

(O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.— FIRM COMMUNITY PANELS IO. 48041C 0134C, AND 48041C 0142C, JULY 2, 1992. SETBACKS WILL BE IN ACCORDANCE WITH CITY OF BRYAN CODE OF ORDINANCES AND REGULATIONS.

F. <u>BASIS OF BEARING:</u> BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOLUME 5616, PAGE 89, O/D.R.B.C.T.

8.01 ACRE IRAC GARLYH SHELLON IMPORT

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 (NORTH EARL RUDDER

45 UCF. N 17° 48' 00" W ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 342.72 FEET TO A

FFFT TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN SAID LINE; FIRST IN 35° 31' 00" W CONTINUING ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 207.54 EET TO A 5/8 INCH IRON ROD SET MARKING ANOTHER ANGLE POINT IN SAID LINE;

SOUTHEAST LINE OF FM 1179 (BRIARCREST DRIVE - VARIABLE WIDTH R.O.W.);

THERE FOR N 02' 22' 16" W ALONG SAID TRANSITION LINE FOR A DISTANCE OF 147.49 FEET TO THE REMAINS OF A CONCRETE RIGHT-OF-WAY, MARKER FOUND ON THE SOUTHEAST LINE OF FM 1179 MARKING THE NORTHWEST CORNER OF SAID LOT 1; HEBRIE N 45° 17' 31" E ALONG THE SOUTHEAST LINE OF FM 1179 FOR A DISTANCE OF 242.15 FEET TO A 5/8 INCH IRO

ROD SET MARKING AN ANGLE POINT IN SAID LINE: HIBBLE N 45° 53' 00" E CONTINUING ALONG THE SOUTHEAST LINE OF FM 1179 FOR A DISTANCE OF 64.23 FEET TO A 5 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID LOT 1 AND A NORTHWEST CORNER OF THE AFOREMENTIONED 250.32 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 AND SAID 250.32 ACRE TRACT FOR THE FOLLOWING CALLS

8 41' 05' 12" E FOR A DISTANCE OF 262.54 FEET TO A 5/8 INCH IRON PIPE FOUND

S 41° 01' 45" E FOR A DISTSANCE OF 208.68 FEET TO A 5/8 INCH IRON ROD SET;

S 54' 44' 20" W FOR A DISTANCE OF 537.78 FEET TO THE PORT OF ELEMENTS CONTAINING 8.01 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL, 2007. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL

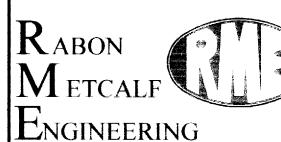
## GARLYN SHELTON **IMPORTS**

VOLUME 5616, PAGE 89 CREATING LOT 1R

RICHARD CARTER SURVEY, A-08 BRYAN, BRAZOS COUNTY, TEXAS

SURVEYED: APRIL 17, 2007

SURVEYED BY: KERR SURVEYING, LLC 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 268-3195



IKS

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PROPERTY OWNER GARLYN SHELTON IMPORTS c/o ED WHITTLE 3100 BRIARCREST DRIVE BRYAN, TX 77802 OFF: (979) 776-7600 FAX: (979) 776-8203

FILENAME: **0311RP1A** | SCALE: **1" = 60'** BÜBMITTAL DATE: MAY 9, 2007 RAWN BY AUB. HECKED BY. BRAD KERR

IELD BOOK: N/A PAGES: N/A RABON METCALF ENGINEERING CLIENT NO. PROJECT NO. 167 - 031