

LEGEND

- 250 --- EXISTING CONTOUR
- - - - - EXISTING UNDERGROUND GAS LINE
- - - - - EXISTING WATER LINE (SIZE SHOWN)
- - - - - EXISTING ELECTRIC LINE
- - - - - EXISTING BOARD FENCE
- IR 1/2" IRON ROD SET
- IRF 1/2" IRON ROD FOUND
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ EXISTING GAS METER
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING LIGHT POLE

VICINITY MAP

Doc Bk Vol Pg
01033173 DR 9175 109

Filed for Record in:
BRAZOS COUNTY

On: Jun 26, 2009 at 03:30P

As a
Plats

Document Number: 01033173

Amount: 58.00

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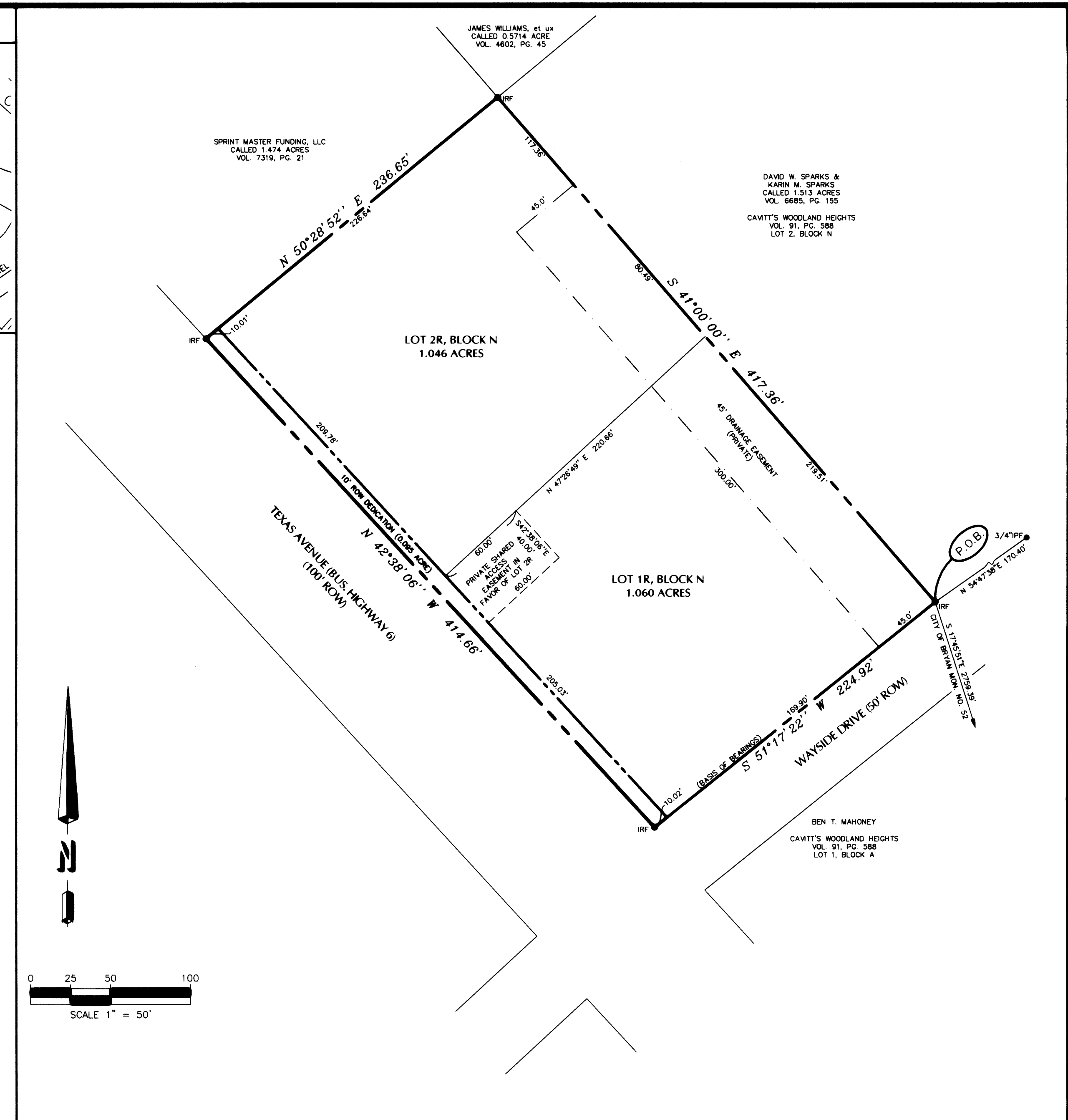
By:
Cathy Barcelona

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 Official Public Records of:

BRAZOS COUNTY

Witnessed hereon by me,
Jun 26, 2009

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF MISSOURI §
COUNTY OF GREENE §

I, Greg Henslee, President for O'Reilly Automotive, Inc., the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume _____, Page _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Greg Henslee
O'Reilly Automotive, Inc., a Missouri Corporation, Owner
Greg Henslee, President

STATE OF MISSOURI §
COUNTY OF GREENE §

Before me, the undersigned authority, on this day personally appeared Greg Henslee, President, O'Reilly Automotive, Inc., 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 purpose stated.

Given under my hand and seal of office this 16th day of June, 2009.

Cheyl Taylor
Notary Public

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Gary G. Brown, Registered Professional Land Surveyor No. 4654 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Gary G. Brown
Registered Professional Land Surveyor No. 4654

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Karen McQueen, 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 June, 2009, in the Official Records of Brazos County in Volume 9175, Page 109.

Karen McQueen
County Clerk Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John R. Clark, Chair of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 16th day of JUNE, 2009 and same was duly approved on the 18th day of JUNE, 2009 by said Commission.

John R. Clark
Chair, Planning and Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 26th day of June, 2009.

Kevin Russell
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kreppke, the undersigned, 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 and was approved on the 26th day of JUNE, 2009.

W. Paul Kreppke
City Engineer, Bryan, Texas

NOTES: THE FOLLOWING APPLY TO THIS TRACT

- Property is currently zoned C-3 (Commercial) District.
- Minimum building setbacks shall be in accordance with City of Bryan codes and ordinances.
- All corners are monumented by 1/2-inch iron rods with Goodwin-Lasiter caps unless otherwise stated.
- A 10' right of way dedication is located along the northeasterly right of way of Texas Avenue (Business Highway No. 6).
- Bearings are based on the record bearing of the southeasterly line of the 1.28 acre tract described in Volume 1208, Page 198 of the Official Public Records of Brazos County, Texas.
- Elevations are based on City of Bryan GPS Monument No. 52. Elevation = 327.88' (NAVD 83).
- Property is not in the 100 year floodplain according to FIRM Community Panel No. 48041C 0141C Brazos County, Texas and Incorporated Areas;

STATE OF TEXAS §
COUNTY OF BRAZOS §

WHEREAS O'Reilly Automotive Inc. is the owner of that certain parcel of land, being 2.201 acres, more or less, located in the Zeno Phillips Survey, Abstract No. 45 in Brazos County, Texas, as described in a Deed from Beta Theta Phi Cowboys, Inc. to Hi-Lo Auto Supply, LP, recorded in Volume 7631, Page 183 of the Official Public Records of Brazos County, Texas (OPRBCT). Said tract being all of Lot 1, Block N of Cavitt's Woodland Heights Subdivision as shown on the plat recorded in Volume 91, Page 588 of the Deed Records of Brazos County, Texas (DRBCT) and being described as follows:

BEGINNING at a 1/2-inch iron rod found for the easterly corner of the said Lot 1, same being the southerly corner of Lot 2, Block N of the said Cavitt's Woodland Heights and the southerly corner of the called 1.513 acre tract described in a Deed to David W. Sparks and Karin M. Sparks recorded in Volume 6685, Page 155 RPRBCT. Said corner being located in the northwesterly right of way of Wayside Drive (50' wide right of way) and from said corner a 3/4-inch iron pipe found bears N 54° 47' 38" E 170.40 feet;

THENCE S 51° 17' 22" W 224.92 feet (basis of bearings) with the southeasterly line of the said Lot 1, same being the northwesterly right of way of Wayside Drive to a 1/2-inch iron rod found for the southerly corner of the said Lot 1 in the northeasterly right of way of Texas Avenue (Business Highway No. 6, 100' wide right of way);

THENCE N 42° 38' 06" W 414.66 feet with the northeasterly right of way of Texas Avenue and the southeasterly line of the said Lot 1, to a 5/8-inch iron rod found for the westerly corner of the said Lot 1;

THENCE N 50° 28' 52" E 236.65 feet with the northwesterly line of the said Lot 1 to a 1/2-inch iron rod found for the northerly corner of the said Lot 1;

THENCE S 41° 00' 00" E 417.36 feet with the common line of the said Lot 1 and the said Lot 2 to the PLACE OF BEGINNING, and containing 2.201 acres, more or less.

OWNER:
O'Reilly Automotive, Inc.
233 S. Patterson
Springfield, MO 65802

SURVEYOR:
Goodwin-Lasiter, Inc.
3600 SH 6 South Suite 102
College Station, TX 77845

**REPLAT OF LOT 1 IN BLOCK N OF
CAVITT'S WOODLAND HEIGHTS**
VOLUME 91, PG. 588, CREATING LOTS 1R AND 2R IN BLOCK N
BEING 2.201 ACRES OUT OF ZENO PHILLIPS SURVEY, ABSTRACT NO. 45
BRYAN, BRAZOS COUNTY, TEXAS

G-L GOODWIN-LASITER, INC.
ENGINEERS - ARCHITECTS
SURVEYORS

SCALE: AS SHOWN
DATE: APRIL 8, 2009

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