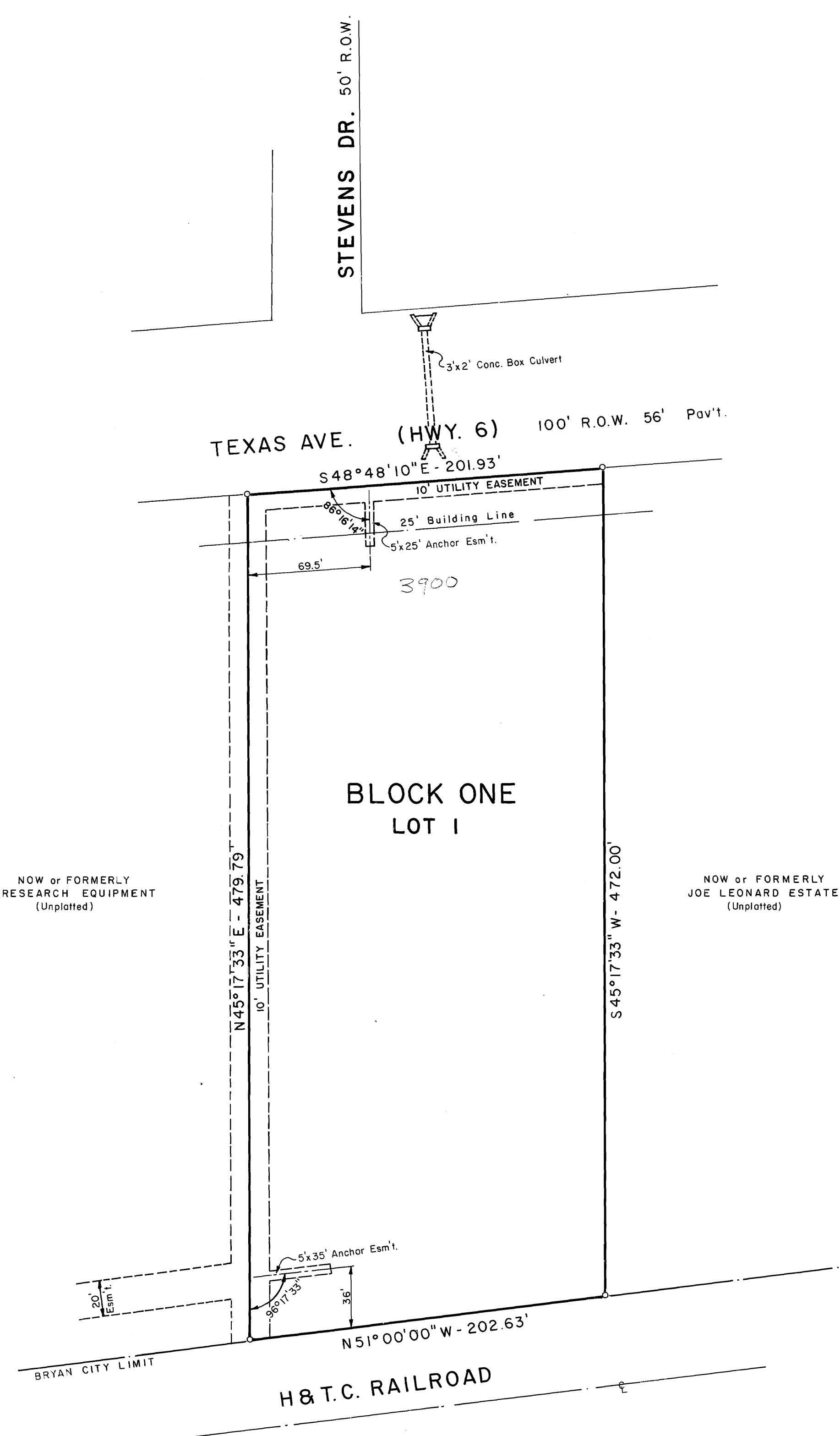


on balance PD 4162



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MOSES BAINE SURVEY, A-3 in Bryan, Brazos County, Texas and being all of that 1.32 and 0.88 acre tracts of land conveyed to Classic Realty, Inc. by Roy Barnes by deed recorded in Volume 428, Page 950 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

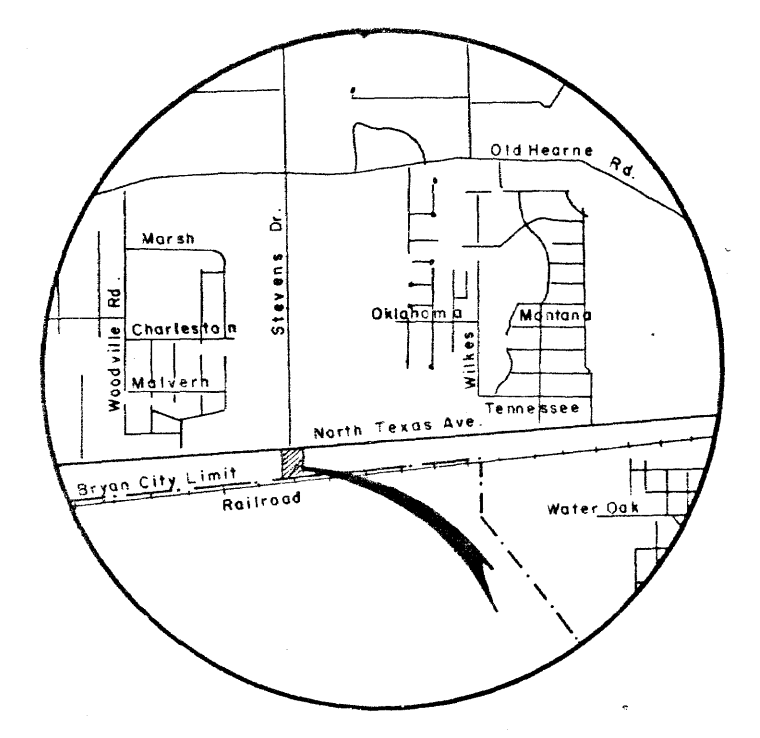
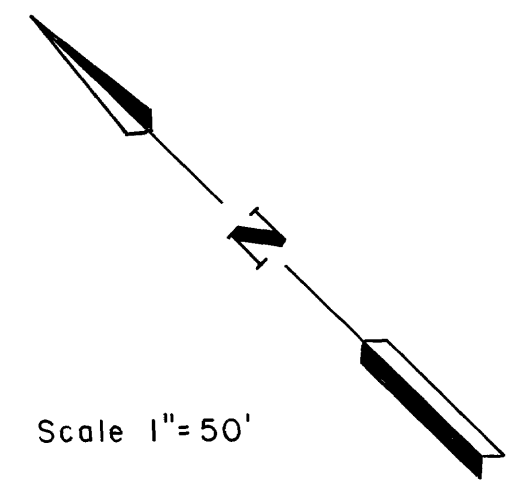
BEGINNING: at an iron rod found in the southwest right-of-way line of State Highway No. 6 at the north corner of the said 0.88 acre tract;

THENCE: S 48° 48' 10" E - 201.93 feet along said right-of-way line of State Highway No. 6 to an iron rod for corner, said iron rod marking the northeast corner of the said 1.32 acre tract;

THENCE: S 45° 17' 33" W - 472.00 feet to an iron rod found for corner in the northeast right-of-way line of the Southern Pacific Railroad;

THENCE: N 51° 00' 00" W - 202.63 feet along said railroad line to an iron rod for corner;

THENCE: N 45° 17' 33" E - 479.79 feet to the PLACE OF BEGINNING and containing 2.20 acres of land, more or less, according to a survey made under the supervision of Michael R. McClure, Registered Public Surveyor, No. 2859 in September, 1981.



NOTES:
Land Use: Light Industrial
Sidyard Setback: 5'-0"

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:
STATE OF TEXAS
COUNTY OF BRAZOS

(We, the), CLASSIC REALTY, INC. - ROBERT REESE, PRES., owner(s) and developer(s) of the land shown on this plat, being the tract of land being part of the tract of land as conveyed to us (us, it) in the Deed Records of Brazos County in Volume 428, Page 950, and designated herein as the STEVENS PLACE ADDITION 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, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Robert C. Reese - President
Owner

Roy Barnes
Leholday Approval

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Robert C. Reese, 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 of office this 2nd day of October, 19 81.

James Garritt
Notary Public in and for Brazos County, Texas

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL R. MCCLURE, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure
Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL R. MCCLURE, Registered Public Surveyor, No. 2859 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.

Michael R. McClure
Registered Public Surveyor

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Barszka, 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 15 day of October, 19 81, in the Deed Records of Brazos County in Volume 492, Page 147.

Frank Barszka
County Clerk, Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.

Huvel Wilson
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, Steve Vidon, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 17 day of Sept, 19 81 and same was duly approved on the 1 day of October, 19 81 by said Commission.

Steve Vidon
Chairman, City Planning Commission
Bryan, Texas

FINAL PLAT

STEVENS PLACE
MOSES BAINE SURVEY A-3
BRYAN, BRAZOS CO., TX.
2.20 ACRES
September, 1981

OWNER & DEVELOPER
CLASSIC REALTY, INC.
1700 BARAK LANE
BRYAN, TEXAS 77801

ENGINEER & SURVEYOR
GARRETT-MCCLURE ENGINEERING
1520 A CAVITT AVE
BRYAN, TEXAS 77805