

OAK KNOLL SUBDIVISION

BENNET STREET

(Now or Formerly) Dorothy Bienski Volume 413, Page 820 Official Records, Brazos County, Texas (Called 4.55 Acres) Zoned SF-7

(Now or Formerly) Louis M., Jr. & Mary Newman Volume 937, Page 280 Volume 3004, Page 148 Official Records, Brazos County, Texas (Called 2.89 Acres) Zoned C

Texas State Plane Coordinates 383,593.5715 N 3,250,284.4236 E Reference Bearing and Distance to Bryan Monument Number 33 N 42°54'10" E - 6103.78'

(Now or Formerly) Robert L. & Ann M. Horton Volume 2811, Page 268 Official Records, Brazos County, Texas (Called 6.29 Acres) Zoned A-0

N 29°30'46" E - 777.03

To Be Developed as a Mini-Storage Facility (3.70 Acres)

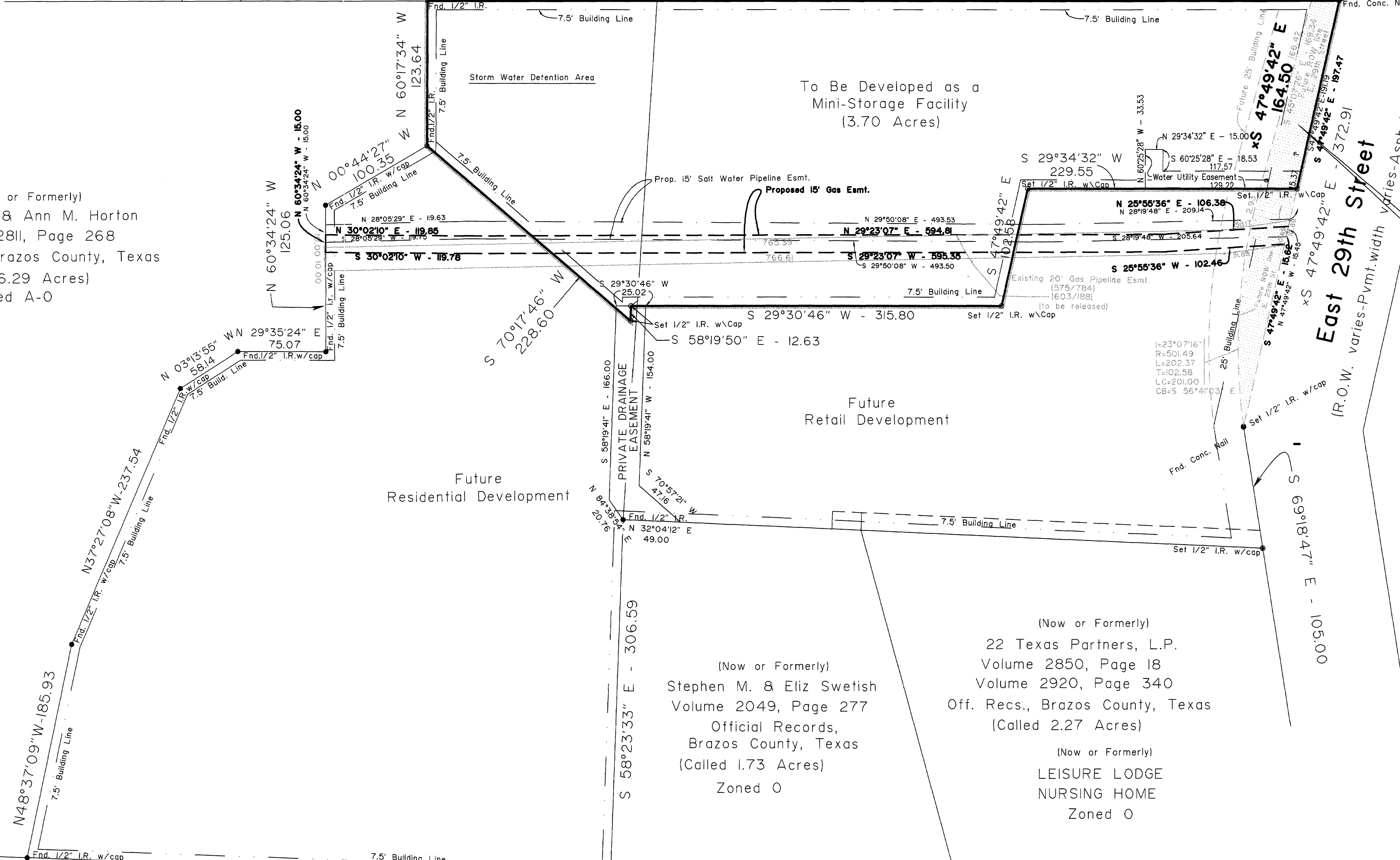
Future Retail Development

Future Residential Development

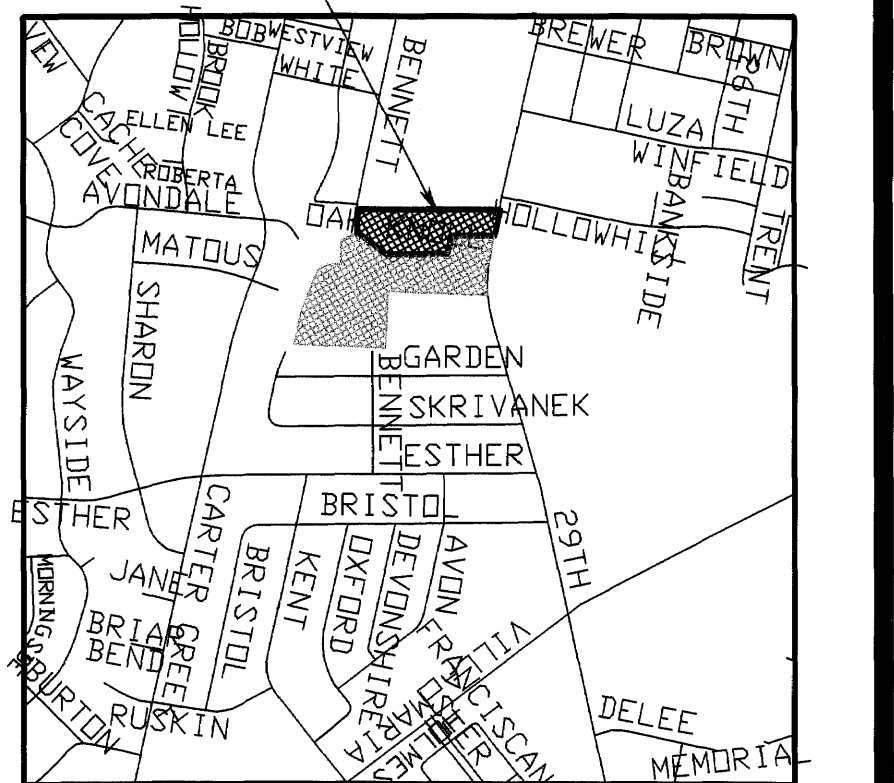
(Now or Formerly) Stephen M. & Eliz Swetish Volume 2049, Page 277 Official Records, Brazos County, Texas (Called 1.73 Acres) Zoned O

(Now or Formerly) 22 Texas Partners, L.P. Volume 2850, Page 18 Volume 2920, Page 340 Off. Recs., Brazos County, Texas (Called 2.27 Acres)

(Now or Formerly) LEISURE LODGE NURSING HOME Zoned O



PROJECT LOCATION



VICINITY MAP NTS

Scale: 1" = 60'

*Basis of Bearings: Northeast line of Subject tract(SW ROW E29th St.) rotated to called bearing (S47°49'42"E) in deed recorded in Volume 1092, Page 241 of the Official Records of Brazos County, Texas.

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.70 ACRES OF LAND SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS, AND BEING PART OF A CALLED 11.962 ACRE TRACT OF LAND CONVEYED FROM F. KEITH GOOD, SUCCESSOR TRUSTEE, TO JOHN B. ALLEN, ET AL. AS DESCRIBED IN A DEED RECORDED IN VOLUME 1092, PAGE 241 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.); SAID 3.44 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING at a concrete nail found for most northerly corner of the most northerly corner of said called 11.962 tract of land and the most easterly corner of that called 2.89 acre tract of land conveyed to Louis M., Jr. and Newman by deed of record in Volume 937, Page 280 and Volume 3004, Page 148 (O.R.B.C.T.), same being a point in the southwest right-of-way line of East 29th Street: THENCE, along said southwest right-of-way line of East 29th Street and the northeast line of said called 11.962 tract of land, the following course: S 47°49'42" E, a distance of 164.50 feet to a 1/2" iron rod set for angle point; THENCE S 29°34'32" W, a distance of 229.55 feet; THENCE S 47°49'42" E, a distance of 102.58 feet; THENCE S 29°30'46" W, a distance of 315.80 feet; THENCE S 58°19'50" E, a distance of 12.63 feet; THENCE S 70°17'46" W, a distance of 228.60 feet to a 1/2" found iron rod; THENCE N 60°17'34" W - 123.64 feet along the northwesterly line of said 3.44 acre tract and a 6.29 acre tract of land conveyed to Robert L. and Ann M. Horton by deed record Volume 2811, Page 268 (O.R.B.C.T.) to a 1/2" iron rod found; THENCE, along said southeast line of a called 4.55 acre tract of land conveyed to Dorothy Bienski by deed record volume 413 and page 820 (O.R.B.C.T.), and the southeast line of the aforementioned 2.89 acre Newman tract of land for the following course: N 29°30'46" E, a distance of 777.03 feet to the POINT OF BEGINNING, and containing 3.70 acres of land, more or less.

0742925

Filed for Record in: BRAZOS COUNTY, On: May 10, 2001 at 10:39AM As a Plat Document Number: 0742925 Amount: \$5,00 Receipt Number - 171902 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 record records of BRAZOS COUNTY, as stamped hereon by me. May 10, 2001

HONORABLE HAREN MCQUEEN, COUNTY CLERK, BRAZOS COUNTY,

FINAL PLAT PARKER-HENDRIX SUBDIVISION 3.70 Acres Volume 1092, Page 241 Zeno Phillips League, Abstract No. 45 Brazos County, Texas

Scale: 1" = 60' July, 2000

Owner/Developer CUBBY HOLE TEXAS 2, LTD 200 Timberlake Ranch Road Hallsville, Texas 75650 Ph.: (903)-668-1448 Local: (409) 779-6999

GARRETT ENGINEERING Consulting Engineering & Land Surveying 4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Phone: 409 / 846 - 2688

NOTES: Shown tract subject to but not limited to:

- 1.) Unlocated pipeline Right-of-way to Lone Star Gas Company from Mary Luza Matous and husband, Frank Matous, dated December 28, 1948, recorded in Volume 138, Page 46 (O.R.B.C.T.).
2.) Right-of-way to the City of Bryan by Frank Matous and Mary Luza Matous in instrument dated January 20, 1948, recorded in Volume 139, Page 184 (O.R.B.C.T.) does not appear to affect this property.
3.) All apparent and visible easements and any easements of record.
4.) This tract is within the City Limits of Bryan, Texas.
5.) Tract is currently zoned R.
6.) Building setback lines are as set out by current City of Bryan Ordinances and policies.
7.) This survey was done with benefit of title commitment provided by Lawyer's Title (GF No. S20615).

APPROVAL OF THE PLANNING ADMINISTRATOR I, JOEY DUW, Planning Administrator of the City of Bryan, hereby certify that the attached plat is approved on the 10th day of May, 2001.

APPROVAL OF ENGINEERING SERVICES I, Donald D. Garrett, Registered Professional Engineer No. 22790, 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 in this plat are true and correct.

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 certification of authentication was filed for record in my office the 10th day of May, 2001, in Volume 1092, Page 241 of the Official Records of Brazos County, Texas.

NORTH MANOR SUBDIVISION FOURTH INSTALLMENT Volume 234, Page 639 Deed Records, Brazos County, Texas Zoned SF-7

CERTIFICATE OF SURVEYOR I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 in this plat are true and correct.

CERTIFICATION OF OWNERSHIP STATE OF TEXAS COUNTY OF BRAZOS I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared [Name], known to me to be the persons whose names are subscribed to the instrument, and acknowledged to me that they executed the same for purpose and consideration therein stated.

DONALD GARRETT Notary Public, State of Texas My Commission Expires 9-19-2006

on balance sub 6/10/03