

METES AND BOUNDS DESCRIPTION
OF A
1.051 ACRE TRACT
JOHN AUSTIN SURVEY, ABSTRACT NO. 2
BRYAN, BRAZOS COUNTY, TEXAS

LEGAL DESCRIPTION: BEING AN 1.051 ACRE TRACT OF LAND, LYING IN AND SITUATED OUT OF THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, IN BRAZOS COUNTY, TEXAS AND BEING A PORTION OF THAT 48.07 ACRE TRACT OF LAND CONVEYED TO CARRABA INTERESTS, LTD. BY DEED RECORDED IN VOLUME 2930, PAGE 325 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; SAID 1.051 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN OCTOBER, 2002:

BEGINNING at an iron rod set in the east right of way (r.o.w.) line of State Highway 6 and the north right of way line of Farm to Market Road 158 (Boonville Road) for the southwest corner hereof and said 48.07 acre tract;

THENCE North 20°34'58" West a distance of 209.56 feet along the east line of State Highway 6 to a concrete monument found for the northwest corner hereof;

THENCE crossing through the aforementioned 48.07 acre tract, North 69°25'02" East a distance of 188.91 feet to an iron rod set for the northeast corner hereof and South 20°34'58" East a distance of 275.22 feet to an iron rod set in the north line of Boonville Road for the southeast corner hereof and from which an iron rod found bears North 88°34'59" East a distance of 6.66 feet;

THENCE South 88°34'59" West a distance of 200.00 feet along the north line of Boonville Road to the POINT OF BEGINNING and containing 1.051 acres of land, more or less and as shown on map of survey prepared herewith.

APPROVAL OF THE PLANNING ADMINISTRATOR

I, THE UNDERSIGNED, PLANNING ADMINISTRATOR AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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 16th DAY OF April, 2003.

[Signature]
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 16 DAY OF April, 2003.

[Signature]
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF TEXAS:
COUNTY OF BRAZOS:

WE, DOZIER AT SERVICES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN AND THROUGH JAN DOZIER, PRESIDENT, BEING THE OWNERS AND DEVELOPERS OF THE 1.051 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AS CONVEYED TO US BY DEED RECORDED IN VOLUME 5175, PAGE 216 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND DESIGNATED HEREIN AS

JACK IN THE BOX #3855 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, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
JAN DOZIER, PRESIDENT
DOZIER AT SERVICES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
4566 HICKS LANE
COLLEGE STATION, TEXAS 77845

STATE OF TEXAS
COUNTY OF BRAZOS

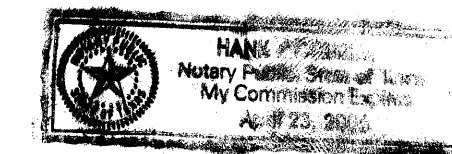
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAN DOZIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 14 DAY OF April, 2003.

[Signature]
NOTARY PUBLIC IN AND/OR THE STATE OF TEXAS

PRINTED NAME: HANKS. MCQUAIDE

MY COMMISSION EXPIRES: 23 Apr 06



CERTIFICATE OF THE COUNTY CLERK

I, KAREN MCQUEEN, 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 16th DAY OF April, 2003, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 5234, PAGE 78.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

[Signature]
COUNTY CLERK
BRAZOS COUNTY, TEXAS

Doc 00810509 Bk OR 5234 Vol 78 Pg

Filed for Record in:
BRAZOS COUNTY

On: Apr 16, 2003 at 03:54P

As a
Plats

Document Number: 00810509

Amount 55.00

Receipt Number - 215840

By:
Jaime Kelley

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.

Apr 16, 2003

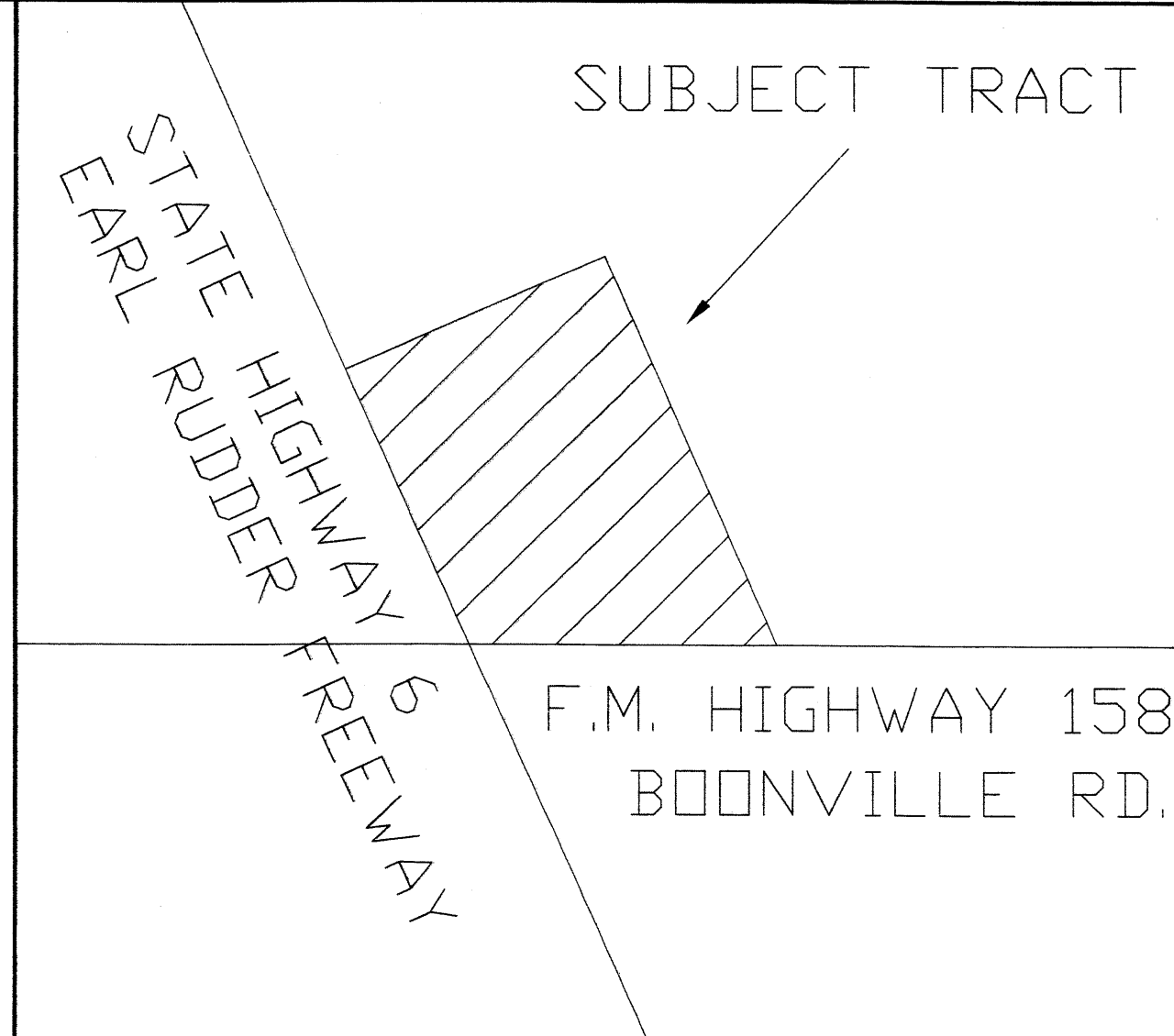
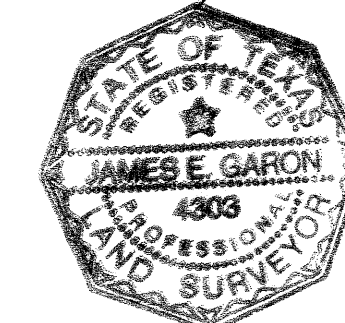
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

CERTIFICATE OF THE SURVEYOR

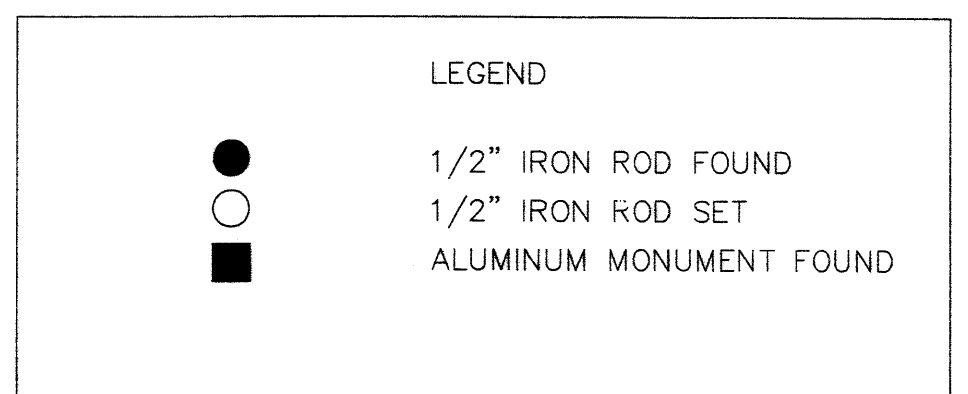
STATE OF TEXAS
COUNTY OF BRAZOS

I, JAMES E. GARON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4303, 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 THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

[Signature]
JAMES E. GARON, R.P.L.S. NO. 4303



VICINITY MAP
NOT TO SCALE



NOTES:

1. THE BASIS OF BEARING FOR SAID SURVEY HAS BEEN ESTABLISHED BY ALIGNMENT TO CITY OF BRYAN G.P.S. MONUMENTS 32 AND 33.
2. THIS PROPERTY IS CURRENTLY ZONED R-RETAIL DISTRICT.
3. NO PORTION OF THIS TRACT IS WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NO. 48041C0134C, EFFECTIVE DATE: JULY 2, 1992.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
5. 1/2" IRON RODS WITH PLASTIC CAP STAMPED "J.E. GARON, R.P.L.S. 4303" SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

SHEET 1 OF 1

FINAL PLAT
JACK IN THE BOX #3855
SUBDIVISION
1.051 ACRES

JOHN F. AUSTIN SURVEY, ABSTRACT NO. 2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'

OWNER/DEVELOPER:
CARRABBA INTERESTS, A TEXAS GENERAL PARTNERSHIP
THE MARK CARRABBA CHILDREN'S TRUST NO. 2
THE DAVID S. CARRABBA CHILD'S TRUST NO. 2
P.O. BOX 663
BRYAN, TX 77806
(979) 778-0972

ENGINEER:
GARRETT-IHNEN CIVIL ENGINEERS
7800 SHOAL CREEK BLVD.
SUITE 200-W
AUSTIN, TEXAS 78757
(512) 454-2400

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
(512) 303-4185

FILE: C:\CURTIS\JOBS\2002\JIBPLAT.DWG
F.B. NO. : *