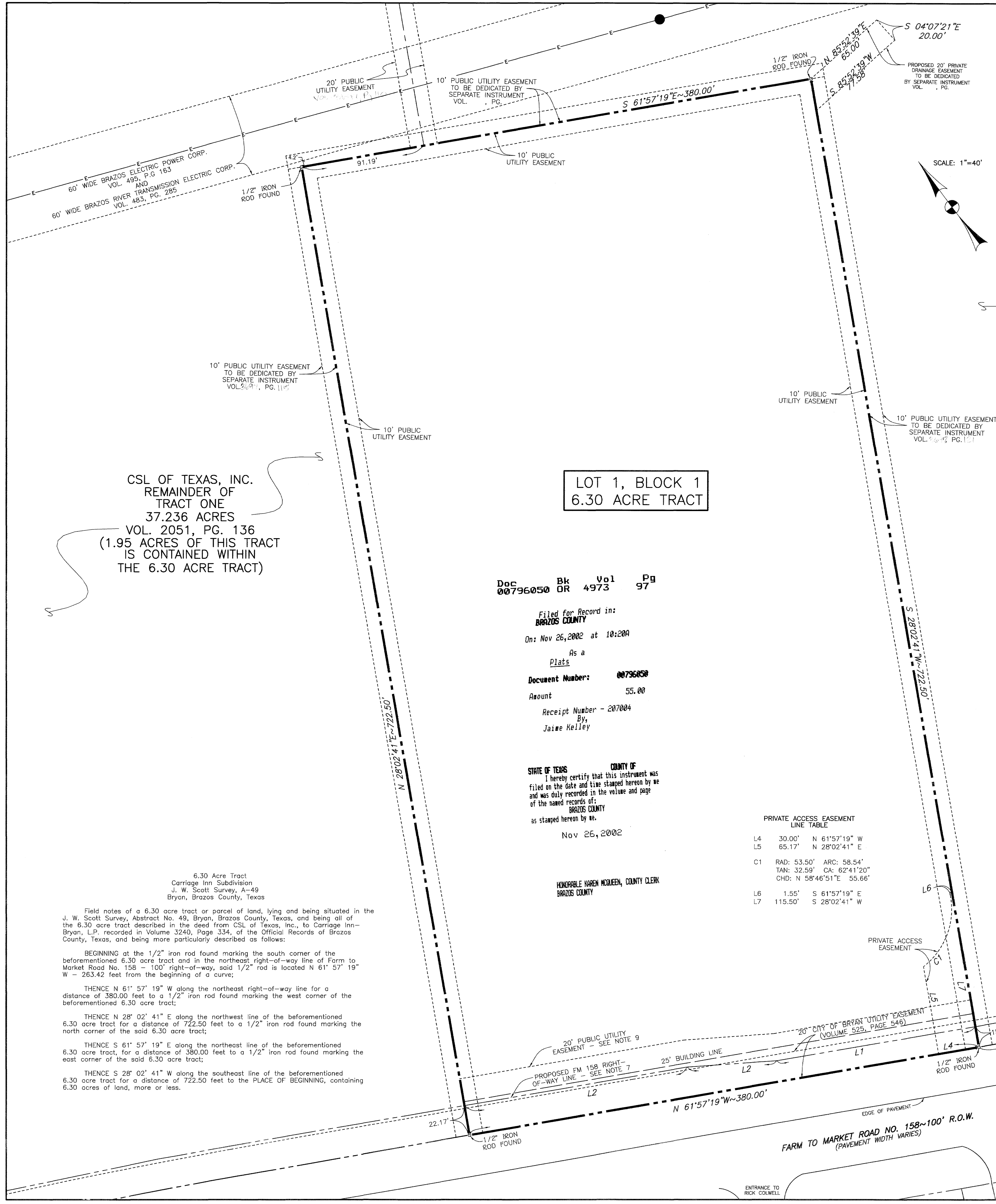


on land base wd 21/16



CERTIFICATE OF COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
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 on 28 day of Nov 2000 in the Official Records of Brazos County, Texas, in Volume 4973, Page 97  
Witness my hand and official seal, at my office in Bryan, Texas.  
*Karen McQueen* By *Jaime Kelley*  
Karen McQueen  
County Clerk, Brazos County

CERTIFICATE OF CITY ENGINEER AND PLANNER  
WE, LINDA HUFF, CITY ENGINEER AND JOEY DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN, TEXAS.  
*Linda Huff* *Joey Dunn*  
LINDA HUFF - CITY ENGINEER JOEY DUNN, PLANNING ADMINISTRATOR

CSL OF TEXAS, INC.  
REMAINDER OF TRACT ONE  
37.236 ACRES  
VOL. 2051, PG. 136  
(1.95 ACRES OF THIS TRACT IS CONTAINED WITHIN THE 6.30 ACRE TRACT)

LOT 1, BLOCK 1  
6.30 ACRE TRACT

Doc 00796050 Bk BR Vol 4973 Pg 97  
Filed for Record in: BRAZOS COUNTY  
On: Nov 26, 2002 at 10:20A  
As a Plats  
Document Number: 00796050  
Amount 55.00  
Receipt Number - 207004  
By, Jaime Kelley

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped hereon by me.  
Nov 26, 2002  
HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

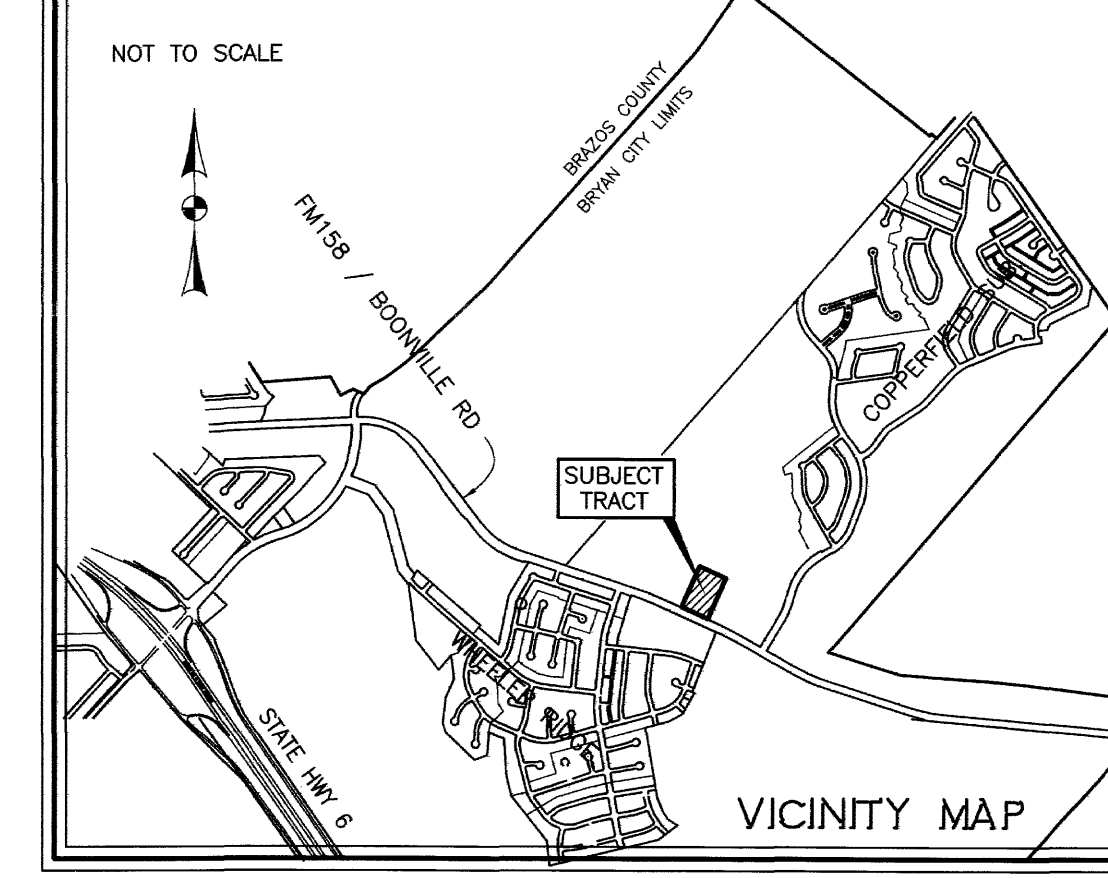
PRIVATE ACCESS EASEMENT LINE TABLE

L4	30.00'	N 61°57'19" W
L5	65.17'	N 28°02'41" E
C1	RAD: 53.50' ARC: 58.54'	
	TAN: 32.59' CA: 62°41'20"	
	CHD: N 58°46'51" E 55.66'	
L6	1.55'	S 61°57'19" E
L7	115.50'	S 28°02'41" W

SANDRA L. PAULSON  
Notary Public, State of Texas  
My Commission Expires July 06, 2004



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



- NOTES:
- BASIS OF BEARINGS IS THE RECONSTRUCTED NORTHEAST LINE OF THE 37.236 ACRE TRACT ONE AS RECORDED IN VOLUME 2051, PAGE 136 WITH A RECORD BEARING OF S 52°05'35"E.
  - TITLE APPEARS TO BE VESTED IN CARRIAGE INN - BRYAN, L.P., A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF INSTRUMENT RECORDED IN VOLUME 3240, PAGE 334.
  - THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0142C, MAP NO. 48041C0142C. EFFECTIVE DATE: JULY 2, 1992.
  - THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY BRAZOS COUNTY ABSTRACT CO., TO WIT THE FOLLOWING COMMENTS:
    - 60' WIDE MOBILE PIPELINE EASEMENT, VOL. 111, PG. 578 RELEASE RECORDS. THIS EASEMENT IS CENTERED ON THE NORTHEAST LINES OF THE TWO PARENT TRACTS (25.00 ACRES AND 37.236 ACRES) AND DOES NOT AFFECT THE SUBJECT TRACT.
    - 60' WIDE BRAZOS ELECTRIC POWER CORP., VOL. 495, PG. 163. THIS EASEMENT LIES NEAR (BUT DOES NOT AFFECT THE SUBJECT TRACT) THE NORTH CORNER OF THE SUBJECT TRACT.
    - 20' PUBLIC UTILITY EASEMENT, CITY OF BRYAN, VOL. 525, PG. 546. THIS EASEMENT ADJOINS F.M. 158 AND DOES AFFECT THE SUBJECT TRACT.
    - 60' WIDE BRAZOS RIVER TRANSMISSION ELECTRIC CORP. EASEMENT, VOL. 483, PG. 285. THIS EASEMENT LIES NEAR (BUT DOES NOT AFFECT THE SUBJECT TRACT) THE NORTH CORNER OF THE SUBJECT TRACT AND CONTAINS THE SAME DESCRIPTION AS VOL. 495, PG. 163.
  - ZONING - CURRENT IS PLANNED DEVELOPMENT.
  - SETBACKS  
FRONT 25'  
SIDE 7.5'  
REAR 7.5'
  - TDOT IS IN THE PROCESS OF ACQUIRING RIGHT-OF-WAY FOR THE EXPANSION OF FM 158. THE RIGHT-OF-WAY TAKING SHOULD OCCUR IN THE YEAR 2000. THE ALIGNMENT HAS BEEN DEFINED BY THE SURVEY DATED JULY 1997 ON FILE AT THE LOCAL TDOT OFFICE. THE PROPOSED RIGHT-OF-WAY IS SHOWN HEREON. THE RIGHT-OF-WAY TAKING HAS NOT YET OCCURRED AT THE DATE OF THIS FINAL PLAT, DECEMBER 1999.

L1	148.10	N 61°54'19" W
L2	65.91	N 58°11'31" W
L3	166.32	N 61°54'19" W
  - CITY OF BRYAN APPROVED BENCHMARK FROM THE CONTROL MONUMENTATION PROJECT DATED AUGUST 1997. MONUMENT NAME: GPS-46 - BRASS OR ALUMINUM DISK SET IN CONCRETE. G.P.S. ELEVATION: 295.53 FT NGVD 1929
  - THE 20' PUBLIC UTILITY EASEMENT IS DEDICATED BY THIS PLAT TO BE PARALLEL WITH PROPOSED FM 158 RIGHT-OF-WAY.

Field notes of a 6.30 acre tract or parcel of land, lying and being situated in the J. W. Scott Survey, Abstract No. 49, Bryan, Brazos County, Texas, and being all of the 6.30 acre tract described in the deed from CSL of Texas, Inc., to Carriage Inn - Bryan, L.P., recorded in Volume 3240, Page 334, 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 south corner of the aforementioned 6.30 acre tract and in the northeast right-of-way line of Farm to Market Road No. 158 - 100' right-of-way, said 1/2" rod is located N 61° 57' 19" W - 263.42 feet from the beginning of a curve;  
THENCE N 61° 57' 19" W along the northeast right-of-way line for a distance of 380.00 feet to a 1/2" iron rod found marking the west corner of the aforementioned 6.30 acre tract;  
THENCE N 28° 02' 41" E along the northwest line of the aforementioned 6.30 acre tract for a distance of 722.50 feet to a 1/2" iron rod found marking the north corner of the said 6.30 acre tract;  
THENCE S 61° 57' 19" E along the northeast line of the aforementioned 6.30 acre tract, for a distance of 380.00 feet to a 1/2" iron rod found marking the east corner of the said 6.30 acre tract;  
THENCE S 28° 02' 41" W along the southeast line of the aforementioned 6.30 acre tract for a distance of 722.50 feet to the PLACE OF BEGINNING, containing 6.30 acres of land, more or less.

**FINAL PLAT**  
**CARRIAGE INN SUBDIVISION**  
**LOT 1, BLOCK 1**  
**6.30 ACRE TRACT**  
J.W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
OWNED AND DEVELOPED BY:  
CARRIAGE INN - BRYAN, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
400 EAST PARKWOOD, SUITE 100  
FRIENDSWOOD, GALVESTON COUNTY, TEXAS 77546  
(281)648-6400  
SCALE: 1"=40' DECEMBER, 1999  
PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212  
041\0490203C