

GARLYN SHELTON IMPORTS

BEING 8.00 ACRES OF LAND SITUATED IN THE RICHARD CARTER SURVEY, ABSTRACT NUMBER 8, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 1 OF FRED BROWN HYUNDAI AS DESCRIBED IN VOLUME 1249, PAGE 499 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND ALL OF THAT CERTAIN CALLED 2 ACRE PARCEL AS DESCRIBED IN VOLUME 1153, PAGE 27 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 4 ACRE TRACT OF RECORD TO JACK WEBSTER LESTER, JR. AND PATRICIA GAYE LESTER, FILED APRIL, 2000.

2 Lots 1 Block
BRAZOS COUNTY, TEXAS

N/F
J.W. Lester, Jr.
Called 250.32 Acre Tract
118848

OWNER:
GARLYN SHELTON
3100 BRIARCREST DRIVE
BRYAN, TEXAS 77802

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 0704C, Map number 18041C0070C dated July 2, 1993, Brazos County, Texas.

- Notes:
1. Basis of Bearings: The South line of the 5.96 Acre Tract running S 54°42'00" W
2. This survey was performed without the benefit of a title report and may be subject to restrictions not shown
3. 1/2" iron rods with survey caps stamped "GeoMatics Inc." have been set at all corners unless otherwise noted
4. This property is designated and zoned as commercial.

EL ELEVATION DATA:
Benchmark - BZ 77 (Brazos County Benchmark System)
Elevation = 88.52'

STATE OF TEXAS
COUNTY OF BRAZOS

I, GARLYN SHELTON, 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 1153, PAGE 27 AND VOLUME 1249, PAGE 499, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

Garlyn Shelton
GARLYN SHELTON, OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

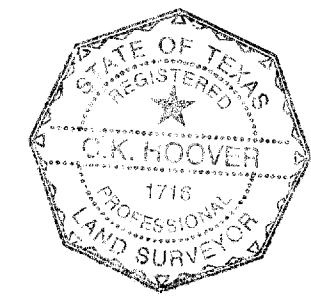
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARLYN SHELTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF August, 2003.
Monica Kay Bowen

STATE OF TEXAS
COUNTY OF BRAZOS

I, C.K. HOOVER, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 1716 IN THE STATE OF TEXAS, HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WERE DESCRIBED A CLOSED GEOMETRIC FORM.

C.K. Hoover
C.K. HOOVER
R.P.L.S. NO. 1716



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 CERTIFICATION WAS FILED FOR RECORD IN MY OFFICE THE 19th DAY OF September, 2003, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 5616 PAGE 89.

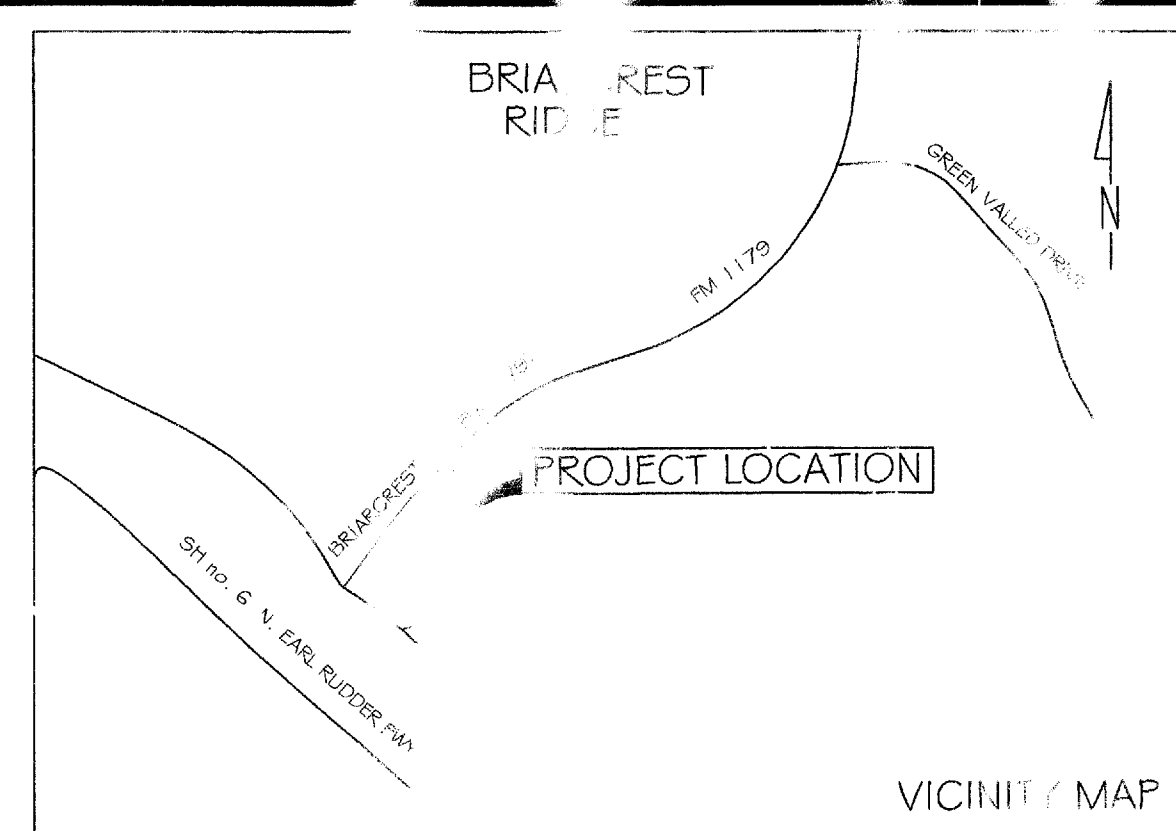
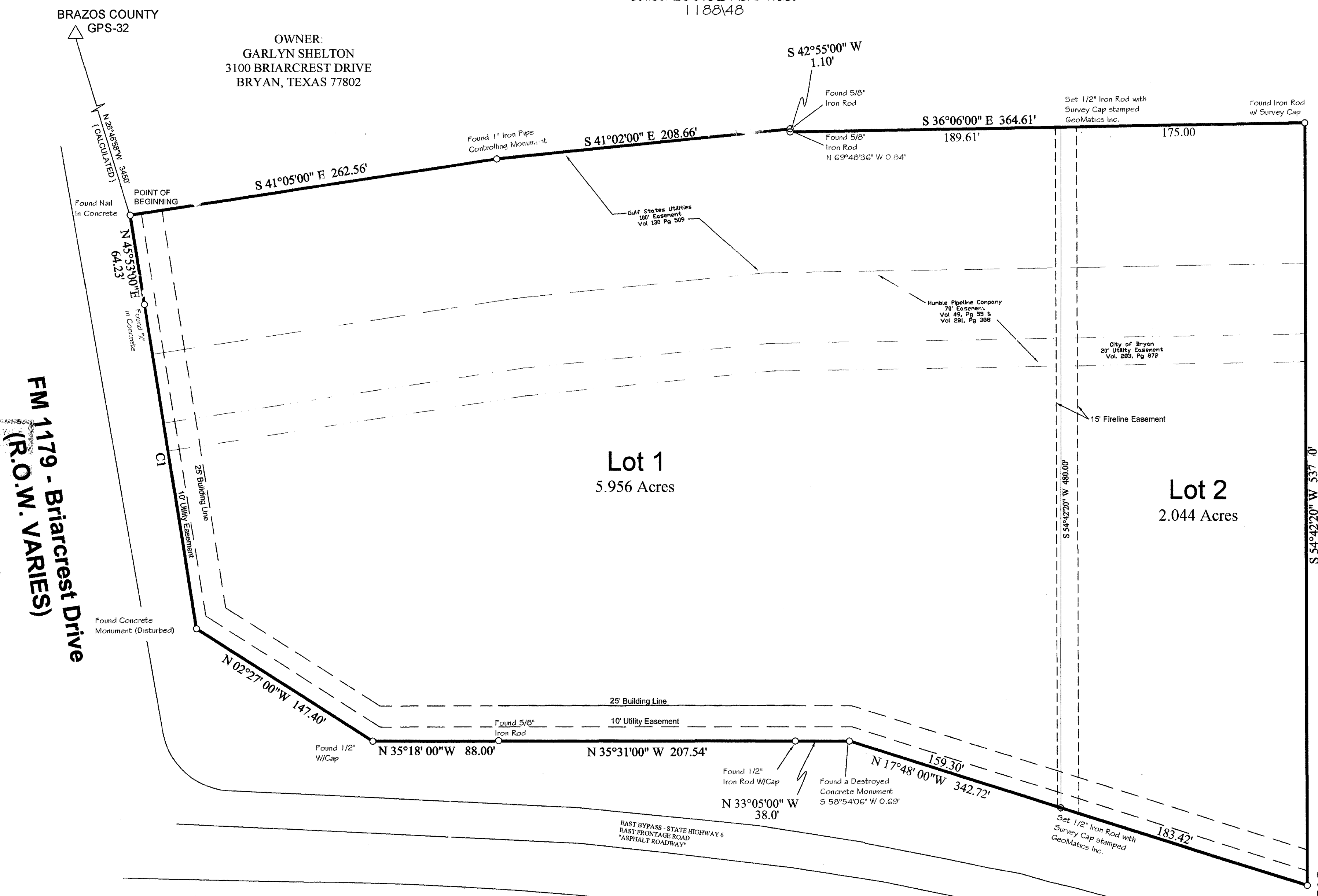
Karen McQueen
By: *Suzie L. Cohen*
COUNTY CLERK
BRAZOS COUNTY, TEXAS

I, 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 19th DAY OF September, 2003.

Richard H. ...
CITY ENGINEER,
BRYAN, TEXAS

I, THE UNDERSIGNED, PLANNING ADMINISTRATOR AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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 19th DAY OF September, 2003.

Angie ...
PLANNING ADMINISTRATOR,
BRYAN, TEXAS



| Curve | Delta | Chord | Bearing |
|-------|-----------|--------|-------------|
| C1 | 01°13'05" | 242.37 | N 45°16'34" |

N/F
J.W. Lester
Called 250.32 Acre Tract
118848

Metes and Bounds
8.00 ACRES
RICHARD CARTER SURVEY, ABSTRACT NUMBER 8, BRAZOS COUNTY, TEXAS
Being 8.00 acres of land situated in the Richard Carter Survey, Abstract Number 8, Brazos County, Texas and being all of Lot 1, Block 1 of Fred Brown Hyundai as described in Volume 1249, Page 499 of the Deed Records of Brazos County, Texas and all of that certain called 2 acre parcel as described in Volume 1153, Page 27 of the Deed Records of Brazos County, Texas and being all of that certain called 4 acre tract of record to Jack Webster Lester, Jr. and Patricia Gaye Lester, filed April, 2000, said 8.00 acres being more particularly described by metes and bounds as follows with bearings referenced to the recorded deed:
BEGINNING at a Nail, found in concrete at the Northeast corner of the herein described tract and the Northern most Northwest corner of that certain called 250.32 acres, same being in the Southern right-of-way of Farm to Market Road 1179 (a.k.a. Briarcrest Drive) a variable width right-of-way;
THENCE South 41 degrees 05 minutes 00 seconds East, along the East line of the herein described tract, common to the upper West line of said called 250.32 acres, a distance of 262.95 feet to a 1 inch iron pipe, found for an angle point;
THENCE South 41 degrees 05 minutes 00 seconds East, continuing along the East line of the herein described tract, common to the upper West line of said called 250.32 acres, a distance of 206.95 feet to a 5/8 inch iron rod, found for corner;
THENCE South 42 degrees 11 minutes 00 seconds West, a distance of 1.10 feet to a point in concrete, from which a 5/8 inch iron rod, found for reference bears N 69 degrees 48 minutes 36 seconds West, 184 feet;
THENCE South 36 degrees 11 minutes 00 seconds East, continuing along the East line of the herein described tract, common to the upper West line of said called 250.32 acres, a distance of 364.61 feet to an iron rod with survey cap, found for the Southeast corner of the herein described tract and being an interior corner of said called 250.32 acres;
THENCE South 54 degrees 42 minutes 00 seconds West, along the South line of the herein described tract, common to the upper South line of said called 250.32 acres, a distance of 537.60 feet to a point for the Southwest corner of the herein described tract and the Western most Northwest corner of said called 250.32 acres, same being in the East right-of-way of State Highway No. 6 (a.k.a. North Earl Rudder Freeway) a variable width right-of-way, from which an iron rod with survey cap, found for reference bears North 47 degrees 13 minutes 18 seconds West, 0.51 feet;
THENCE North 17 degrees 48 minutes 00 seconds West, along the West line of the herein described tract, common to the East right-of-way of State Highway No. 6, a distance of 342.72 feet to an angle point, from which a disturbed concrete monument, found for reference bears South 58 degrees 54 minutes 06 seconds West, 0.69 feet;
THENCE North 33 degrees 05 minutes 00 seconds West, continuing along the West line of the herein described tract, common to the East right-of-way of State Highway No. 6, a distance of 38.00 feet to a 1/2 inch iron rod with survey cap, found for an angle point;
THENCE North 35 degrees 31 minutes 00 seconds West, continuing along the West line of the herein described tract, common to the East right-of-way of State Highway No. 6, a distance of 207.54 feet to a 5/8 inch iron rod, found for an angle point;
THENCE North 35 degrees 16 minutes 00 seconds West, continuing along the West line of the herein described tract, common to the East right-of-way of State Highway No. 6, a distance of 88.00 feet to a 1/2 inch iron rod with survey cap, found for an angle point at a cutback;
THENCE North 02 degrees 27 minutes 00 seconds West, along said cutback, same being the Northwestern line of the herein described tract and being at the intersection of State Highway No. 6 with Farm to Market Road 1179, a distance of 147.40 feet to a concrete monument, found for an angle point and being in the South right-of-way of Farm to Market Road 1179;
THENCE with curve to the right having a delta angle of 01 degrees 13 minutes 05 seconds, an arc distance of 242.37 feet, a radius of 11399.98 feet, and a chord of north 45 degrees 16 minutes 34 seconds east, a distance of 242.36 feet to an "X" in concrete, found for an angle point;
THENCE North 45 degrees 53 minutes 00 seconds East, continuing along the North line of the herein described tract, common to the South right-of-way of Farm to Market Road 1179, a distance of 64.23 feet back to the POINT OF BEGINNING and containing 8.00 acres of land as computed based on the survey and plat prepared by Geomatics, Inc., dated December 6, 2002.

copy on hand

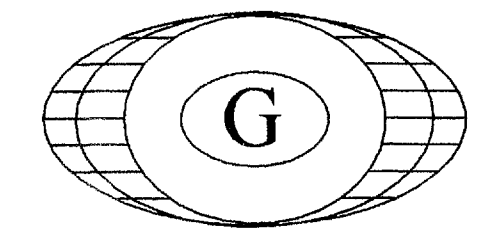
State Highway No. 6 - East Bypass
(R.O.W. VARIES)
NORTH EARL RUDDER FREEWAY

Filed for Record in:
BRAZOS COUNTY
On: Sep 19, 2003 at 11:51A
Plats: 1 as a
Document Number: 08030431
Amount: 58.00
Receipt Number: 226722
Suzie Cohen

STATE OF TEXAS
COUNTY OF BRAZOS
I, the undersigned, County Clerk, do hereby certify that this plat was filed for record in my office on the 19th day of September, 2003, in the official records of Brazos County in Volume 5616, Page 89, as shown by the receipt hereon by me.

RECORDED IN THE PUBLIC RECORDS OF BRAZOS COUNTY
SEP 19, 2003

PREPARED BY:
GeoMatics, Inc.
Land Surveying and Land Planning



4700 I-45 North, Suite 100
Spring, Texas 77386
Office: 281.419.7772 Fax: 281.681.0005

JANUARY 2003
Sheet 1 of 1

Date: January 27, 2003
File: 02-0605 Murray(Bryan)_Final-Plat