

20' ACROSS EASEMENT METERS:

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEG
1	44°38'56"	19.48	18.99	19.48	18.99	18.99
2	44°42'00"	50.00	39.01	38.03	20.56	23°21'00"W
3	90°00'00"	20.00	31.42	28.28	20.00	S 89°18'00"E
4	44°42'00"	25.00	19.50	19.01	10.28	N 23°21'00"E
5	44°42'00"	100.00	78.00	76.04	41.10	N 23°20'41"E
6	23°38'53"	75.00	30.96	30.74	15.70	S 33°51'56"W
7	111°21'07"	10.00	19.43	16.52	14.65	S 33°38'04"E
8	90°00'00"	10.00	15.71	14.14	10.00	N 49°00'00"E
9	44°38'56"	50.00	38.98	37.99	20.53	N 23°19'28"E

20' ACCESS EASEMENT METERS:

LINE	BEARING	DIST.
1	S 44°18'38"E	36.00
2	S 45°38'56"W	42.37
3	S 01°00'00"W	51.86
4	N 89°00'00"W	88.50
5	N 01°00'00"E	149.16
6	N 44°18'38"W	151.85
7	N 89°18'38"W	325.05
8	S 01°00'00"E	25.56
9	S 45°42'00"W	62.53
10	N 44°18'00"W	110.54
11	N 45°41'22"E	36.00
12	S 44°18'00"E	65.55
13	N 45°42'00"E	6.53
14	N 01°00'00"E	37.30
15	N 45°41'22"E	3.44
16	S 44°18'38"E	25.00
17	S 45°41'22"W	3.44
18	S 89°18'38"E	285.52
19	N 44°18'38"W	25.32
20	S 89°18'38"E	35.36
21	N 01°00'00"E	182.98
22	S 01°00'00"W	134.59
23	S 89°00'00"E	23.50
24	N 01°00'00"E	21.45
25	N 45°38'56"E	43.37

CERTIFICATE OF SURVEYOR

I, S. M. King, 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. King
S. M. King, R.P.L.S. No. 2003
Date: _____

APPROVAL OF THE PLANNING AND ZONING COMMISSION

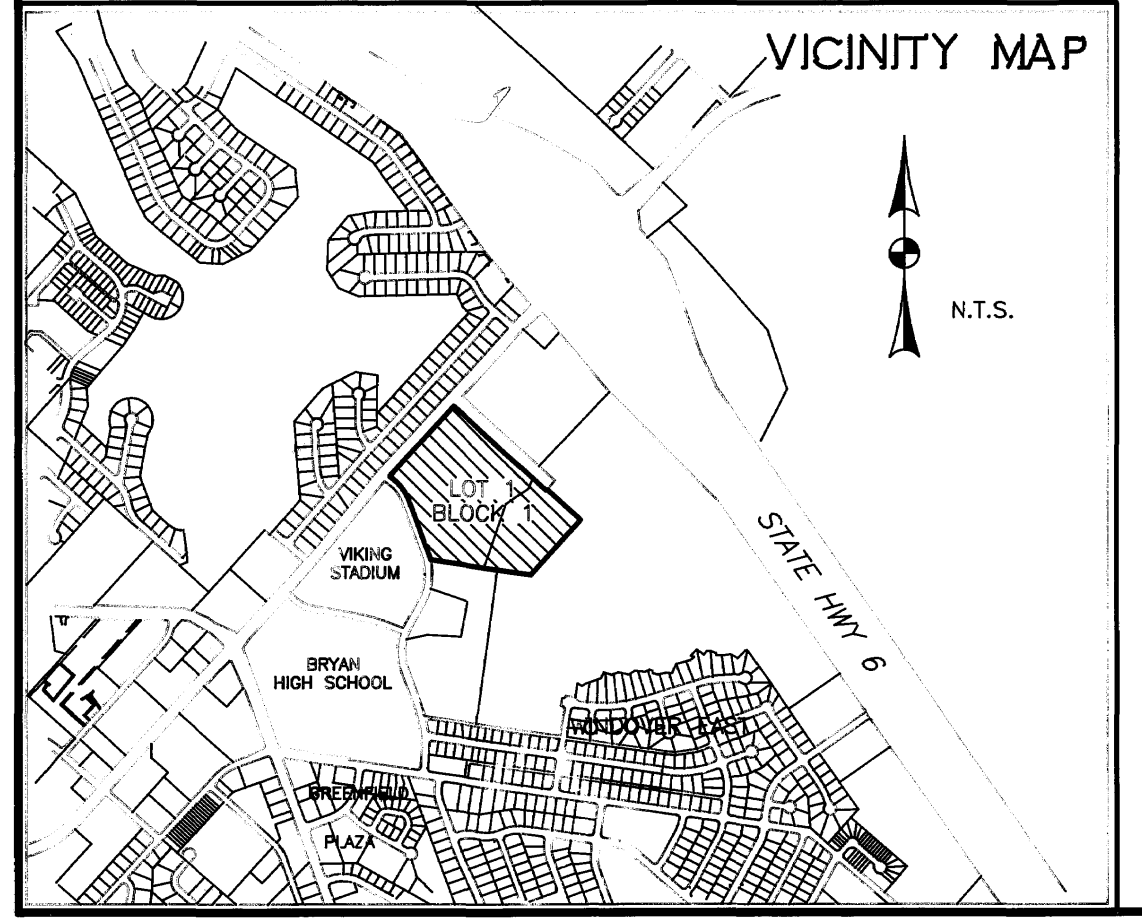
Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the _____ day of _____, 1996.

Bruce Karr
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 the _____ day of _____, 1996, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

Mary Ward
Mary Ward, County Clerk, Brazos County
Deputy Clerk



Amending Plat
Lot 1A, Block 1
26.294 Acres
Briarcrest Wal-Mart Subdivision
Richard Carter Survey, A-B
Bryan, Brazos County, Texas

Field notes of a 26.294 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being Lot 1A, Block 1, Amending Plat of Briarcrest Wal-Mart Subdivision according to the plat recorded in Volume 1917, Page 7, of the Official 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 Lot 1A, Block 1, Amending Plat of Briarcrest Wal-Mart Subdivision same being 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 1005.00 feet to a 2" iron pipe found at the south corner of Freedom Boulevard,
N 45° 41' 22" E 10.00 feet to a 2" iron pipe found in the southwest right-of-way line of the extension of Freedom Boulevard according to the plat of Briarcrest Wal-Mart Subdivision recorded in Volume 1680, Page 313, of the Official Records of Brazos County, Texas;

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

S 44° 18' 38" E 325.00 feet to a 2" iron pipe found 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 found, the chord bears S 44° 40' 19" E 36.06 feet;

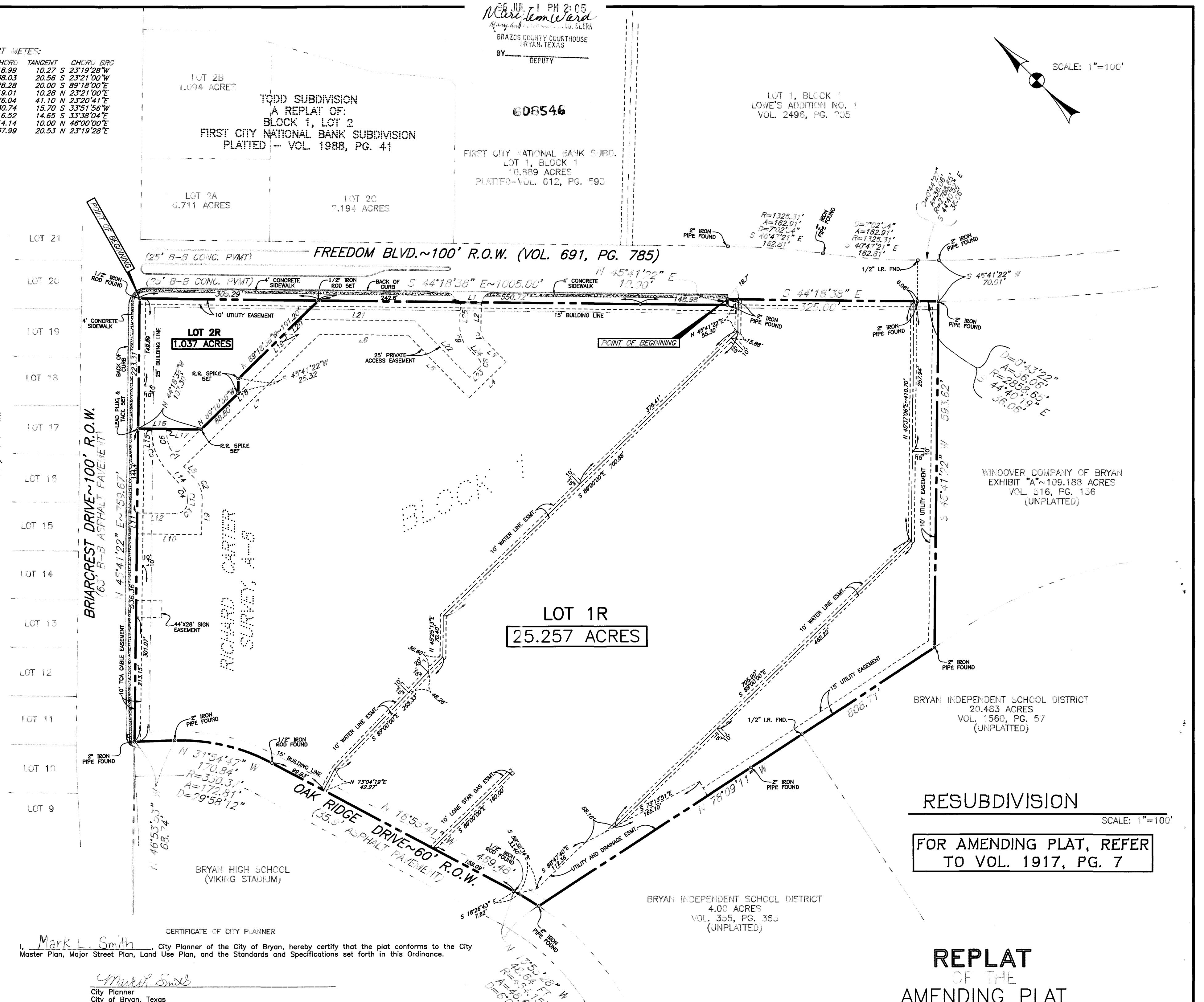
THENCE S 45° 41' 22" W parallel with Briarcrest Drive, for a distance of 593.62 feet to a 2" iron pipe found in the northeast line of a 20.483 acre tract described in the deed from Windover Company of Bryan to Bryan Independent School District, recorded in Volume 1560, Page 57, of the Official Records 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 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 found at the south corner of the aforementioned Lot 1A, Block 1, Amending Plat of Briarcrest Wal-Mart Subdivision, continue on for a total distance of 818.87 feet to a 2" iron pipe found 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;

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 end of this curve, the chord bears N 13° 55' 28" W 48.64 feet,
N 16° 55' 41" W 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 found for the end of this curve, the chord bears N 31° 54' 47" W 170.85 feet,
N 46° 53' 53" W 68.74 feet to a 2" iron pipe found at the west corner of the aforementioned Lot 1A, Block 1 - 26.294 Acres, 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 789.67 feet to the PLACE OF BEGINNING, containing 26.294 acres of land, more or less.



CERTIFICATE OF CITY PLANNER

I, Mark L. Smith, 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.

Mark L. Smith
Mark L. Smith
City Planner
City of Bryan, Texas

OWNER'S ACKNOWLEDGMENTS AND DECLARATIONS

I, Andrew Schwedtfeger, Director of Development of Wal-Mart Stores, Inc., Owner and Developer of Lot 1A, Block 1, Amending Plat of Lot 1A, Block 1, Briarcrest Wal-Mart Subdivision, Volume 1917, Page 7 of the Official Records of Brazos County, Texas, and designated herein as Replat of the Amending Plat, Lot 1A, 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.

Andrew Schwedtfeger
Owner - Andrew Schwedtfeger, Director of Development of Wal-Mart Stores, Inc.

STATE OF ARKANSAS COUNTY OF BENTON

I, Andrew Schwedtfeger, Director of Development of Wal-Mart Stores, Inc., Owner and Developer of Lot 1A, Block 1, Amending Plat of Lot 1A, Block 1, Briarcrest Wal-Mart Subdivision, Volume 1917, Page 7 of the Official Records of Brazos County, Texas, and designated herein as Replat of the Amending Plat, Lot 1A, 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.

Given under my hand and seal this _____ day of _____, 1996.

Yvonne B. White
Notary Public in and for the State of Arkansas
My Commission Expires: 8-1-2000

REPLAT OF THE AMENDING PLAT LOT 1A, BLOCK 1 BRIARCREST WAL-MART SUBDIVISION 26.294 ACRES

RICHARD CARTER SURVEY, A-B
BRYAN, BRAZOS COUNTY, TEXAS

OWNER & DEVELOPER:
WAL-MART STORES, INC.
ANDREW SCHWEDTFEGER, DIRECTOR OF DEVELOPMENT
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

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.
- Base 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 front and rear setback line on all lot lines
- Proposed land use is Retail.

SCALE: 1"=100'

MARCH, 1996

on land base WD 9/15/01