

PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID LOT 1 BEING COMPRISED OF THE REMAINDER OF A CALLED 2.828 ACRE TRACT AS DESCRIBED BY A DEED TO H E BUTT GROCERY COMPANY RECORDED IN VOLUME 1267, PAGE 183 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 0.56 ACRE TRACT AS DESCRIBED BY A DEED TO BROACH STATION, INC. RECORDED IN VOLUME 1267, PAGE 186 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 (100' R.O.W.) MARKING THE EAST CORNER OF SAID 1.51 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 6.16 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN CHURCH OF GOD, INC. RECORDED IN VOLUME 587, PAGE 388 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 52° 45' 03" W ALONG THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 FOR A DISTANCE OF 354.93 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 403.12 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76' 04' 00" FOR AN ARC DISTANCE OF 535.19 FEET (CHORD BEARS: N 89' 12' 57" W - 496.74 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF TEXAS AVENUE (100' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2914.79 FEET;

THENCE: ALONG THE NORTHEAST LINE OF TEXAS AVENUE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 14' 58" FOR AN ARC DISTANCE OF 114.44 FEET (CHORD BEARS: N 52" 17' 53" W - 114.43 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, OLD HEARNE ROAD SUBDIVISION, AND THE SOUTHWEST CORNER OF SAID 0.23 ACRE TRACT;

THENCE: N 53' 11' 19" W CONTINUING ALONG THE NORTHEAST LINE OF TEXAS AVENUE FOR A DISTANCE OF 278.78 FEET TO A 1/2 INCH IRON ROD SET ON THE EAST LINE OF OLD HEARNE ROAD MARKING THE SOUTHWEST CORNER OF SAID LOT 1, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE ORIGINAL SOUTHWEST CORNER OF SAID 0.56 ACRE TRACT BEARS: N 53" 11' 19" W FOR A DISTANCE OF 5.97 FEET;

THENCE: ALONG THE EAST LINE OF OLD HEARNE ROAD (VARIABLE WIDTH R.O.W.) FOR THE FOLLOWING CALLS;

N 03° 42' 34" E ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 313.18 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID 0.699 ACRE TRACT MARKING THE NORTHWEST CORNER OF SAID LOT 1;

N 87" 41' 07" W ALONG THE SOUTH LINE OF SAID 0.699 ACRE TRACT FOR A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD FOUND; N 03° 00° 48" E ALONG THE WEST LINE OF SAID 0.699 ACRE TRACT FOR A DISTANCE OF 233.59 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID REMAINDER OF 1 ACRE DEGALIA TRACT AND THE SOUTHWEST CORNER OF SAID 0.765 ACRE TRACT; N 05° 31° 40" E ALONG THE WEST LINE OF SAID 0.765 ACRE TRACT FOR A DISTANCE OF 104.12 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.765 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1 ACRE SANCHEZ TRACT;

N 05° 37' 24" E ALONG THE WEST LINE OF SAID 1 ACRE SANCHEZ TRACT FOR A DISTANCE OF 128.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID SANCHEZ TRACT AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED 6.16 ACRE TRACT; THENCE: S 57" 06' 26" E ALONG THE COMMON LINE OF SAID SANCHEZ TRACT AND SAID 6.16 ACRE TRACT FOR A DISTANCE OF 368.51 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID PATE FIRST TRACT (520/754);

THENCE: S 50° 28' 49" E ALONG THE COMMON LINE OF SAID PATE FIRST TRACT AND SAID 6.16 ACRE TRACT FOR A DISTANCE OF 569.81 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 1.51 ACRE TRACT;

THENCE: S 50° 22' 48" E ALONG THE COMMON LINE OF SAID 1.51 ACRE TRACT AND SAID 6.16 ACRE TRACT FOR A DISTANCE OF 381.48 FEET TO THE <u>POINT OF BEGINNING</u> CONTAINING 15.065 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY 2010. SEE PLAT PREPARED AUGUST 2010, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS

REGISTERED PROFESSIONAL

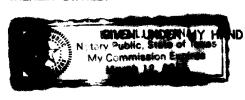
LAND SURVEYOR No. 4502

EXECUTIVE VICE PRESIDENT DULY AUTHORIZED AGENT

> OWNER: HEB GROCERY COMPANY, LP 646 SOUTH MAIN SAN ANTONIO, TEXAS 78204

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE DEBOOMES MALORE THE DEBOOMES MALOR KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION



___, PAGE____

STATE OF TEXAS COUNTY OF BRAZOS

WE, BROACH STATION, OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME

> DON BROACH VICE PRESIDENT DULY AUTHORIZED AGENT OWNER: BROACH STATION P.O. BOX 3819 BRYAN, TEXAS 77805

STATE OF TEXAS COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOWALD H. PROME H KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS THE DAY OF TANKEN

BRAD KERR, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK STATE OF TEXAS

COUNTY OF BRAZOS

QUANTICOUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF TOTAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 75 PAGE 75

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 LIVED DAY OF LIVED TO LIVED THE CITY OF BRYAN AND WAS APPROVED ON THE LIVED DAY

CERTIFICATE OF CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER 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 ORDINANCE OF THE CITY OF BRYAN AND WAS APPROVED ON THE LOT DAY OF MONTH. 2011



APPROVAL OF PLANNING AND ZONING COMMISSION

I, MICHOL BECKENDIFCHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE ST DAY OF MATCH. 2011, AND SAME WAS DULY APPROVED ON THE ST DAY OF MATCH. 2011

OLD HEARNE ROAD SUBDIVISON

VOLUME 1357, PAGE 259 AND THE ADJOINING 11.66 ACRES

TO CREATE LOT 1R BLOCK 1

OLD HEARNE ROAD SUBDIVISION

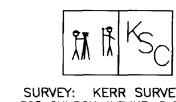
15.065 ACRE S.F. AUSTIN LEAGUE, A-63 BRYAN, BRAZOS COUNTY, TEXAS

<u>OWNERS</u>

HEB GROCERY COMPANY, LP 646 S. MAIN SAN ANTONIO, TEXAS 78204

> BROACH STATION P.O. BOX 3819 BRYAN, TEXAS 77805

DATE: DECEMBER 14, 2010



SURVEY: KERR SURVEYING, LLC 505 CHURCH AVENUE, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 268-3195

ENGINEERING SOLUTIONS San Antonio, TX 78216

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