(We, The), CHARLES TANNER, HUGH THOMPSON, TRUSTEE

being the tract of land, (being part of the tract of land) as conveyed to me(us, it) in the Deed Records of Brazos

County in Volumes 377,471 Pages 48,777 and designated herein as the Repat of Lots 142 Carrabba Estates in the City of Bryan, Texas, and whose name is subscribed herein, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places theron shown for the purpose and consideration therein expressed.

STATE OF TEXAS COUNTY OF BRAXOS

> Before me, the undersigned authority, on this day personally appered charles Tanner & T Hugh Thompson

known to me to be the person (s) whose name (s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 31 st day of August 19<u>82</u>

Notary Public, Brazos County, Texas

CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

FRANK BORISKIE in and for the said County, do hereby certify that this plat together with its certificates, of authentication was filed for record in my office the 28 day of April 1982, in the Deed Records of Brazos County, Volume 542, Page 123

> County Clerk, Brazos County, Texas Marylenn Ward, Deputy

> > JERRY BISHOP

2557

JERRY BISHOP

37426 -

CERTIFICATION OF THE SURVEYOR:

COUNTY OF BRAZOS

I, JERRY BISHOP $_{-}$, Registered Public Surveyor No. 2557 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.

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS COUNTY OF BRAZOS

I, Jerry Bishop, Registered Professional Engineer No. 37426 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Lewy Buryo edistered Professional Engineer

APPROVAL OF THE PLANNING COMMISSION

FRANK MURPHY __,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 2nd day of September, 1982, and same was duly approved on the 16th day of September 1982, by said Commission.

Chairman City Planning Commission Bryan, Texas

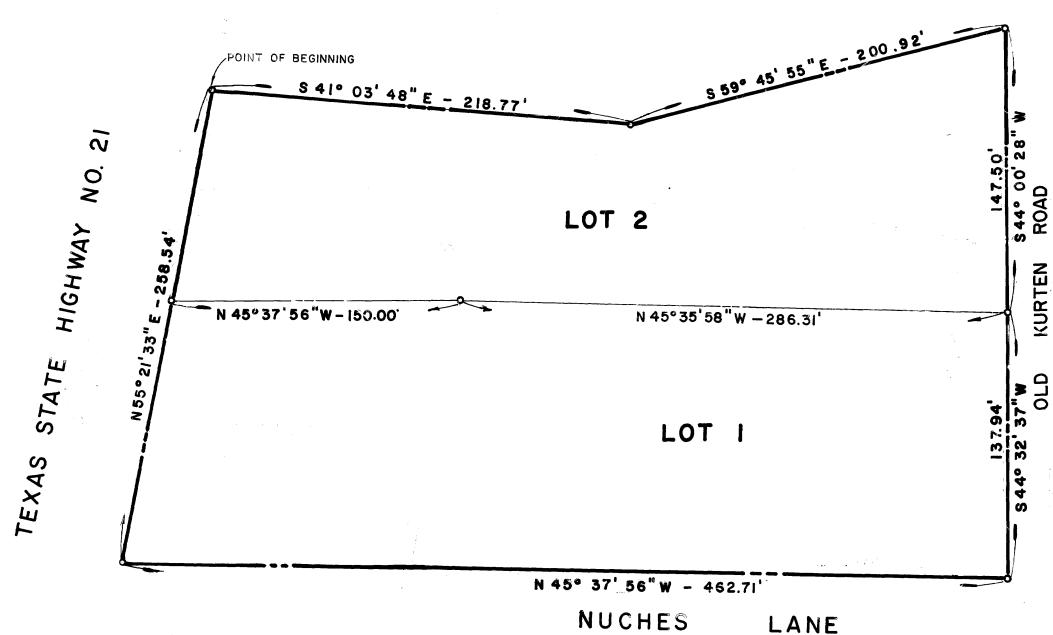
CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.

Bryan, Texas

SCALE: I"= 50'

TEXAS STATE HIGHWAY NO. 6 FRONTAGE ROAD



FIELD NOTES OF A 2.55 ACRE TRACT AND BEING A PORTION OF LOT 1 AND LOT 2 CARRABBA ESTATES BRYAN, BRAZOS COUNTY, TEXAS

Field notes of a 2.55 acre tract or parcel of land lying and being situated in the Stephen F. Austin League No. 10, Brazos County, Texas and being a portion of Lot 1 and Lot 2 of Carrabba Estates, an Addition to the City of Bryan, Texas plat of said addition being recorded in Volume Q, Page 544 of the District Court Records of Brazos County, Texas and being more particularly described by metes and bounds as

BECINNING at the point of intersection of the Southeast right-of-way line of State Highway 21 with the Southwest right-of-way line of State Highway 6;

THENCE Southeasterly along the Southwest right-of-way line of State Highway 6 for the following

S 41 03' 48" E for a distance of 218.77 feet to a concrete monument for corner; S 59° 45' 55" E for a distance of 200.92 to an iron rod for corner, same lying on the point intersection of the Southwest right-of-way line of State Highway 6 with the Northwest right-of-way line

THENCE Southwesterly along the Northwest right-of-way line of Old Kurten Road for the following

S 44° 00' 28" W for a distance of 147.50 feet to an iron rod for corner; S 44° 32' 37" W for a distance of 137.94 feet to the point of intersection of the Northwest right-

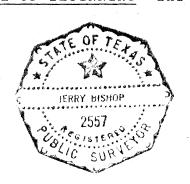
of way line of Old Kurten Road with the Northeast right-of-way line of Nuches Lane;

THENCE N 45 37' 56" W along the Northeast right-of-way line of Nuches Lane for a distance of 462. east right-of-way line of State Highway 21;

THENCE N 55° 21' 33" F 21

THENCE N 55° 21' 33" E along the Southeast right-of-way line of Highway 21 for a distance of 258.

54 feet to the PLACE OF BEGINNING and containing 2.55 acres of land more or less.



GENERAL NOTES

.1. BUILDING LINES ARE AS SHOWN.

.2. EXISTING ELECTRICAL LINE TO

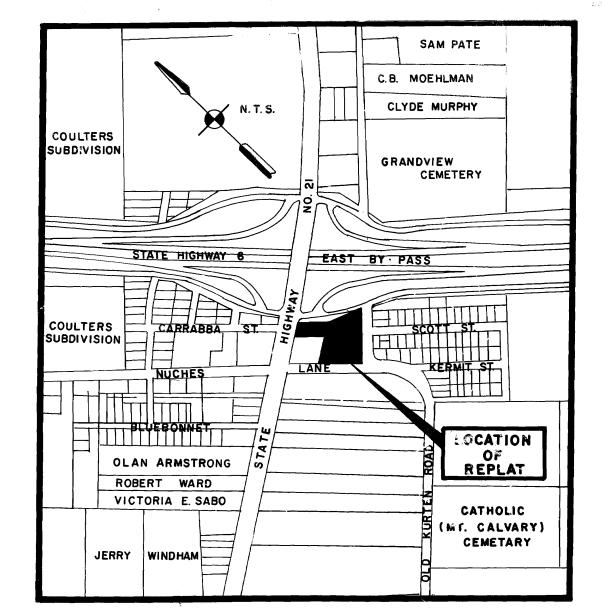
LAND USE - LOT 2 IS PROPOSED FOR USE AS A 94 UNIT MOTEL WITH OFFICE AND RESTAURANT FACILITIES.

.4. E/P E/P STANDS FOR EDGE OF PAVEMENT. TO EDGE OF PAVEMENT.

BE RELOCATED.

Registered Public Surveyor No. 2557

AUG. 1982



ORIGINAL PLAT

LOTS 18 2 CARRABBA ESTATES VOL. Q PG. 544 - 548



N 41° 03' 48" W- 2.53' S 41° 03' 48" E - 218.77" 20' BUILDING LINE -UTILITY EASEMENT 5'X25' ANCHOR EASEMENT S 50° 24° 52" E -5.00 N44°00'28"E-5.00 5 'x 20' N 45° 37′ 56″W - 150.00′ 20' UTILITY EASEMENT LOT 2 2.07 ACRES 0.48 ACRES DAIRY QUEEN 25' BUILDING LINE BUILDING LINE & UTILITY EASEMENT >15' UTILITY EASEMENT N 45° 37' 56" W - 462.71'

NUCHES S LANE 50' R.O.W. 23' E.P./E.P.

REVISED PLAT

VICINITY MAP

LOT 1 & LOT 2

A REPLAT

CARRABBA ESTATES VOL. Q PG. 544 - 548 2.55 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 10 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"= 50' AUGUST, 1982

CHARLES TANNER. HUGH THOMPSON, TRUSTEE %HWY. 21 EAST BRYAN, TEXAS TEL. 779-5960



JERRY BISHOP & ASSOCIATES, 1804 WELSH STREET COLLEGE STATION, TEXAS