

Field notes of a 2.00 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being all of the 2.000 acre tract described in the deed from Jack W. Lester, Jr. and Patricia Gayle Lester to Bryan Imports, Inc. /dba/ Fred Brown Mazda-BMW, as recorded in Volume 757, Page 743, of the Official Records of Brazos County, Texas, and said 2.000 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod set at the west corner of the beforementioned 2.000 acre tract, same being the south corner of Thirty-One Hundred Briancrest Place Addition, according to the plat recorded in Volume 532, Page 831, of the Deed Records of Brazos County, Texas, said 1/2" iron rod set being in the northeast right-of-way line of State Highway No. 6 - East By-pass, a 1/2" iron rod found marking an angle point corner of said Thirty-One Hundred Briancrest Place bears N 35° 17' 51" W 88.05 feet;

THENCE N 54° 42' 09" E along the common line between the beforementioned 2.000 acre tract and the beforementioned Thirty-One Hundred Briancrest Place Addition, for a distance of 409.06 feet to the 3/4" iron pipe found at the north corner of the 2.000 acre tract, same being the east corner of Thirty-One Hundred Briarcrest Place Addition;

THENCE S 41° 06' 30" E along the northeast line of the beforementioned 2.000 acre tract, for a distance of 208.69 feet to a 1/2" iron rod found marking the east corner of the 2.000 acre tract;

THENCE S 54° 42' 09" W along the southeast line of the beforementioned 2.000 acre tract, for a distance of 430.19 feet to a 1/2" iron rod found marking the south corner of the 2.000 acre tract, in the northeast right-of-way line of the beforementioned State Highway No. 6 - East By-pass, from which a concrete right-of-way marker (disturbed) bears S 35° 17' 51" E 37.98 feet;

THENCE N 35° 17' 51" W along the northeast right-of-way line of State Highway No. 6 - East By-pass, for a distance of 207.61 feet to the PLACE OF BEGINNING, containing 2,000 acres of land, more or less.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

> I, Frank Boriskie, 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 14 day of 89, in the Deed/Official Records of Brazos County, Texas, in Volume 1/53, Page 27_____, 19<u>89</u>, in the

Witness my hand and official Seal, at my office in Bryan, Texas.

Frank Boriskie, County Clerk Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

1, Clifford G. Miller, Director of Planning of the City of Bryan, Texas, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the Ordinance

APPROVAL OF THE PLANNING COMMISSION

ED WAGONER , 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 12 TH day of SEPTEMBER, 1989, and same was duly approved on the 12 TH day of OCTOBER, 1989.

> Chairman, City Planning Commission City of Bryan, Texas

CERTIFICATE OF ENGINEER

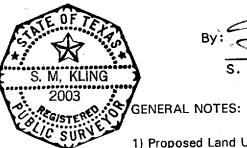
STATE OF TEXAS COUNTY OF BRAZOS

1, 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.



CERTIFICATE OF SURVEYOR

1, S. M. Kling, Professional Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true, 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 and fences as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.



S. M. Kling, P.S. No. 2003

1) Proposed Land Use: Commercial 2) Minimum 5' setback line of side and rear lot lines. 3) This property is not within the 100 Year Flood Plain

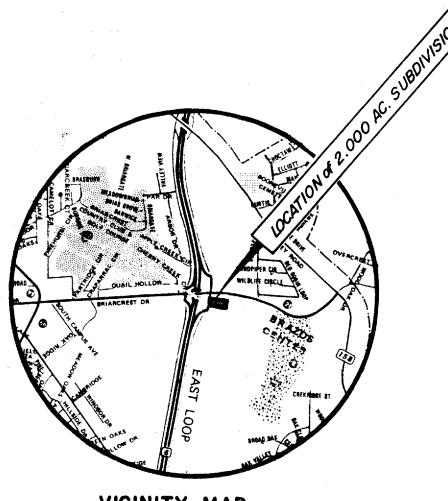
according to the Bryan Flood Insurance Rate Map, Community No. 480082, Panel No. 0010B, effective date: May 19, 1981 4) Compliance with the current City of Bryan Stormwater Management Ordinance will be addressed with the Site Plan layout and Grading Plan submittal. 5) Origin of Bearing System: The Final Plat of Thirty-One Hundred

Briarcrest Place - Volume 532, Page 831, was used as the basis of bearings for this plat. 6) Pipelines shown hereon within the Humble Easement are

approximate locations, exact location must be field verified. (Several pipelines not shown).

7) The purpose of refiling this Final Plat is twofold: 1. To correct an erroneously labeled 8" waterline to a

12" waterline on the preplatted condition. 2. The signature for the Director of Planning was inadvertently omitted.



VICINITY MAP

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS COUNTY OF BRAZOS

We, Frederick M. Brown and Garlyn O. Shelton, OWNERS AND DEVELOPERS of the land shown on this plat, being the tract of land conveyed to us in the Official Records of Brazos County, Texas, in Volume 757, Page 743, and designated herein as the Fred Brown Hyundai Subdivision in the City of Bryan, Texas, and whose names are 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 purposes and considerations therein expressed.

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Frederick M. Brown, 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 and consideration therein stated. Given under my hand and seal this $\underline{\mathcal{I}}$

My Commission Expires: 3-28-93

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Garlyn O. Shelton, 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 and consideration therein stated.

Given under my hand and seal this

My Commission Expires: 3-28-93

FINAL PLAT

FRED BROWN-HYUNDAI 2.000 ACRES

RICHARD CARTER SURVEY, A-8 BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER, 1989

PREPARED BY

KLING ENGINEERING & SURVEYING

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