

VICINITY MAP
N.T.S.

BOUNDARY DESCRIPTION
8.000 ACRES

BEING an 8.000 acre tract of land situated in the Richard Carter Survey, Abstract No. 8, City of Bryan, Brazos County, Texas and being a part of a 17.67 acre tract of land described in a deed to Patricia Goye Lester as recorded in Volume 2779, Page 107 of the Official Records of Brazos County, Texas, and all of that certain 1.5 acre tract of land described in a deed to Jack Webster Lester, Jr. as recorded in Volume 2447, Page 312 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the east corner of the said Jack Webster Lester, Jr. tract and the north corner of a tract of land described in a deed to Jeff Lundquist as recorded in Volume 3379, Page 99 of the Official Records of Brazos County, Texas, said point also being in the southwest right-of-way line of State Highway No. 6 (variable width right-of-way);

THENCE along the northwest line of the said Jeff Lundquist tract, South 44°54'36" West, a distance of 628.12 feet to a 5/8" iron rod found in the north right-of-way line of Barak Lane (40' right-of-way);

THENCE along the northeast right-of-way line of said Barak Lane, North 45°42'59" West, a distance of 448.51 feet to a 5/8" iron rod set with a red plastic cap stamped "PBS&J" (hereinafter called a 5/8" iron rod set) in the northeast right-of-way, said point being South 45°42'59" East, a distance of 50.0 feet from the most southerly northwest corner of a 1.44 acre tract of land described in deed to Oakhaven Community Association in Volume 3250, Page 177 of the Official Records of Brazos County, Texas;

THENCE along the southeast line of said 1.44 acre tract of land, North 44°18'00" East, a distance 365.67 feet to a 5/8" iron rod set at the east corner of said 1.44 acre tract of land;

THENCE along the northeast line of said 1.44 acre tract of land, North 46°02'54" West, a distance of 144.27 feet to a 5/8" iron rod set in the northeast line of said 1.44 acre tract of land, said point being 75.0 feet northeasterly from the northeast line of Oakhaven Subdivision, an addition to the City of Bryan as described in Volume 433, Page 319 of the Official Records of Brazos County, Texas;

THENCE North 56°11'04" East, a distance of 396.98 feet to a 5/8" iron rod set in the southwest right-of-way line of said State Highway No. 6;

THENCE along the southwest right-of-way line of said State Highway No. 6, South 32°07'13" East, a distance of 532.60 feet to the **POINT OF BEGINNING** and containing 8.000 acres of land.

Basis of bearings is the southeast line of Oakhaven Subdivision as recorded in Volume 433, Page 319 of the Deed Records of Brazos County, Texas.

CERTIFICATE OF OWNERSHIP AND DEDICATION

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I (We), **GENERAL MOTORS INC.**, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) 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, water courses, drains, easements and public places shown hereon for the purposes identified.

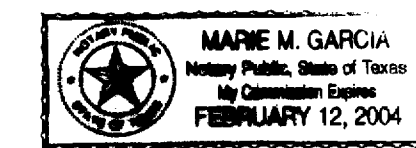
(adjust for General Notes, etc.)

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared **Manuel Gonzalez** known to me to be the person(s) whose name(s) is/are 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 11 day of June, 2002.

Marie M. Garcia
(NOTARY SEAL) Notary Public, Brazos County, Texas

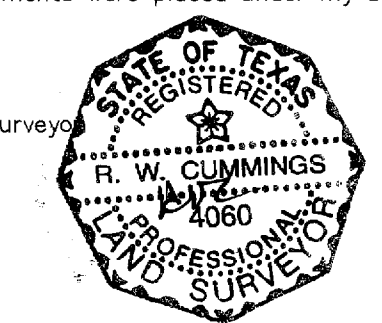


CERTIFICATION OF THE SURVEYOR

(STATE OF TEXAS)
(COUNTY OF COLLIN)

I, **Robert A. Cummings**, Registered Public Surveyor No. 4060 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 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.

Robert A. Cummings
(SURVEYOR'S SEAL) Registered Public Land Surveyor



CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, **Karen M. Queen**, 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 11 day of June, 2002 in the Official Records of Brazos County in Volume 4670 Page 104.

Karen M. Queen - By: **Jaime Kelley**
(SEAL) County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

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 11 day of June, 2002.

By: **Jaime Kelley**
Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

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 11 day of June, 2002.

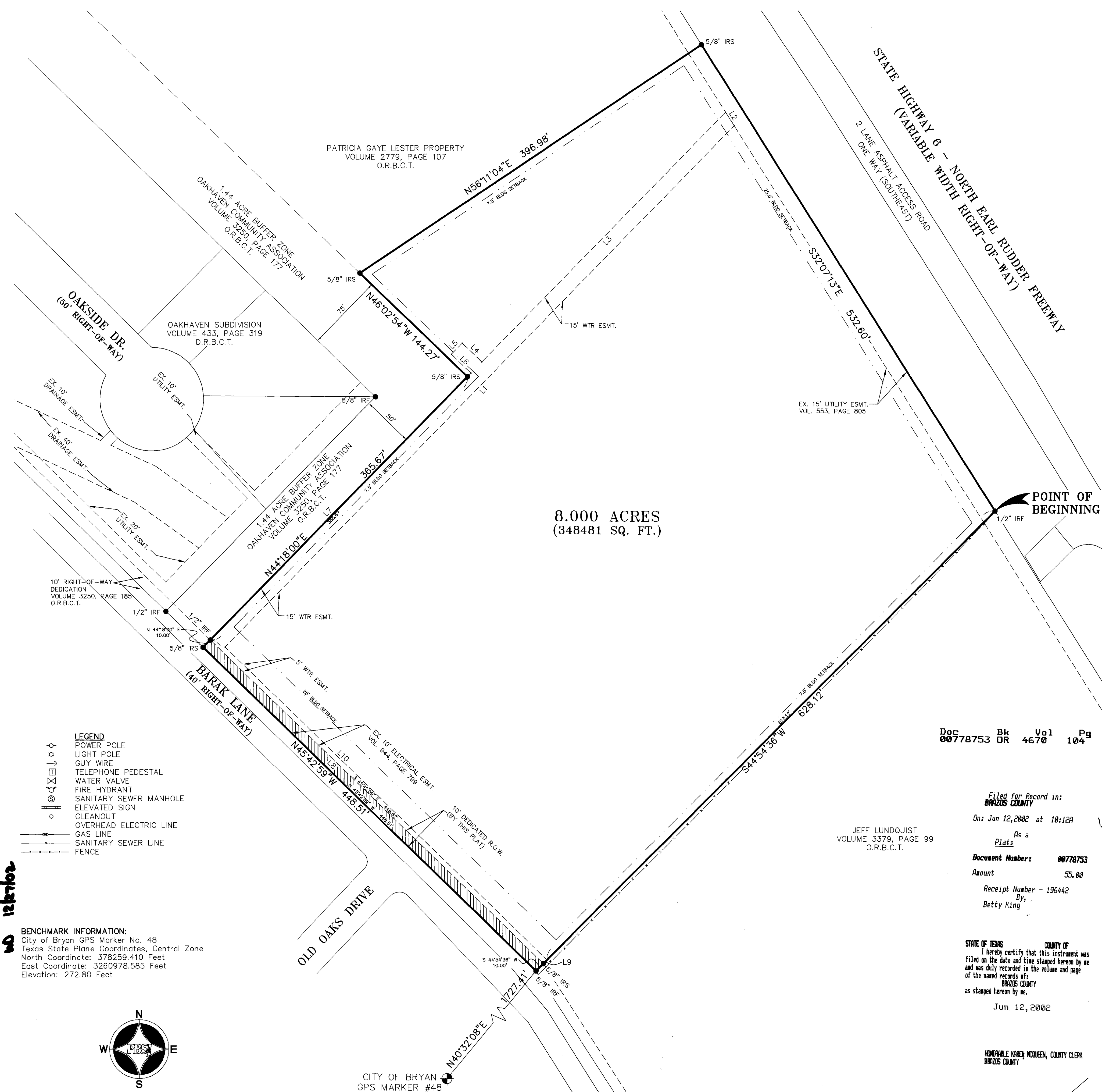
By: **John V. Cantrell, Jr.**
City Engineer, Bryan, Texas

FINAL PLAT
GENERAL MOTORS ADDITION

BLOCK 2, 1 LOT
DEVELOPED AT C (COMMERCIAL) STANDARDS
BEING 8.00 ACRES IN THE
RICHARD CARTER SURVEY, ABSTRACT NO. 8
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

OWNER & APPLICANT
GENERAL MOTORS INC.
180 E. CARPENTER FREEWAY, STE. 401
IRVING, TEXAS 76062
(972)-541-6095
CONTACT: (WALT SHEPARD)
DATE: 4/25/02

PLANNER-ENGINEER-SURVEYOR
PBS&J
5989 SUMMERSIDE DRIVE, SUITE 202
DALLAS, TEXAS 75252
(972) 380-2605
CONTACT: (JOHN V. CANTRELL, JR.)
SCALE: 1" = 50'
SHEET 1 OF 1



8.000 ACRES
(348481 SQ. FT.)

Doc 00778753 Bk DR Vol 4670 Pg 104

Filed for Record in:
BRAZOS COUNTY
On: Jun 12, 2002 at 10:12A
As a
Plat
Document Number: 00778753
Amount 55.00
Receipt Number - 196442
By: Betty King

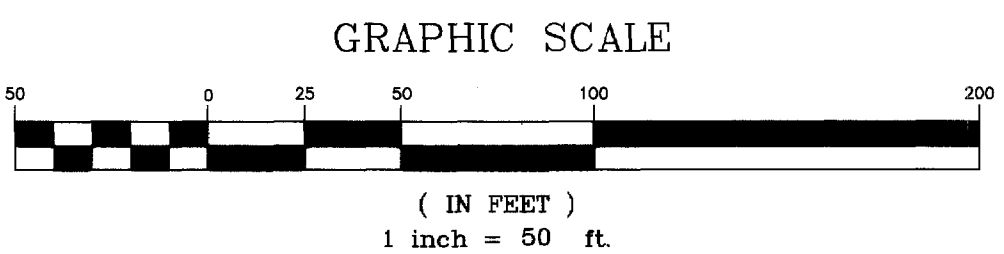
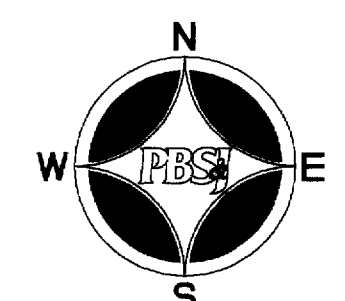
JEFF LUNDQUIST
VOLUME 3379, PAGE 99
O.R.B.C.T.

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.
Jun 12, 2002
HONORABLE KAREN QUEEN, COUNTY CLERK
BRAZOS COUNTY

- NOTE:**
- 1.) The subject property is currently in Zone C, Commercial Zoning.
 - 2.) No observable evidence of site use as a solid waste dump, sump, or sanitary landfill.
 - 3.) No observable evidence of earth moving work, building construction or building additions within recent months.
 - 4.) The property surveyed is located in zone X - area outside the 500 year floodplain and any other special flood or general hazard area based on map # 48041C0142C dated July 12, 1992 of the Federal Emergency Management Agency Flood Insurance Rate Maps.

- LEGEND**
- POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - ELEVATED SIGN
 - CLEANOUT
 - OVERHEAD ELECTRIC LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - FENCE

BENCHMARK INFORMATION:
City of Bryan GPS Marker No. 48
Texas State Plane Coordinates, Central Zone
North Coordinate: 378259.410 Feet
East Coordinate: 3260978.585 Feet
Elevation: 272.80 Feet



copy bearing and location