

FIRST CITY NATIONAL BANK SUBDIVISION
BLOCK 1
VOL. 612 PG. 593

P.O.B. FOR FIELD NOTES
(19.390 AC. TR.)

LOT 3

LOT 1

RICHARD CARTER SURVEY A-8

LOT 1, BLOCK 1

ACT: 20.185 ACRES (TOTAL)
0.795 ACRES IN PROPOSED STREET
NET: 19.390 ACRES (LOT 1, BLOCK 1)

CALLED: 26.294 AC.
LOT 1A, BLK 1
BRIARCREST WAL-MART SUBDIVISION
VOL. 1917 PG. 1

P.O.B. FOR FIELD NOTES
(0.795 AC. TR.)

RES. OF CALLED: 109.188 AC.
WINDOVER COMPANY OF BRYAN 01/13/1982 VOL. 516 PG. 136

PROPOSED FREEDOM BOULEVARD EXTENSION
LAND DESCRIPTION - 0.795 OF ONE ACRE
RICHARD CARTER SURVEY A-8
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

ALL THAT CERTAIN tract or parcel of land situated within the Richard Carter Survey A-8 and being part of a called 109.188 acre tract as described by deed from J.W. Lester, Sr. et ux to Windover Company of Bryan dated January 13, 1982 and recorded in Volume 516 on Page 136 in the Official Records of Brazos County, Texas, and being more completely described as follows:

BEGINNING at a 1/2 inch iron rod (found) at the east corner of existing Freedom Boulevard as shown on the plat of Briarcrest Wal-Mart Subdivision, recorded in Volume 1917 on Page 1 of the above mentioned Official Records;

THENCE South 45 deg. 03 min. 24 sec. East, across said 109.188 acre tract and with the proposed northeast right-of-way of said Freedom Boulevard, a distance of 495.38 feet to a 1/2 inch iron rod (set) in same;

THENCE South 46 deg. 31 min. 01 sec. West, continuing across said 109.188 acre tract and with the southeast end of said proposed Freedom Boulevard, a distance of 70.03 feet to a 1/2 inch iron rod (set) in the proposed southwest right-of-way of same;

THENCE North 45 deg. 03 min. 24 sec. West, continuing across said 109.188 acre tract and with the proposed southwest right-of-way of Freedom Boulevard, a distance of 494.37 feet to a 1/2 inch iron rod (set) in same at the end of existing Freedom Boulevard, and being the east corner of Lot 1A, Block 1 of said Briarcrest Wal-Mart Subdivision;

THENCE North 45 deg. 41 min. 15 sec. East, with the southeast end of existing Freedom Boulevard, a distance of 70.01 feet to the PLACE OF BEGINNING and containing 0.795 of one acre of land.

LOT 1, BLOCK 1
LAND DESCRIPTION - 19.390 ACRES
RICHARD CARTER SURVEY A-8
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

ALL THAT CERTAIN tract or parcel of land situated within the Richard Carter Survey A-8 and being part of a called 109.188 acre tract as described by deed from J.W. Lester, Sr. et ux to Windover Company of Bryan dated January 13, 1982 and recorded in Volume 516 on Page 136 in the Official Records of Brazos County, Texas, and being more completely described as follows:

BEGINNING at a 1/2 inch iron rod (set) for the north corner of the above referenced 109.188 acre tract and in the southwest right-of-way of State Highway No. 6, same being the east corner of the First City National Bank Subdivision as recorded in Volume 612 on Page 593 in the Official Records of Brazos County, Texas;

THENCE South 43 deg. 36 min. 14 sec. East, with the southwest right-of-way of said State Highway No. 6 and the northeast line of said 109.188 acre tract, a distance of 1030.45 feet to a 1/2 inch iron rod (set) in same;

THENCE South 46 deg. 31 min. 01 sec. West, across said 109.188 acre tract, a distance of 814.82 feet to a 1/2 inch iron rod (set) in the proposed northeast right-of-way of Freedom Boulevard;

THENCE North 45 deg. 03 min. 24 sec. West across said 109.188 acre tract and with the proposed northeast right-of-way of Freedom Boulevard, a distance of 495.38 feet to a 1/2 inch iron rod (found) at the east corner of existing Freedom Boulevard as shown on the plat of Briarcrest Wal-Mart Subdivision, recorded in Volume 1917 on Page 1 of the above mentioned official records, and being in a curve to the right;

THENCE with the northeast right-of-way of said Freedom Boulevard and along said curve to the right having a Delta of 00 deg. 44 min. 27 sec., a Radius of 2788.85 feet, a Tangent of 18.03 feet, a Chord of North 44 deg. 41 min. 11 sec. West, a distance of 36.06 feet and an Arc length of 36.06 feet to a 1/2 inch iron rod (set) at end of said curve, and being the beginning of another curve to the right;

THENCE Continuing with said right-of-way and along said curve to the right having a Delta of 07 deg. 02 min. 33 sec., a Radius of 1329.31 feet, a Tangent of 81.55 feet, a Chord of North 40 deg. 47 min. 39 sec. West a distance of 162.81 feet and an Arc length of 162.91 feet to a 1/2 inch iron rod (found) at end of said curve and being the beginning of a curve to the left;

THENCE Continuing with said right-of-way and along said curve to the left having a Delta of 07 deg. 02 min. 33 sec., a Radius of 1329.31 feet, a Tangent of 81.55 feet, a Chord of North 40 deg. 47 min. 39 sec. West a distance of 162.80 feet and an Arc length of 162.90 feet to a 1/2 inch iron rod (found) at the end of said curve;

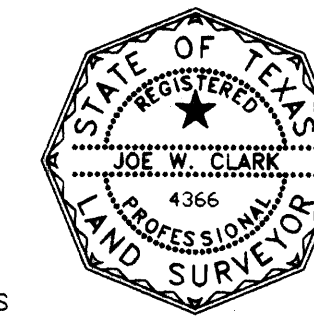
THENCE North 44 deg. 18 min. 55 sec. West continuing with said right-of-way a distance of 173.97 feet to a 1/2 inch iron rod (set) in same, and being in the northwest line of the aforementioned 109.188 acre tract, same being the south corner of the above referenced First City National Bank Subdivision;

THENCE North 46 deg. 31 min. 01 sec. East with the northwest line of said 109.188 acre tract and the southeast line of said subdivision a distance of 814.26 feet to the PLACE OF BEGINNING and containing 19.390 acres of land.

CERTIFICATE OF SURVEYOR

I, Joe W. Clark, Registered Professional Land Surveyor No. 4366, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts, or protrusions, except as shown hereon.

Joe W. Clark 11/02/95
Joe W. Clark, RPLS 4366 Date



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF NORTH CAROLINA
COUNTY OF WILKES

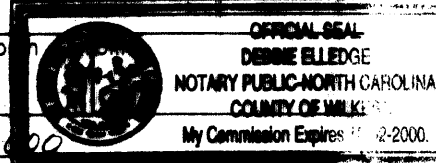
I, Mitch Franklin, representative for Lowes Home Centers Inc., being the Owner and Developer of a 20.185 acre tract, part of a 109.188 acre tract as recorded in Volume 516, Page 136, Exhibit "A", of the Deed Records of Brazos County, Texas, and designated herein as Lot 1, Block 1, Lowe's Addition No. 1, 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 purposes and consideration therein expressed.

Mitch Franklin Nov 7, 1995
Owner - Mitch Franklin, representative for Lowes Home Centers Inc.

STATE OF NORTH CAROLINA
COUNTY OF WILKES

Before me, the undersigned authority, on this day personally appeared Mitch Franklin, 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 purposes and considerations therein stated.
Given under my hand and seal this 7th day of November, 1995.

Debbie Elledge
Notary Public in and for the State of North Carolina
Printed Name: Debbie Elledge
My Commission Expires: 10-02-2000



FINAL PLAT
OF
LOWE'S ADDITION NO. 1
LOT 1, BLOCK 1 - 19.390 ACRES
RICHARD CARTER SURVEY A-8
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

OCTOBER, 1995

SCALE: 1"=100'

OWNER/DEVELOPER
LOWE'S COMPANIES, INC.
P.O. BOX 1111
NORTH WILKESBORO, NORTH CAROLINA 28656
(910) 651-4000

DATE
REV. - 11/02/95
10/18/95
JOB NO.
95-134
SHEET NO.

25.5020

DESIGNED
DRAWN
JWC
CHECKED
BGS

ADAMS CONSULTING ENGINEERS, INC.
CIVIL / ENVIRONMENTAL ENGINEERS - SURVEYORS
6350 Copeland Road - Tyler, Texas 75703 - (903) 561-8818

FINAL PLAT

LOWE'S COMPANIES, INC.

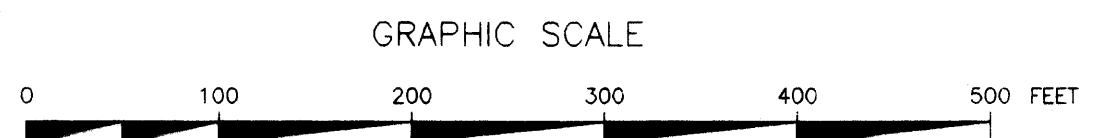
on base was 9/1/95

APPROVAL OF THE CITY ENGINEER
I, Bruce Karr, PE, 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.
Bruce Karr
Bruce Karr, PE, City Engineer
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, John Godfrey, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 10th day of October, 1995, and same was duly approved on the 27th day of October, 1995.
John Godfrey
John Godfrey, Chairman, Bryan Planning and Zoning Commission
City of Bryan, Texas

CERTIFICATE OF CITY PLANNER
I, Rafeek Shanaa, Ph.D., City Planner of the City of Bryan, hereby certify that the plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this ordinance.
Rafeek Shanaa
Rafeek Shanaa, Ph.D., City Planner
City of Bryan, Texas

CERTIFICATE OF 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 27th day of October, 1995, in the Official Records of Brazos County, Texas, in Volume 2476, Page 215.
Witness my hand and official seal, at my office in Bryan, Texas.
Mary Ann Ward by Barbara Johnson
Mary Ann Ward, County Clerk, Brazos County
Deputy Clerk



THE SUBJECT PROPERTY IS LOCATED UPSTREAM FROM THE "LIMIT OF STUDY" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 480092, PANEL NO. 0142 C, EFFECTIVE DATE, JULY 2, 1992, THEREFORE NO DEFINITIVE FLOOD PLAN STATEMENT CAN BE MADE.

PROPOSED LAND USE: 1 COMMERCIAL LOT WITH 19.390 ACRES 20.185 TOTAL ACRES IN SUBDIVISION.

PUBLIC SIDEWALKS WILL BE CONSTRUCTED ALONG FRONTAGE OF HIGHWAY NO. 6 AND FREEDOM BOULEVARD.

BEARING BASIS:
NORTH-EAST LINE OF CALLED 109.188 AC. TR.
VOL. 516 PG. 136

FILED
OCT 19 AM 8:48
BRAZOS COUNTY CLERK
OFFICE
594888

DELTA = 41°58'04"
RADIUS = 25.00'
ARC = 18.31'
CH = N68°02'27"W - 17.90'

DELTA = 43°41'06"
RADIUS = 25.00'
ARC = 19.06'
CH = N23°12'51"W - 18.60'

INSET "A"