No. 4138

R CURVE DATA

(A) A = 90°00'00"  
R = 25.00'  
A = 39.27'  
T = 25.00'  
CHD. = S13°31'57"W - 35.36'

CERTIFICATE OF ENGINEER

State of Texas  
County of Brazos

I, B. J. Kling, Registered Professional Engineer, No. 24705, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

*B. J. Kling*  
B. J. Kling, P.E. No. 24705

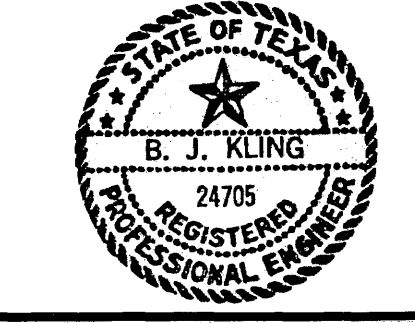
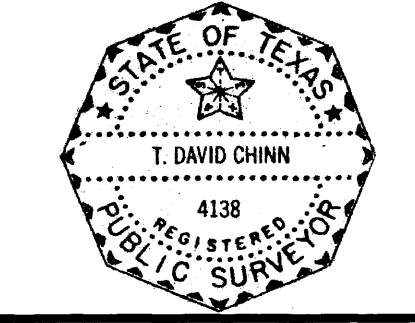
CERTIFICATE OF THE COUNTY CLERK

State of Texas  
County of Brazos

I, Frank Boriskie, 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 25 day of October, 19 85, in the Deed Records of Brazos County, Texas, in Volume 835, Page 86.

Witness my hand and official Seal, at my office in Bryan, Texas.

*Frank Boriskie*  
Frank Boriskie, County Clerk  
Brazos County, Texas



338633

FILED  
1985 OCT 25 PM 1:37  
Notary Public Seal

0.7900