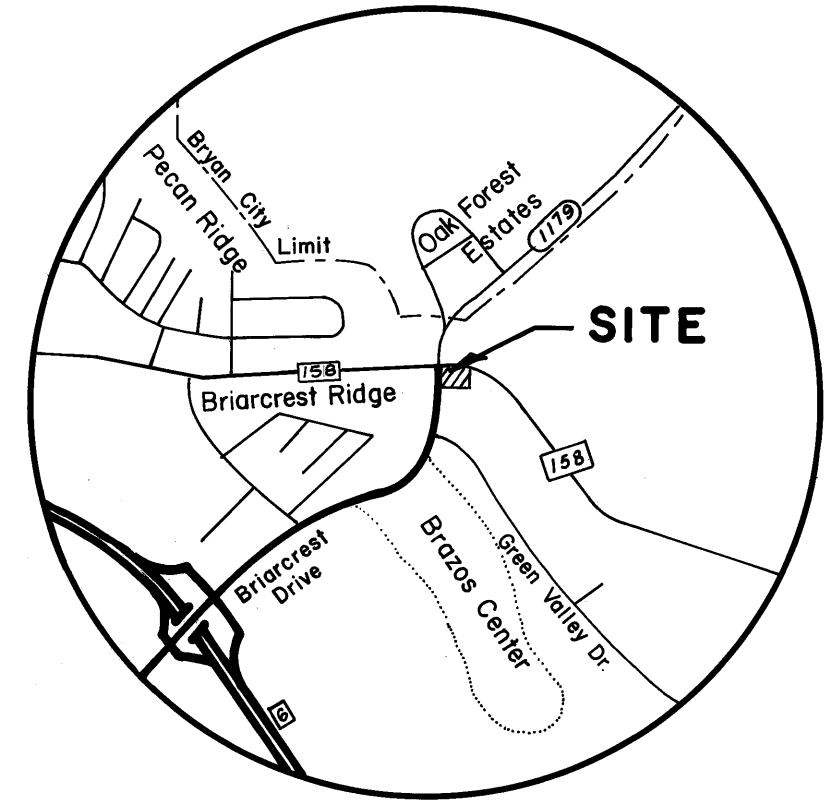
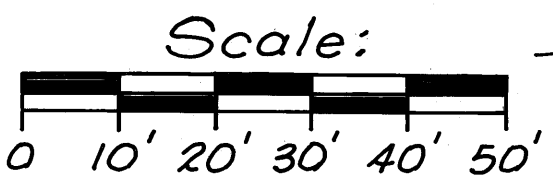
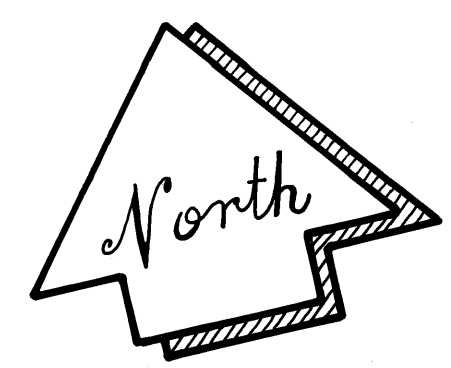
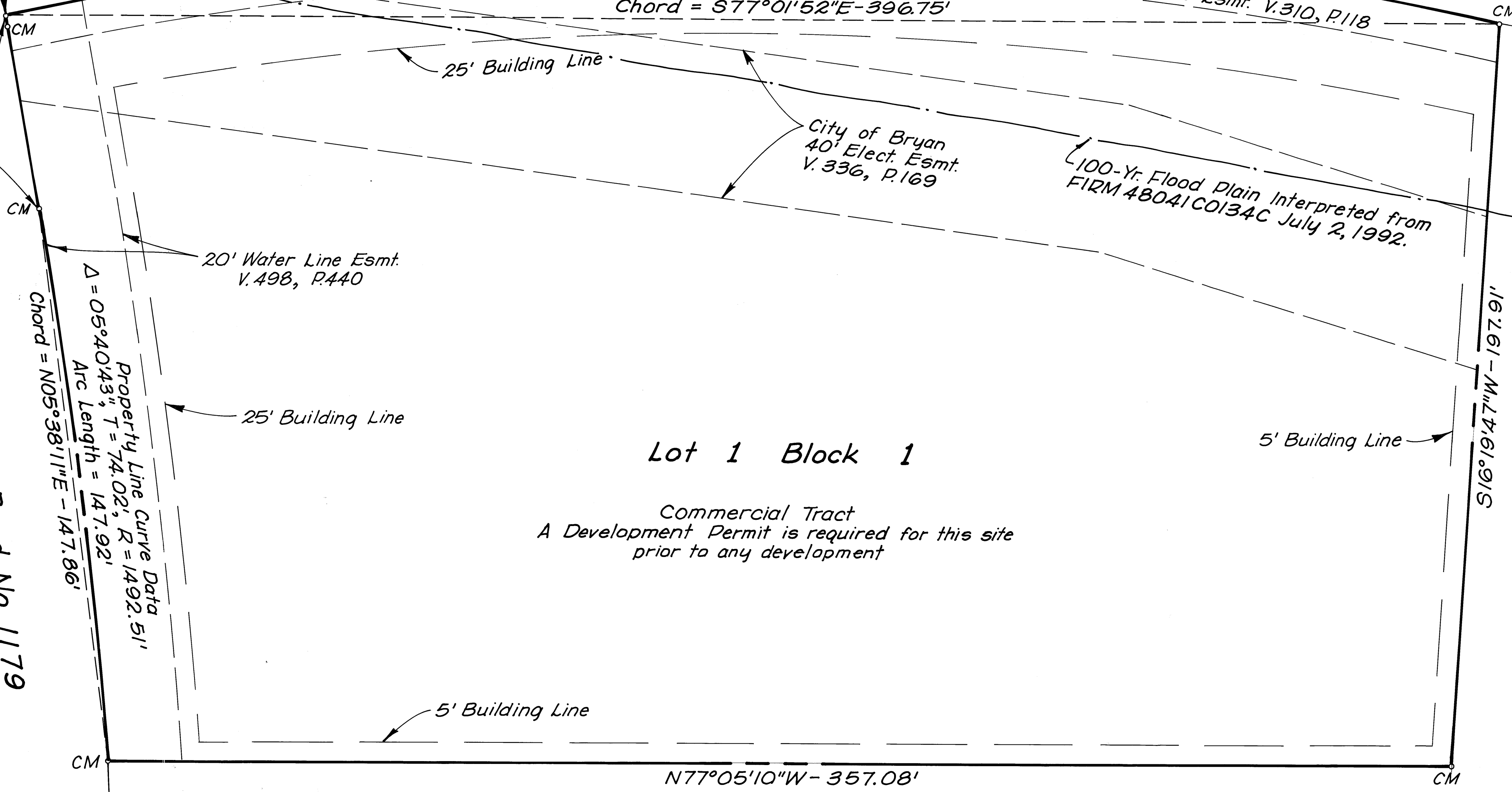


**Farm to Market Road No. 158**  
 100' Right-of-Way  
 V. 131, P. 183

Arc Length = 400.00'  
 Property Line Curve Data  
 $\Delta = 25^{\circ}19'34''$ ,  $T = 203.33'$ ,  $R = 904.93'$   
 Chord =  $S77^{\circ}01'52''E-396.75'$



**VICINITY MAP**  
 SCALE: 0 1/2 1 MILE



**Lot 1 Block 1**  
 Commercial Tract  
 A Development Permit is required for this site prior to any development

Remainder of  
 Bert Wheeler's Beverage Stores, Inc.  
 Part of 1580.68 Ac.  
 V. 291, P. 764  
 Unplatted

Field notes of a 1.84 acres tract or parcel of land lying and being situated in the J.W. Scott Survey, Abstract No. 49, Bryan, Brazos County, Texas, and being a retracement of the survey called 80,000 Square Foot Tract in the Deed from Bert Wheeler's Inc., a Texas Corporation, to Tiger Holdings, Inc., dated June 9, 1993, and recorded in Volume 1819, Page 48 of the Official Records of said County (said Deed says Tiger Holdings, Inc.), and also being part of the 1580.68 acres tract described in the deed from Minnie M. Dansby, et al. to Bert Wheeler's Beverage Stores, Inc., dated January 26, 1971, and recorded in Volume 291, Page 764 of the Deed Records of said County, and being more particularly described as follows:

BEGINNING at an (original) 1/2" iron rod found (and set in concrete for this survey) at the intersection of the southeast right-of-way line of FM 1179, also known as Briarcrest Drive (see Volume 324, Page 681 of said Deed Records for right-of-way deed), and the southwest right-of-way line of FM 158 (see Volume 131, Page 183 of said Deed Records for right-of-way deed), on a curve concave south in FM 158 having a central angle of  $25^{\circ}19'34''$  and a radius of 904.93 feet; the center of the concrete bridge over Carter's Creek on FM 158 bears:  $N 63^{\circ}02'01''W$ , 431.1 feet;

THENCE along said right-of-way line of FM 158 and curve to the right, 400.00 feet to an (original) 1/2" iron rod found on said line (and set in concrete for this survey), the chord bears  $S 77^{\circ}01'52''E$ , 396.75 feet;

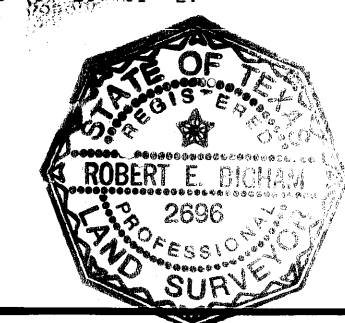
THENCE through said Bert Wheeler's Beverage Stores tract, as follows:  
 $S 16^{\circ}19'47''W$ , 197.91 feet to an (original) 1/2" iron rod found at the southeast corner of this tract (and set in concrete for this survey), and

$N 77^{\circ}05'10''W$ , 357.08 feet to an (original) 1/2" iron rod found on the southeast right-of-way line of said FM 1179 (and set in concrete for this survey), on a curve concave west having a central angle of  $05^{\circ}40'43''$  and a radius of 1492.51 feet;

THENCE along said right-of-way line of FM 1179 as follows:  
 Along said curve to the left, 147.92 feet to an (original) 1/2" iron rod found at the end of said curve (and set in concrete for this survey), the chord bears  $N 05^{\circ}38'11''E$ , 147.86 feet, and  
 $N 02^{\circ}47'50''E$ , at 49.2 feet pass a concrete right-of-way marker, continue 52.08 feet in all to the PLACE OF BEGINNING and containing 1.84 acres of land more or less.

The basis of bearings for this survey is the recorded bearing of the northeast line of Block 2, Wheeler Ridge Subdivision, Phase Two, according to the plat of said subdivision recorded in Volume 398, Page 857 of said Deed Records, namely  $S 45^{\circ}30'-01''E$ .

Prepared from survey made under my Supervision in May and June 1993.  
 Robert E. Bigham, Registered Professional Land Surveyor No. 2696  
 June 24, 1993



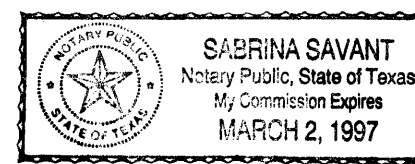
CERTIFICATION BY THE COUNTY CLERK  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Mary Ann Ward, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 20 day of August, 1993 in the Official Records of Brazos County in Volume 324, Page 681.

CERTIFICATION OF CITY PLANNER  
 I, the undersigned, City Planner of the City of Bryan, hereby certify that the attached plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.  
Robert E. Bigham  
 City Planner, Bryan, Texas

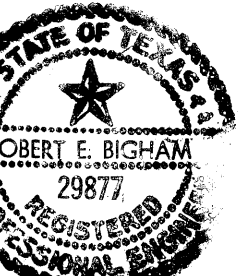
APPROVAL OF THE PLANNING COMMISSION  
 I, ART KING, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 24TH day of JUNE, 1993 and same was duly approved on the 1ST day of JULY, 1993 by said Commission.  
Robert E. Bigham  
 Chairman, City Planning Commission, Bryan, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT (for subdivisions in extraterritorial jurisdiction areas):  
 I, \_\_\_\_\_, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 \_\_\_\_\_  
 County Judge, Brazos County, Texas

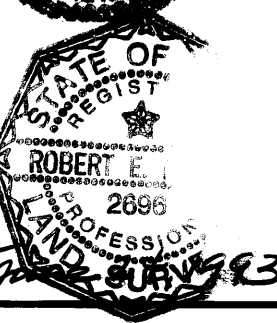
STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Ray V. Hansen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.  
 Given under my hand and seal of office this 1 day of July, 1993.  
Sabrina Savant  
 Notary Public in and for Brazos County, Texas



CERTIFICATION BY THE ENGINEER  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Robert E. Bigham, Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat.  
Robert E. Bigham  
 Registered Professional Engineer  
 June 24, 1993



CERTIFICATION OF THE SURVEYOR  
 STATE OF TEXAS,  
 COUNTY OF BRAZOS,  
 I, Robert E. Bigham, Registered Professional Land Surveyor No. 2696 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.  
Robert E. Bigham  
 Registered Professional Land Surveyor  
 June 24, 1993



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.  
Ray V. Hansen  
 City Engineer, Bryan, Texas

OWNER'S ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY  
 STATE OF TEXAS,  
 COUNTY OF BRAZOS,  
 I, Ray V. Hansen, duly authorized by its Board of Directors to act for Tiger Holdings, Inc. (who took title as Tiger Holdings, Inc.), owners and developers of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County in Volume 1819, Page 48, and designated herein as the Hansen Subdivision in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.  
Ray V. Hansen  
 Owner

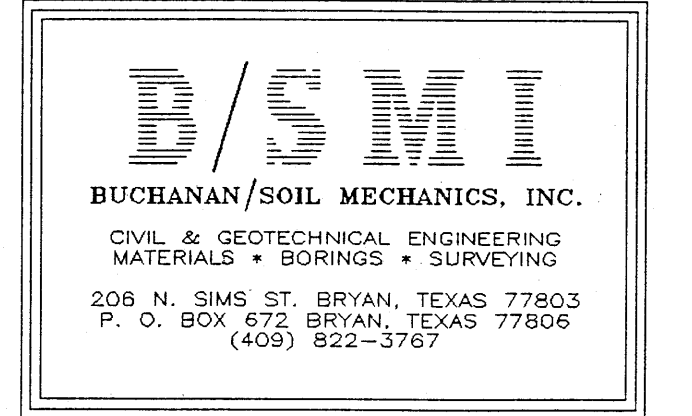
FILED  
 93 AUG 10 AM 11:16  
 BRAZOS COUNTY CLERK  
 DEBRA PALMAS  
 529021

**FINAL PLAT**

OF  
**HANSEN SUBDIVISION**  
 LOT 1, BLOCK 1  
 1.84 ACRES TRACT

**J. W. SCOTT SURVEY, A-49**  
 BRYAN, BRAZOS COUNTY, TEXAS

PROJ. NO. 931013-3 JUNE 1993 DWG. NO. A-916



2024/08/10 09:55 AM