

FIELD NOTES DESCRIPTION
OF A 1.6300 ACRE TRACT
OUT OF THE JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the John Austin Survey, A-2, and being the same tract of land conveyed to James Kolkhorst, Trustee in the deed recorded in Volume 2813, Page 229, of the Brazos County Official Records, and more particularly described as follows:

BEGINNING at a 5/8" iron rod set at the intersection of the south right-of-way line of F. M. Highway 158, and the southwest right-of-way line of State Highway 6 (East Bypass);

THENCE: South 30 degrees 49 minutes 03 seconds East, along said right-of-way line of State Highway 6 (East Bypass) a distance of 48.43 feet pass a 5/8" iron rod found, continue for a total distance of 263.33 feet to a 5/8" iron rod found for corner, also being a common corner of the Briarcrest Country Club tract, recorded in Volume 1101, Page 221, of the Brazos County Deed Records;

THENCE: South 41 degrees 57 minutes 55 seconds West, a distance of 123.32 feet pass a 5/8" iron rod found, continue for a total distance of 174.17 feet along the common line between this tract and the said Country Club tract to a 5/8" iron rod set for corner;

THENCE: North 48 degrees 49 minutes 21 seconds West, along the common line between this tract and the said Country Club tract a distance of 250.00 feet along the common line between this tract and the said Country Club tract to a 5/8" iron rod set for corner;

THENCE: North 41 degrees 57 minutes 55 seconds East, a distance of 40.00 feet along the common line between this tract and the said Country Club tract to a 5/8" iron rod set for corner;

THENCE: North 48 degrees 49 minutes 21 seconds West, along the common line between this tract and the said Country Club tract a distance of 174.17 feet, pass a 5/8" iron rod found, continue for a total distance of 194.47 feet to a 5/8" iron rod found for corner, also being on said right-of-way line of F. M. Highway 158;

THENCE: North 84 degrees 53 minutes 38 seconds East, a distance of 283.22 feet along said right-of-way line to the PLACE OF BEGINNING containing 71002 square feet or 1.6300 acres, as surveyed on the ground, under my supervision.

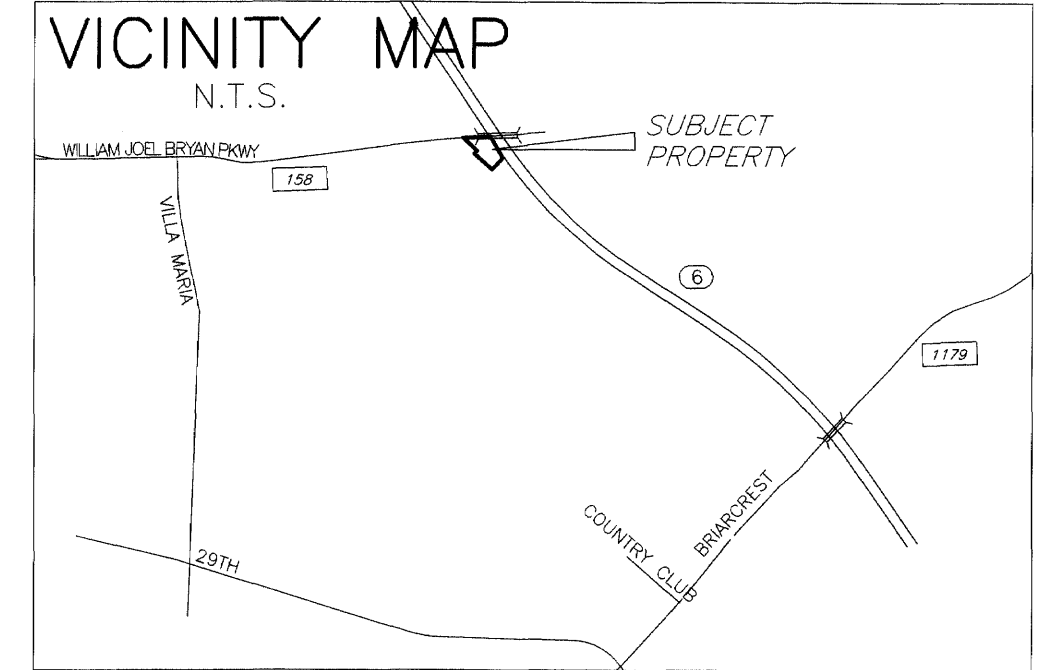
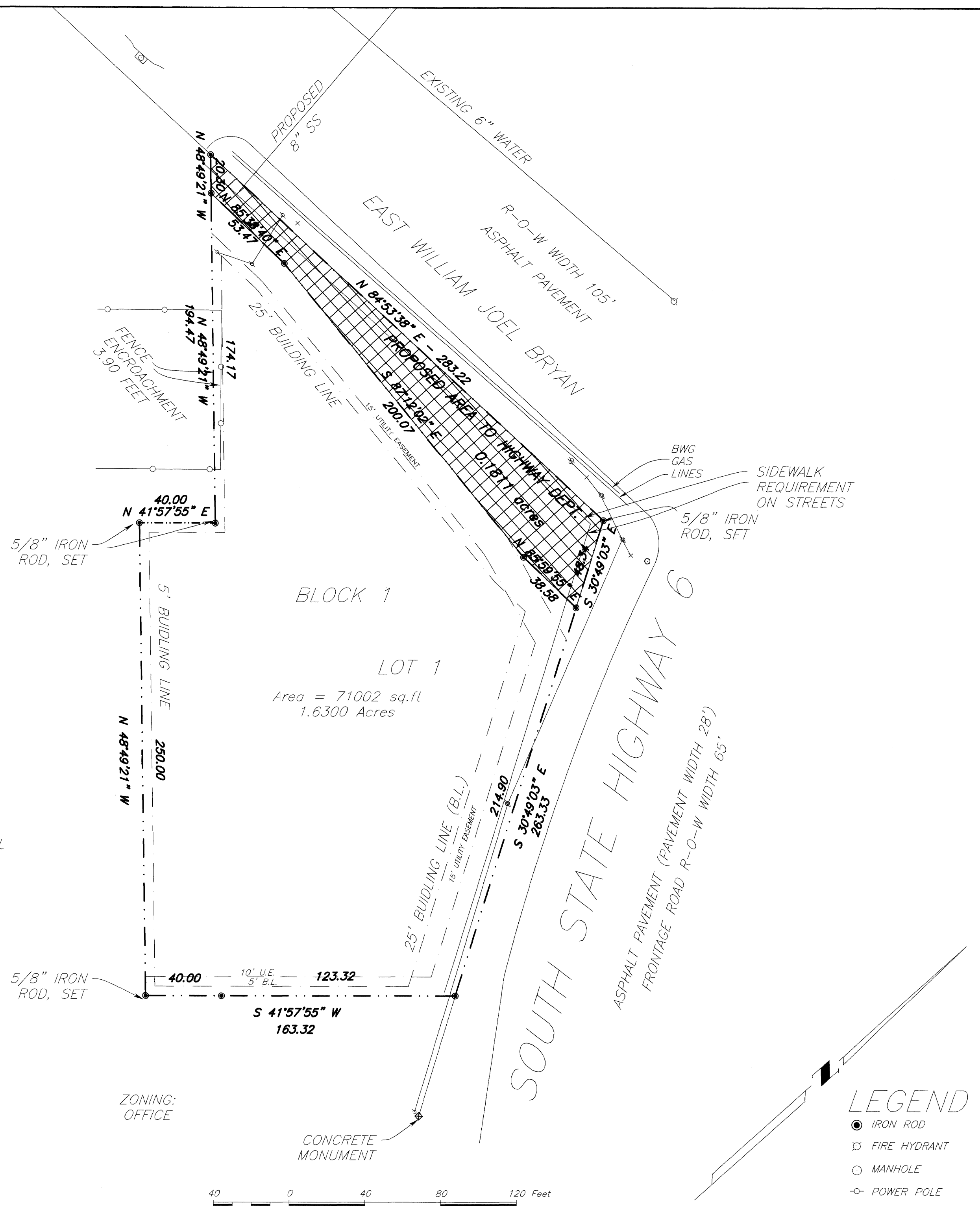
Dante Carlomagno
04-24-98
9778.doc

Filed for Record in:
BRAZOS COUNTY,
On: Aug 26, 1998 at 08:20A
As a
Plats
Document Number: 0664799
Amount 55.00
Receipt Number - 116923
By,
Barbara Johnson
STATE OF TEXAS COUNTY OF
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the public records of
BRAZOS COUNTY,
as stamped hereon by me.
Aug 26, 1998
HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

BRIARCREST COUNTRY CLUB
C/O THE VISTA GROUP INC.
1101/221
27.0 ACRES

File name: E:\LOC\9778B.DWG
Plot date: 06/05/97 at 09:43
REVISED 4/24/98

FINAL PLAT



NOTES:
BEARINGS ARE BASED ON PREVIOUS DEEDS.
ALL CORNERS ARE 5/8" IRON RODS FOUND UNLESS OTHERWISE NOTED.
BUILDING LINES AND SIDEWALK REQUIREMENTS AS PER THE CITY OF BRYAN.
PLAT TRACT: COMMERCIAL ZONING
SURROUNDING PROPERTIES IDENTIFIED THIS DRAWING.
PROPOSED USE: CONVENIENCE STORE AND FOOD SERVICE (W/GASOLINE SALES)
PROPERTY DOES NOT LIE IN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEMA FIRM PANEL No. 48041C0134C.

OWNER WILL PROVIDE SIDEWALK REQUIREMENTS FOR SOUTH STATE HIGHWAY 6.
STATE HIGHWAY DEPARTMENT WILL PROVIDE SIDEWALK REQUIREMENTS FOR EAST WILLIAM JOEL BRYAN.

A FINAL PLAT OF:
KOLKHORST SUBDIVISION
LOT 1, BLOCK 1
2000 S. HIGHWAY 6
LOT 1, 1.6300 ACRES

OWNER:
KATJIMCO, LLC
P.O. BOX 410
NAVASOTA, TEXAS

SURVEYED BY:
CARLOMAGNO SURVEYING
2714 FINFEATHER ROAD
BRYAN, TEXAS 77801
409-775-2873

PLAT PREPARED BY:
C. JACKSON
CARLOMAGNO SURVEYING
2714 FINFEATHER ROAD
BRYAN, TEXAS 77801
409-775-2873

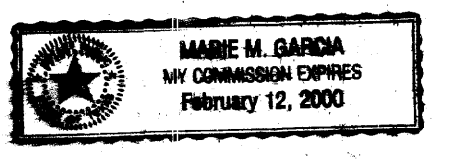
DATE: APRIL 24, 1998

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS

I, JAMES KOLKHORST, THE OWNER OF THE TRACT SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO JAMES KOLKHORST, RECORDED IN VOLUME 2813, PAGE 229 OF THE BRAZOS COUNTY OFFICIAL RECORDS, DO HEREBY AUTHORIZE AMENDMENT OF PLAT AND BY MY SIGNATURE AFFIXED HERETO, DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JAMES KOLKHORST
Jim Kolkhorst
Authorized Signature
Jim Kolkhorst President
PRINTED NAME AND TITLE

STATE OF TEXAS COUNTY OF BRAZOS
BEFORE ME, ON THIS DAY PERSONALLY APPEARED Jim Kolkhorst 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 25th DAY of August, 1998.
MAYOR PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS
I, DANTE CARLOMAGNO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1562, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT DRAWING IS TRUE AND CORRECT AND CONFORMS TO AN ACTUAL SURVEY OF THE PROPERTY, MADE UNDER MY SUPERVISION, ON THE GROUND AND THAT THE METES AND BOUNDINGS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.
DANTE CARLOMAGNO
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF DEVELOPMENT ENGINEER

I, LINDA HUFF, DEVELOPMENT ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.
Linda Huff
DEVELOPMENT ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF PLANNING ADMINISTRATOR

I, JERRY DUNN, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE APPLICABLE ORDINANCES.
Jerry Dunn
PLANNING ADMINISTRATOR, BRYAN, TEXAS

APPROVAL OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS COUNTY OF BRAZOS
Richard C. Perkins
I, Richard C. Perkins, CHAIRMAN OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 21st DAY OF May, 1997, AND SAME WAS DULY APPROVED ON THE 19th DAY OF June, 1997 BY SAID COMMISSION.

CERTIFICATE OF THE COUNTY CLERK

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 26 DAY OF August, 1998, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 0635, PAGE 104.
Mary Ann Ward by Deborah Johnson
COUNTY CLERK
BRAZOS COUNTY, TEXAS

on line base
9/13/00 wd