

VICINITY MAP

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Jack W. Lester, Jr., President of Windover Company of Bryan, Owner and Developer of a 7.500 acre tract, and a 0.655 acre tract (Freedom Blvd. extension), part of a 109.188 acre tract as recorded in Volume 516, Page 136, Exhibit "A", of the Deed Records of Brazos County, Texas and designated herein as Lot 1, Block 1, Briarcrest Wal-Mart Subdivision, and Freedom Blvd. extension, and whose name is subscribed hereto, hereby dedicates 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.*  
Owner - Jack W. Lester, Jr., President of Windover Company of Bryan

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 30th day of December, 1992.

*Jack W. Lester, Jr.*  
Notary Public in and for the State of Texas  
Printed Name: JACK W. LESTER, JR.  
My Commission Expires: OCT 12, 1995

STATE OF TEXAS  
COUNTY OF BRAZOS

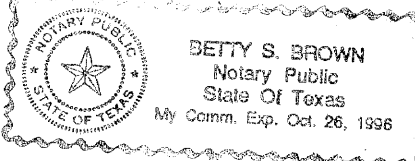
I, Robert H. Beuttas, Jr., Attorney-in-fact for Resolution Trust Corporation as receiver for Southwest Federal Savings Association, Owner and Developer of a 18.794 acre tract, part of a 19.461 acre tract Save and Except 28.323 acrt, as recorded in Volume 982, Page 808 of the Official Records of Brazos County, Texas, and designated herein as Lot 1, Block 1, Briarcrest Wal-Mart Subdivision, and whose name is subscribed hereto, hereby dedicates 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.

*Robert H. Beuttas, Jr.*  
Owner - Robert H. Beuttas, Jr., Attorney-in-fact for Resolution Trust Corporation

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Robert H. Beuttas, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated. Given under my hand and seal this 17th day of December, 1992.

*Betty S. Brown*  
Notary Public in and for the State of Texas  
Printed Name: BETTY S. BROWN  
My Commission Expires: OCT 26, 1996



FINAL PLAT  
OF  
BRIARCREST WAL-MART SUBDIVISION  
RICHARD CARTER SURVEY, A-8  
BRYAN, BRAZOS COUNTY, TEXAS

NOVEMBER, 1992 SCALE: 1"=100'  
OWNER & DEVELOPER:

RESOLUTION TRUST CORPORATION  
AS RECEIVER FOR  
SOUTHWEST FEDERAL SAVINGS ASSOCIATION  
3500 MAPLE  
DALLAS, TX 75219  
(214) 443-4817  
BY: ROBERT H. BEUTTAS, JR., ATTORNEY-IN-FACT

WINDOVER COMPANY OF BRYAN  
JACK W. LESTER, JR., PRESIDENT  
P.O. BOX 871  
BRYAN, TX 77806-0871  
(409) 775-1513

PREPARED BY:  
KLING ENGINEERING & SURVEYING

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

10,0040

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, R.P.L.S. No. 2003  
Date: *Dec 14 1992*  
CERTIFICATE OF ENGINEER  
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

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 19th day of November, 1992, and same was duly approved on the 19th day of November, 1992.  
*Art King*  
Art King, Chairman, Bryan Planning and Zoning Commission  
City of Bryan, Texas

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.  
*Bruce Karr*  
Bruce Karr, P.E. - City Engineer  
City of Bryan, Texas

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 14th day of December, 1992, in the Official Records of Brazos County, Texas, in Volume 1630, Page 313.  
Witness my hand and official seal, at my office in Bryan, Texas.  
*Mary Ann Woodley Barbara Johnson*  
Mary Ward, County Clerk, Brazos County

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.  
*Rafeek Shanaa*  
Rafeek Shanaa, Ph.D., City Planner  
City of Bryan, Texas

BRYAN INDEPENDENT SCHOOL DISTRICT  
20.483 ACRES  
VOL. 1560, PG. 57  
(UNPLATTED)

WINDOVER COMPANY OF BRYAN  
EXHIBIT "A" ~ 109.188 ACRES  
VOL. 516, PG. 136  
(UNPLATTED)

NOTES:  
1. 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.  
2. 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.  
3. 1/2" iron rods or 2" pipe set or found at all corners. Those corners which were set, were set in concrete.  
4. On those sidelines not fronting on a public street, there shall be a 5' sideline and rear setback line.  
5. Proposed land use: 1 Retail lot with 26,294 acres 26,948 total acres in subdivision  
6. 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.

FILED  
92 DEC 30 PM 1:27

BRAZOS COUNTY CLERK  
BRYAN, TEXAS  
*John McDaniel*  
509008

rebars on two bases