

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

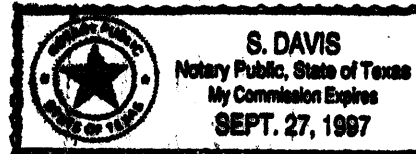
We, Windover Company of Bryan, Owners and Developers of 2.46 Acres (which is part of the 3.00 acre tract) shown on this plat, as conveyed in Volume 516, Page 136, of the Official Records of Brazos County, Texas, and designated herein as Lot 1 Block 1, Bossier Chrysler-Dodge Subdivision Phase Two, in the City of Bryan, Texas, Brazos County, 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.

*Jack W. Lester, Jr.*  
Jack W. Lester, Jr. - President

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jack W. Lester, Jr., 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 purposes and considerations therein stated.

Given under my hand and seal this 17th day of DECEMBER, 1996.



*S. Davis*  
Notary Public in and for the State of Texas  
Printed Name: S. DAVIS  
My Commission Expires: 9/27/97

APPROVAL OF THE DEVELOPMENT ENGINEER

I, Linda Huff, Development 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.

*Linda Huff*  
Linda Huff - Development Engineer  
City of Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

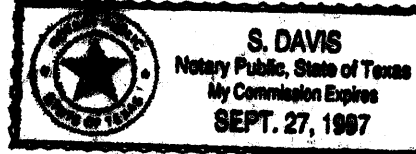
I, Jack W. Lester, Jr., Owner and Developer of 0.54 Acres (which is part of the 3.00 acre tract) shown on this plat, as conveyed in Volume 2447, Page 315, of the Official Records of Brazos County, Texas, and designated herein as Lot 1 Block 1, Bossier Chrysler-Dodge Subdivision Phase Two, in the City of Bryan, Texas, Brazos County, 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.

*Jack W. Lester, Jr.*  
Jack W. Lester, Jr.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jack W. Lester, Jr., 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 purposes and considerations therein stated.

Given under my hand and seal this 17th day of DECEMBER, 1996.



*S. Davis*  
Notary Public in and for the State of Texas  
Printed Name: S. DAVIS  
My Commission Expires: 9/27/97

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Richard C. Perkins, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the        day of       , 1996.

*Richard C. Perkins*  
Chairman of the Planning and Zoning Commission  
City of Bryan, Texas

CERTIFICATE OF CITY PLANNER

I,       , 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.

City Planner, City of Bryan, Texas

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.



*S.M. Kling*  
S. M. Kling, R.P.L.S. No. 2003

Bossier Chrysler-Dodge Phase Two  
3.00 Acre Tract  
Richard Carter Survey, A-8  
Bryan, Brazos County, Texas

Field notes of a 3.00 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being all of the 0.54 acre tract described in the deed from Jack W. Lester, Jr., (conveying an undivided 50% interest) to Jack W. Lester, Inc., recorded in Volume 2447, Page 315, of the Official Records of Brazos County, Texas, (also see Volume 2447, Page 318, for remaining 50% undivided interest), and part of the 109.188 acre tract exhibit A described in the deed from J. W. Lester, Sr., and wife, Frances M. Lester to Windover Company of Bryan, recorded in Volume 516, Page 136, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

- NOTES:  
1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF WINDOVER EAST FOURTH INSTALLMENT WITH A RECORD BEARING OF N 31°28'03"W ACCORDING TO THE PLAT RECORDED IN VOL. 456, PG. 395.  
2. THIS LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041C0142 C, PANEL NO. 0142 C, EFFECTIVE DATE: JULY 2, 1992.  
3. THERE SHALL BE A 5' SIDELINE SETBACK.  
4. TOTAL SUBDIVISION ACREAGE IS 3.00 ACRES.  
5. PROPOSED USE OF THIS DEVELOPMENT IS COMMERCIAL.

BEGINNING at the 1/2" iron rod set at the north corner of Lot 1, Block 1, (4.381 acres), Bossier Chrysler-Dodge Subdivision, according to the plat recorded in Volume 835, Page 85, of the Official Records of Brazos County, Texas; said 3/8" iron rod also being in the southwest right-of-way line of State Highway No. 6 (East Bypass), a 2" steel pipe fence corner bears S 61° 31' E - 0.5 feet;

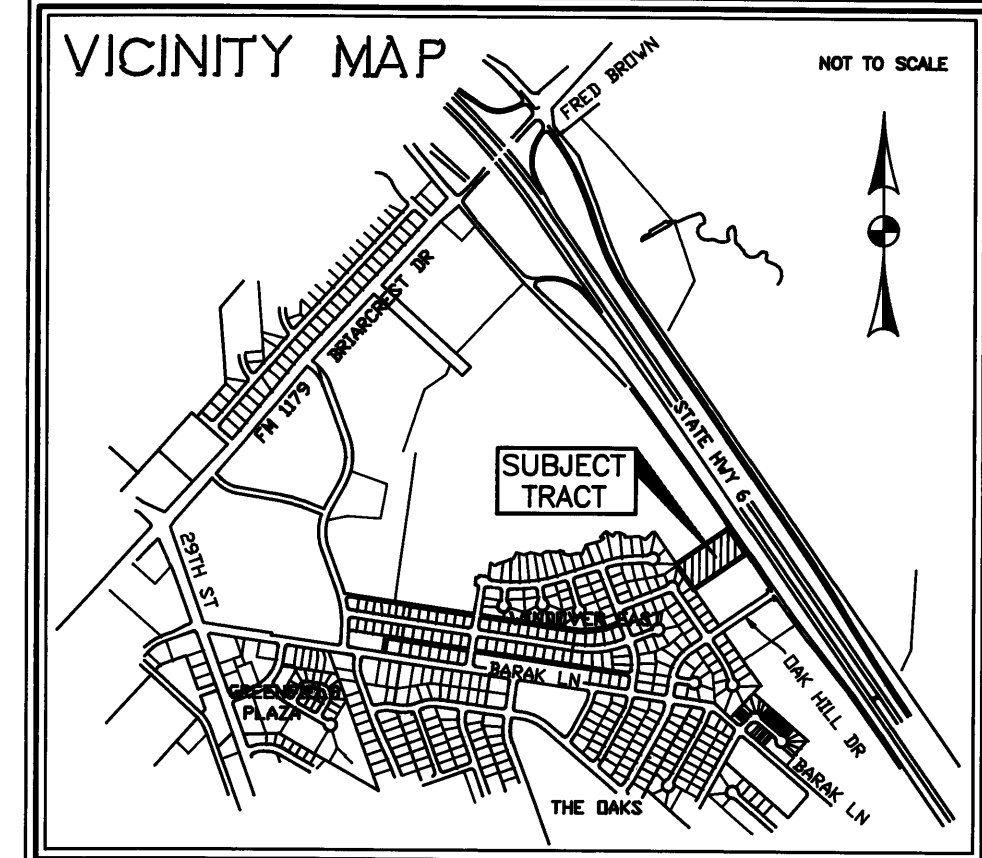
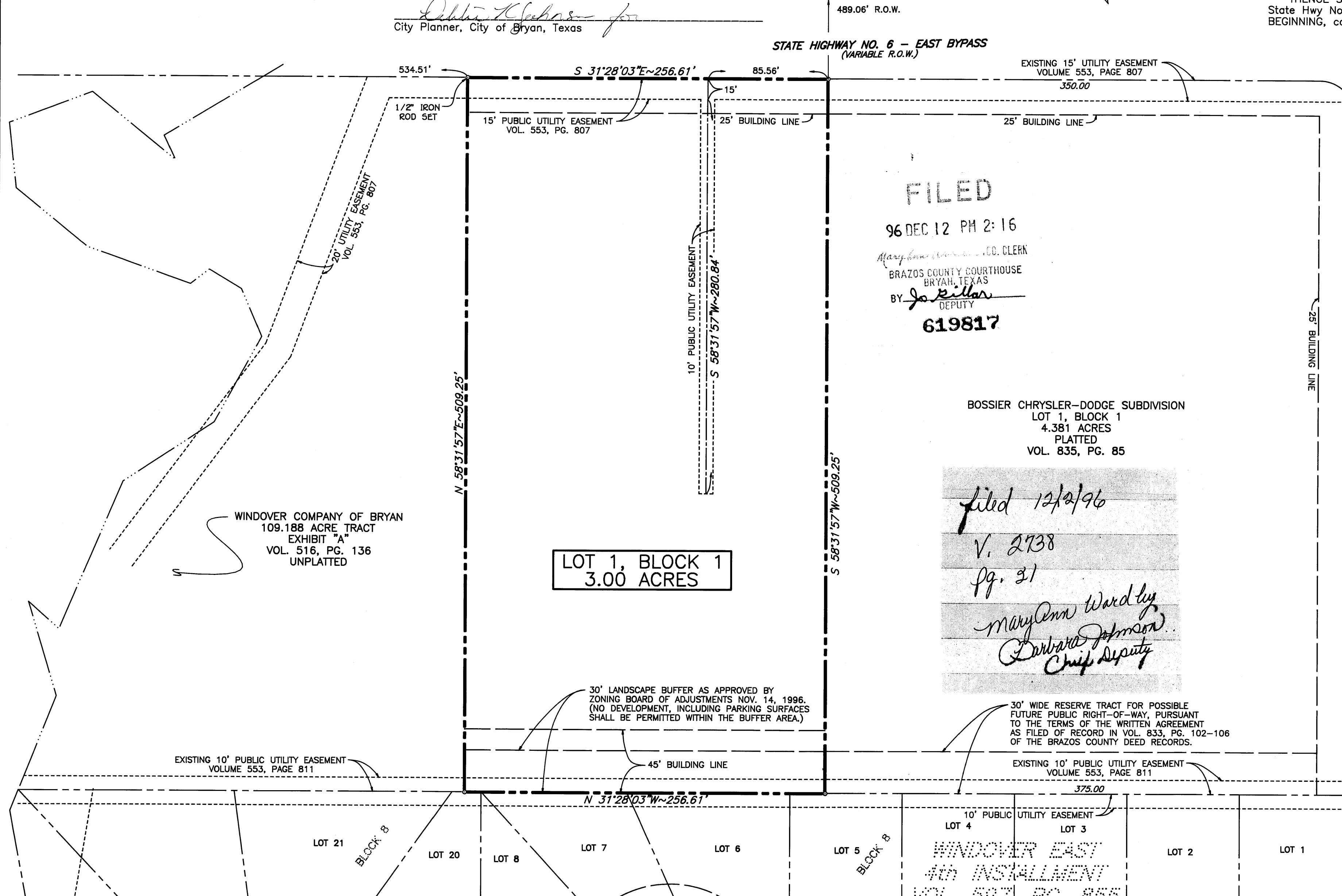
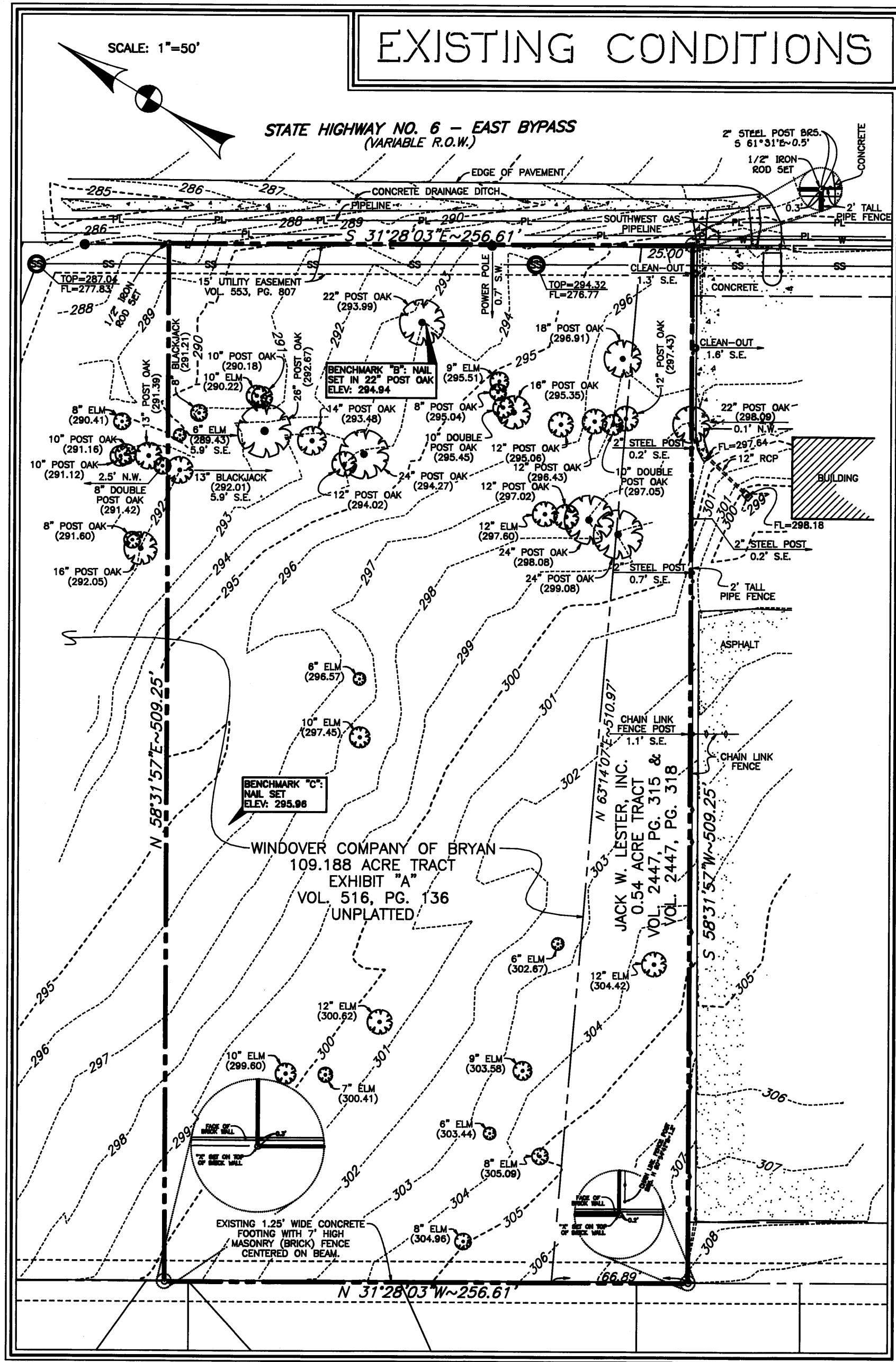
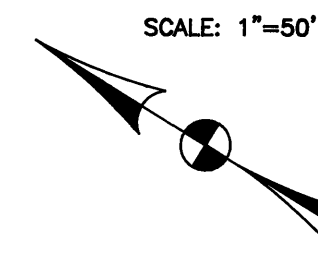
THENCE S 58° 31' 57" W along the northwest line of the beforementioned Lot 1, Block 1, Bossier Chrysler-Dodge Subdivision for a distance of 509.25 feet to an "X" on top of brick wall set at the west corner of the said Lot 1, Block 1;

THENCE N 31° 28' 03" W along the northeast line of Block 8, Windover East, Fourth Installment according to the plat recorded in Volume 597, Page 855, of the Deed Records of Brazos County, Texas, at a distance of 66.89 feet pass the common line between the beforementioned 0.54 acre tract and the 109.188 acre tract, continue along the northeast line of Block 8, for a total distance of 256.61 feet to an "X" set on top of brick wall;

THENCE N 58° 31' 57" E 509.25 feet to a 1/2" iron rod set in the southwest right-of-way line of State Hwy No. 6 (East Bypass);

THENCE S 31° 28' 03" E along the southwest right-of-way line of State Hwy No. 6 (East Bypass) for a distance of 256.61 feet to the PLACE OF BEGINNING, containing 3.00 acres of land, more or less.

SCALE: 1"=50'



**FINAL PLAT**  
**BOSSIER CHRYSLER-DODGE PHASE TWO**  
**3.00 ACRE TRACT**  
RICHARD CARTER SURVEY, A-8  
BRYAN, BRAZOS COUNTY, TEXAS  
OWNED AND DEVELOPED BY:  
JACK W. LESTER, INC.  
&  
WINDOVER COMPANY OF BRYAN  
1700 BROOK HOLLOW DRIVE  
BRYAN, TEXAS 77802  
(409) 823-3966  
SCALE: 1"=50' NOVEMBER, 1996  
PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212