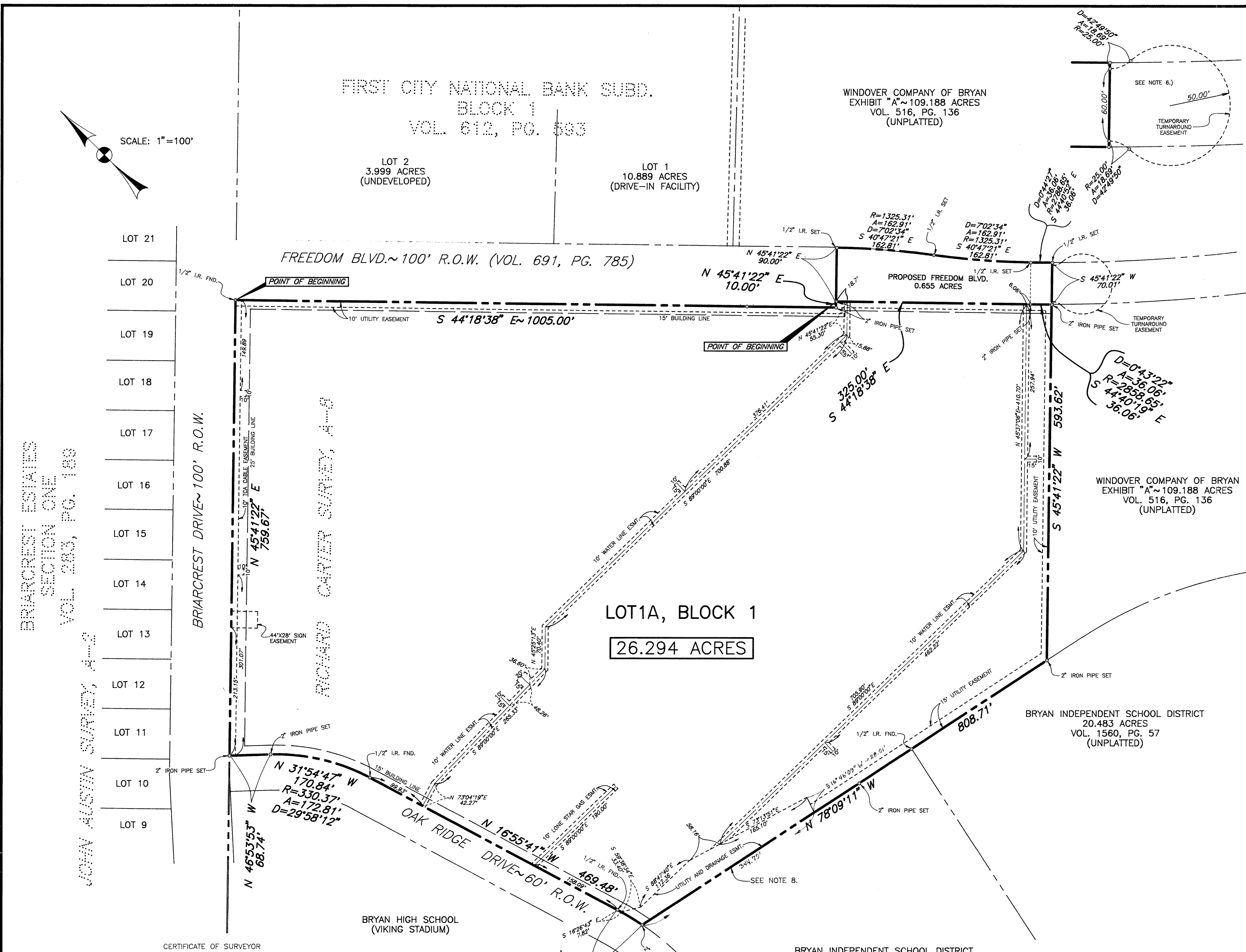


on land base  
was 9/15/93



Field notes of a 26.293 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being the remainder tract (19.461 acres) save and except 28,323 sqft) described in the Substitute Trustee's Deed from Briarcrest Capital Corp. to Lamar Savings Association, recorded in Volume 982, Page 908, of the Official Records of Brazos County, Texas, and being part of the called 109.188 acre tract (Exhibit A) described in the deed from J. W. Lester, Sr., et ux, 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:

BEGINNING at the 1/2" iron rod found marking the north corner of the aforementioned Lamar Savings remainder tract at the intersection of the southeast right-of-way line of Briarcrest Drive (100' right-of-way) with the southwest right-of-way line of Freedom Boulevard, according to the plat recorded in Volume 691, Page 785, of the Deed Records of Brazos County, Texas;

THENCE along the southwest and southeast right-of-way lines of Freedom Boulevard as follows:

S 44° 18' 38" E at a distance of 856.01 feet pass a 1/2" iron rod found marking the east corner of the aforementioned Lamar Savings remainder tract in the centerline of a creek and in the northwest line of the aforementioned 109.188 acre tract, continue on for a total distance of 1005.00 feet to a 2" iron pipe set at the south corner of Freedom Boulevard, 10.00 feet to a 2" iron pipe set in the southwest right-of-way line of the proposed extension of Freedom Boulevard;

THENCE along the proposed southwest right-of-way line of Freedom Boulevard as follows:

S 44° 18' 38" E 325.00 feet to a 2" iron pipe set for the beginning of a curve concave to the northeast, having a radius of 2858.65 feet, southeasterly along said curve, for an arc length of 36.06 feet to a 2" iron pipe set, the chord bears S 44° 40' 19" E 36.06 feet;

THENCE S 45° 41' 22" W parallel with Briarcrest Drive, for a distance of 593.62 feet to a 2" iron pipe set in the northeast line of a 20.483 acre tract described in the deed from Windover Company of Bryan to Bryan Independent School District, recorded in Volume 1560, Page 57, of the Official Records of Brazos County, Texas;

THENCE N 78° 09' 11" W along the northeast line of the aforementioned 20.483 acre tract, at a distance of 270.74 feet, pass a 1/2" iron rod found marking the north corner of the said 20.483 acre tract, same being the east corner of a 4.00 acre tract described in the deed to Bryan Independent School District recorded in Volume 355, Page 363, of the Deed Records of Brazos County, Texas, continue along the northeast line of said 4.00 acre tract, at a distance of 375.11 feet, pass a 2" iron pipe set at the south corner of the aforementioned Lamar Savings remainder tract, continue on for a total distance of 808.71 feet to a 2" iron pipe set in the east right-of-way line of Oak Ridge Drive (60' right-of-way), same being in a curve concave to the west, having a radius of 464.15 feet, at the common corner between the said Lamar Savings remainder tract and the Bryan Independent School District 4.00 acre tract;

THENCE along the east right-of-way line of Oak Ridge Drive, as follows:

Northwesterly along said curve, for an arc length of 48.67 feet to a 1/2" iron rod found marking the beginning of this curve, the chord bears N 13° 55' 28" W 48.64 feet, 469.48 feet to a 1/2" iron rod found marking the beginning of a curve, concave to the southwest, having a radius of 330.37 feet, Northwesterly along said curve, for an arc length of 172.81 feet to a 2" iron pipe set for the end of this curve, the chord bears N 31° 54' 47" W 170.85 feet, 68.74 feet to a 2" iron pipe set at the west corner of the aforementioned Lamar Savings remainder tract, same being the intersection of the east right-of-way line of Oak Ridge Drive, with the southeast right-of-way line of Briarcrest Drive;

THENCE N 45° 41' 22" E along the southeast right-of-way line of Briarcrest Drive, for a distance of 759.67 feet to the PLACE OF BEGINNING, containing 26.293 acres of land, more or less.

Field notes of a 0.655 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being part of the called 109.188 acre tract (Exhibit A) described in the deed from J. W. Lester, Sr., et ux, 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:

BEGINNING at the 2" iron pipe set in the southeast line of Freedom Boulevard according to the plat recorded in Volume 691, Page 785, of the Official Records of Brazos County, Texas, located N 45° 41' 22" E 10.00 feet from the 2" iron pipe set at the south corner of Freedom Boulevard;

THENCE N 45° 41' 22" E along the southeast line of Freedom Boulevard for a distance of 90.00 feet to a 1/2" iron rod set at the east corner of Freedom Boulevard, same being in a curve concave to the southwest having a radius of 1325.1 feet;

THENCE along the proposed northeast right-of-way of Freedom Boulevard extension as follows:

South-easterly along said curve for an arc length of 162.91 feet to a 1/2" iron rod set at the beginning of a curve, concave to the northeast, having a radius of 2788.65 feet, the chord bears S 40° 47' 21" E 162.81 feet, South-easterly along said curve for an arc length of 162.91 feet to a 1/2" iron rod set at the beginning of a curve concave to the northeast having a radius of 2788.65 feet, the chord bears S 40° 47' 21" E 162.81 feet;

THENCE S 43° 41' 22" W along the projection of the southeast line of a 26.293 acre tract for a distance of 70.01 feet to a 2" iron pipe set in a curve concave to the northeast, having a radius of 2858.65 feet;

THENCE along the proposed southwest right-of-way line of Freedom Boulevard as follows:

Northwesterly along said curve for an arc length of 36.06 feet to a 2" iron pipe set at the end of this curve, the chord bears N 44° 40' 19" W 36.06 feet,

N 44° 18' 38" W 325.00 feet to the PLACE OF BEGINNING, containing 0.655 acres of land more or less.

Field notes of a 0.655 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being part of the called 109.188 acre tract (Exhibit A) described in the deed from J. W. Lester, Sr., et ux, 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:

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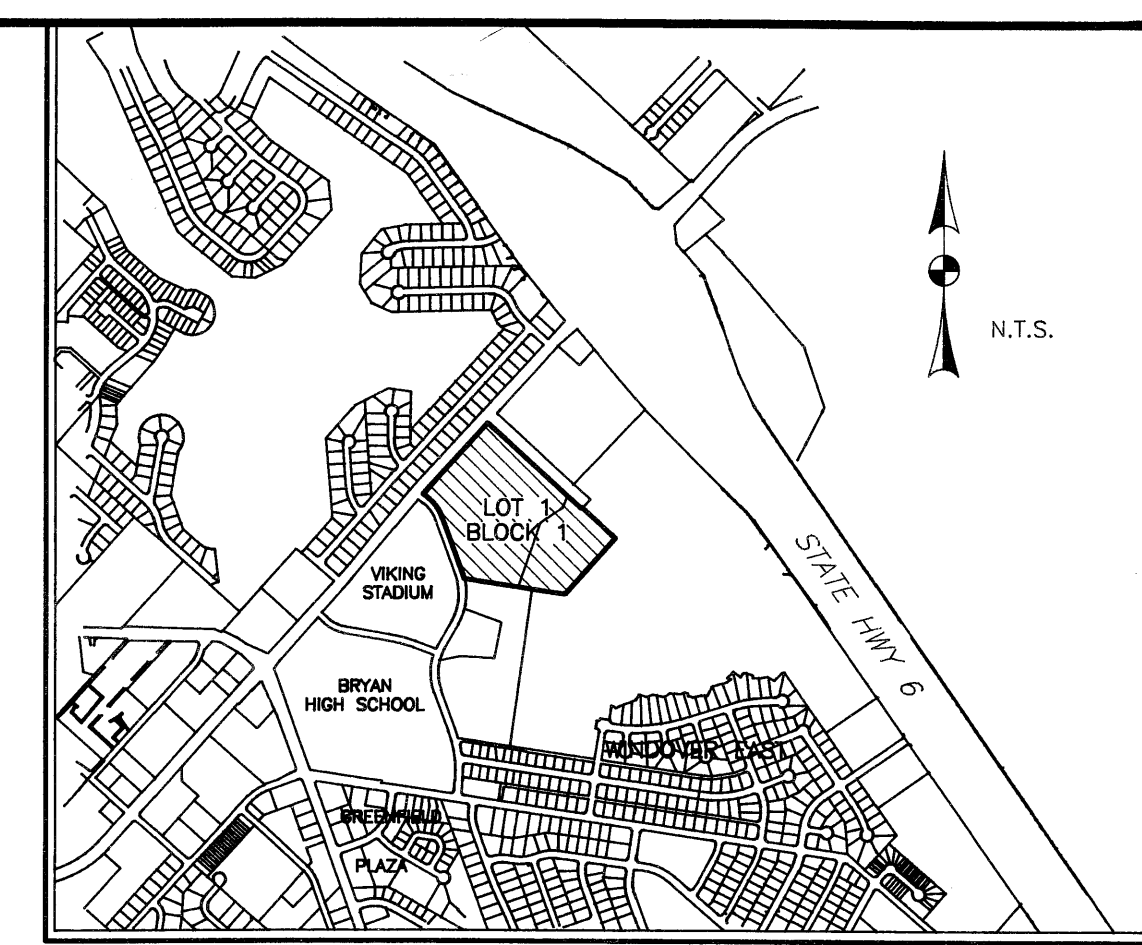
South-easterly along said curve for an arc length of 162.91 feet to a 1/2" iron rod set at the beginning of a curve, concave to the northeast, having a radius of 2788.65 feet, the chord bears S 40° 47' 21" E 162.81 feet, South-easterly along said curve for an arc length of 162.91 feet to a 1/2" iron rod set at the beginning of a curve concave to the northeast having a radius of 2788.65 feet, the chord bears S 40° 47' 21" E 162.81 feet;

THENCE S 43° 41' 22" W along the projection of the southeast line of a 26.293 acre tract for a distance of 70.01 feet to a 2" iron pipe set in a curve concave to the northeast, having a radius of 2858.65 feet;

THENCE along the proposed southwest right-of-way line of Freedom Boulevard as follows:

Northwesterly along said curve for an arc length of 36.06 feet to a 2" iron pipe set at the end of this curve, the chord bears N 44° 40' 19" W 36.06 feet,

N 44° 18' 38" W 325.00 feet to the PLACE OF BEGINNING, containing 0.655 acres of land more or less.



VICINITY MAP

533450

FILED FOR PUBLIC RECORDS

DATE: 9-24-93

BY: [Signature]

CERTIFICATE OF SURVEYOR

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.

[Signature]

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

Date: Aug 16 93

CERTIFICATE OF ENGINEER

I, Bruce Karr, P.E., 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.

[Signature]

Bruce Karr, P.E., City Engineer

City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK

I, Mary 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 this 18th day of September 1993, in the Official Records of Brazos County, Texas, in Volume 1680, Page 313.

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

[Signature]

Mary Ann Ward by Barbara Johnson

Mary Ward, County Clerk, Brazos County

CERTIFICATE OF CITY PLANNER

I, Rafeek Shanaa, Ph.D., 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.

[Signature]

Rafeek Shanaa, Ph.D., City Planner

City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art King, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 18th day of August 1993, and same was duly approved on the 2nd day of September 1993.

[Signature]

Art King, Chairman, Bryan Planning and Zoning Commission

City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Bruce Karr, P.E., 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.

[Signature]

Bruce Karr, P.E., City Engineer

City of Bryan, Texas

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

[Signature]

Mary Ann Ward by Barbara Johnson

Mary Ward, County Clerk, Brazos County

CERTIFICATE OF CITY PLANNER

I, Rafeek Shanaa, Ph.D., 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.

[Signature]

Rafeek Shanaa, Ph.D., City Planner

City of Bryan, Texas

AMENDING PLAT

SCALE: 1"=100'

FOR ORIGINAL PLAT, REFER TO VOL. 1680, PG. 313

Notes:

- The subject tract is located upstream from the "Limit of Study" according to the Flood Insurance Rate Map of Brazos County, Texas and Incorporated Areas, Community No. 480082, Panel No. 0142 C, Effective Date: July 2, 1992, therefore no definitive floodplain statement can be made.
- Basis of bearings is the southwest line of Freedom Blvd. as recorded in Volume 691, Page 785 with a bearing of S 44° 18' 38" E.
- 1/2" iron rods or 2" pipe set or found at all corners.
- There shall be a 5 foot sideline and rear setback line on all lot lines
- Proposed land use: 1 Retail lot with 26.294 acres 26.948 total acres in subdivision
- At such time as Freedom Boulevard is extended, the temporary turnaround easement becomes null and void. A barricade is to be constructed at the end of the easement to preclude access to private property.
- 20" Storm sewer emrt., Vol. 295, Pg. 314 and 10" Utility emrt., Vol. 744, Pg. 692, not shown hereon, shall be released under separate instrument.
- The position of the south property line is the result of a proposed boundary line agreement between B.I.S.D. and Wal-Mart.
- The purpose of this plat is to add the interior easements as shown.

Proposed Freedom Boulevard 0.655 Acre Tract Richard Carter Survey, A-8 Bryan, Brazos County, Texas

Field notes of a 0.655 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being part of the called 109.188 acre tract (Exhibit A) described in the deed from J. W. Lester, Sr., et ux, 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:

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THENCE N 45° 41' 22" E along the southeast line of Freedom Boulevard for a distance of 90.00 feet to a 1/2" iron rod set at the east corner of Freedom Boulevard, same being in a curve concave to the southwest having a radius of 1325.1 feet;

THENCE along the proposed northeast right-of-way of Freedom Boulevard extension as follows:

South-easterly along said curve for an arc length of 162.91 feet to a 1/2" iron rod set at the beginning of a curve, concave to the northeast, having a radius of 2788.65 feet, the chord bears S 40° 47' 21" E 162.81 feet, South-easterly along said curve for an arc length of 162.91 feet to a 1/2" iron rod set at the beginning of a curve concave to the northeast having a radius of 2788.65 feet, the chord bears S 40° 47' 21" E 162.81 feet;

THENCE S 43° 41' 22" W along the projection of the southeast line of a 26.293 acre tract for a distance of 70.01 feet to a 2" iron pipe set in a curve concave to the northeast, having a radius of 2858.65 feet;

THENCE along the proposed southwest right-of-way line of Freedom Boulevard as follows:

Northwesterly along said curve for an arc length of 36.06 feet to a 2" iron pipe set at the end of this curve, the chord bears N 44° 40' 19" W 36.06 feet,

N 44° 18' 38" W 325.00 feet to the PLACE OF BEGINNING, containing 0.655 acres of land more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF ARKANSAS COUNTY OF BENTON

I, Jud W. Hefflin, Assistant Vice President for Wal-Mart Stores, Inc., Owner and Developer of a 26.294 acre tract as recorded in Volume 1694, Page 64 and Volume 1682, Page 224 of the Official Records of Brazos County, Texas, and designated herein as Lot 1, Block 1, Briarcrest Wal-Mart, 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.

[Signature]

Owner - Jud W. Hefflin, Assistant Vice President

STATE OF ARKANSAS COUNTY OF BENTON

Before me, the undersigned authority, on this day personally appeared Jud W. Hefflin, Assistant Vice-President 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 26th day of August, 1993.

AMENDING PLAT

LOT 1A, BLOCK 1

BRIARCREST WAL-MART SUBDIVISION

26.294 ACRES

RICHARD CARTER SURVEY, A-8

BRYAN, BRAZOS COUNTY, TEXAS

AUGUST, 1993 SCALE: 1"=100'

OWNER & DEVELOPER:

WAL-MART STORES, INC.

JUD W. HEFFLIN, ASSISTANT VICE-PRESIDENT

701 S. WALTON BLVD., MITCHELL BUILDING

BENTONVILLE, ARKANSAS 72716

PREPARED BY:

KLING ENGINEERING & SURVEYING

4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212

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