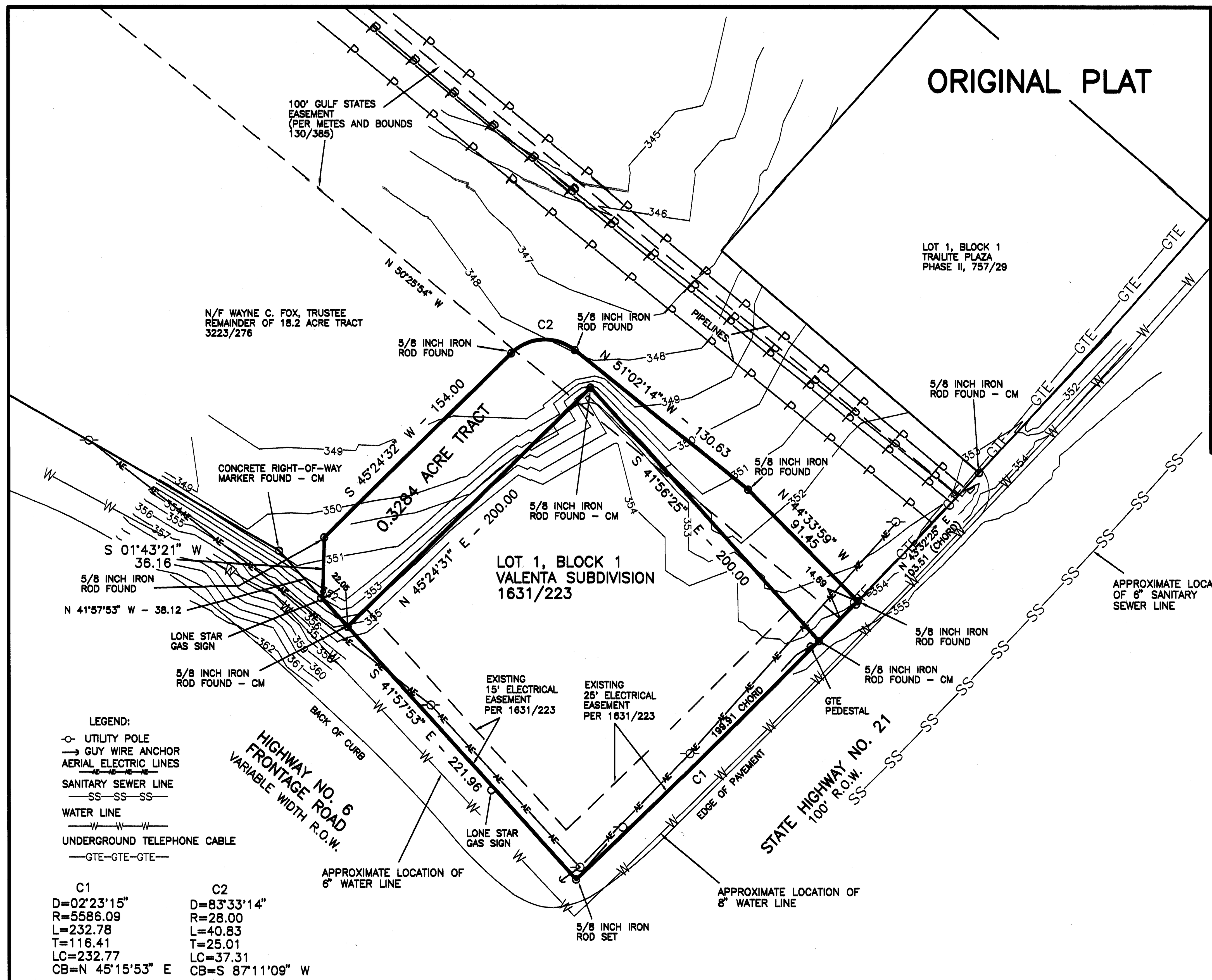
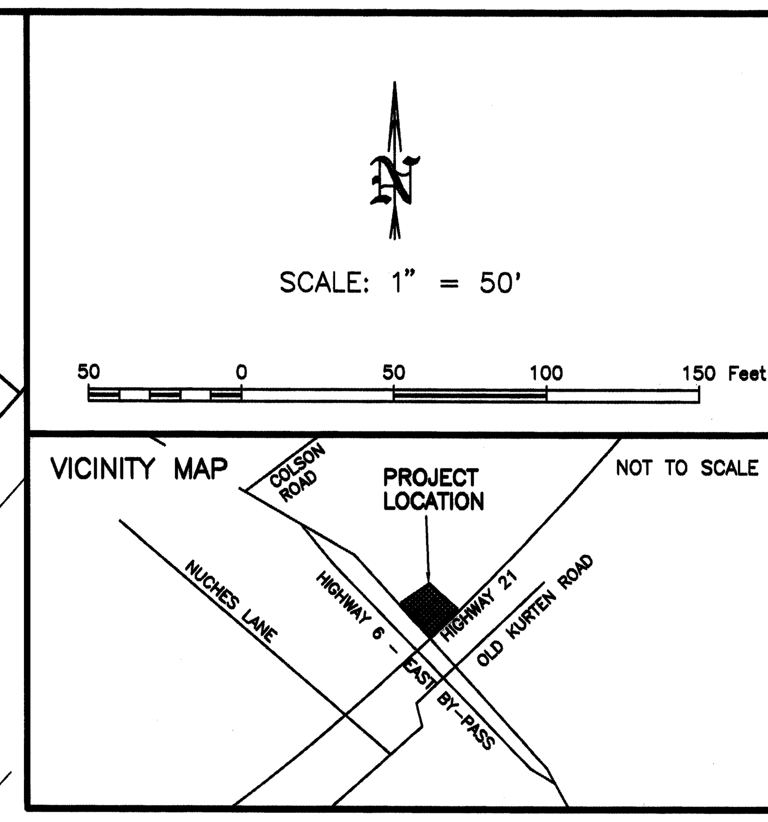
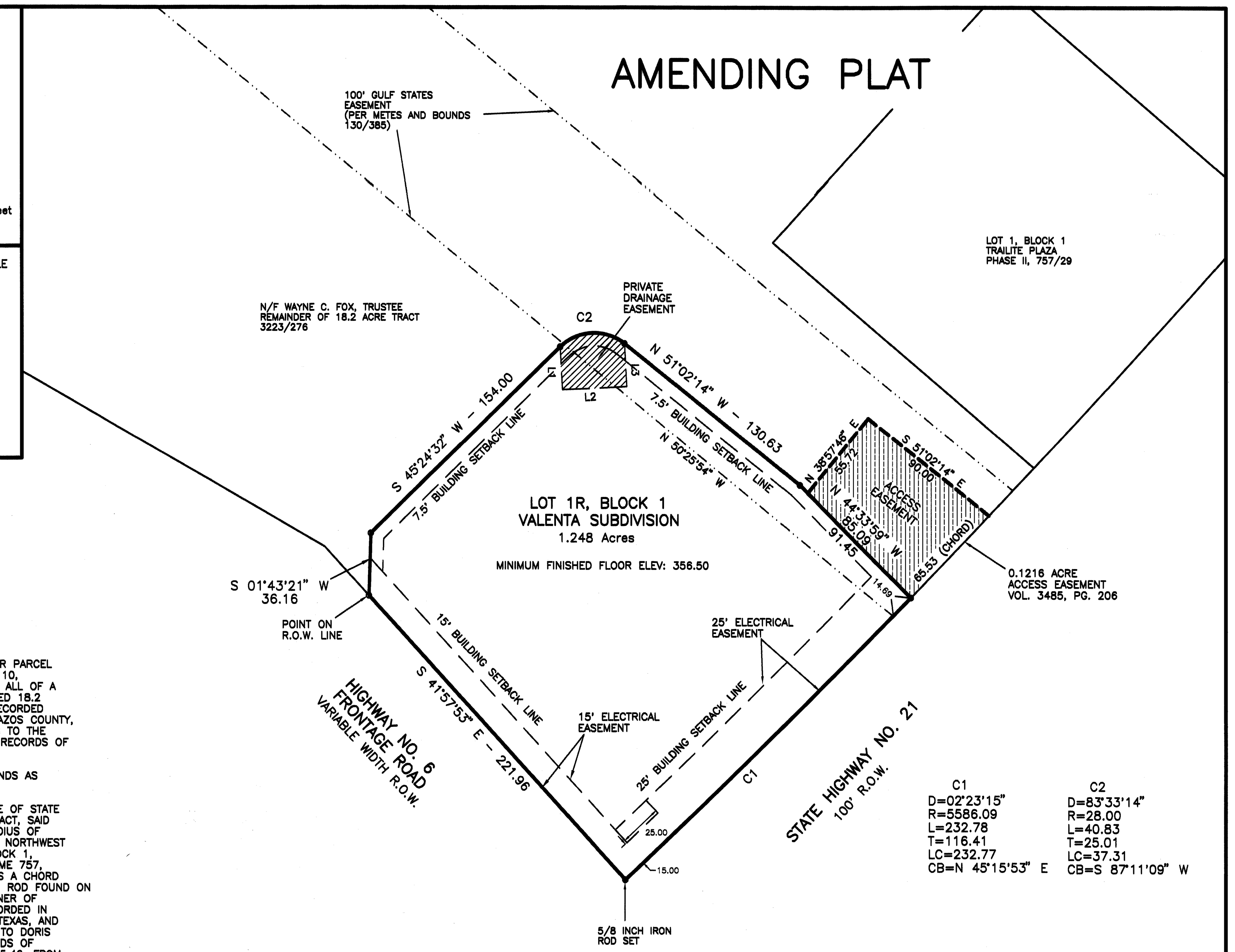


C1	C2
D=02°23'15"	D=83°33'14"
R=5586.09	R=28.00
L=232.78	L=40.83
T=116.41	T=25.01
LC=232.77	LC=37.31
CB=N 45°15'53" E	CB=S 87°11'09" W





C1	C2
D=02°23'15"	D=83°33'14"
R=5586.09	R=28.00
L=232.78	L=40.83
T=116.41	T=25.01
LC=232.77	LC=37.31
CB=N 45°15'53" E	CB=S 87°11'09" W

LINE TABLE FOR DRAINAGE EASEMENT

L1	S 02°48'51" E	25.00
L2	N 87°11'09" E	37.31
L3	N 02°48'51" W	25.00

METES AND BOUNDS DESCRIPTION OF A 1.248 ACRE TRACT S. F. AUSTIN LEAGUE NO. 10, A-63 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 0.3284 ACRE TRACT AS PREVIOUSLY SURVEYED OUT OF A CALLED 18.2 ACRE TRACT AS DESCRIBED BY A DEED TO WAYNE C. FOX, TRUSTEE, RECORDED IN VOLUME 3223, PAGE 276 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 1, BLOCK 1, VALENTA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1631, PAGE 223 OF THE OFFICIAL PUBLIC 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 MARKING THE EAST CORNER OF SAID 0.3284 ACRE TRACT, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 5586.09 FEET, FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF HIGHWAY NO. 21 MARKING THE SOUTH CORNER OF LOT 1, BLOCK 1, TRAILITE PLAZA, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 757, PAGE 29 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, BEARS A CHORD OF: N 43° 32' 25" E - 103.51 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF HIGHWAY NO. 21 MARKING THE COMMON CORNER OF RELAX INN, A CALLED 3.00 ACRE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 538, PAGE 728 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A CALLED 56.1 ACRE TRACT DESCRIBED AS SECOND TRACT BY A DEED TO DORIS HOLT TATE RECORDED IN VOLUME 238, PAGE 539 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEARS A CHORD OF: N 39° 48' 00" E - 625.46, FROM WHICH A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 3.00 ACRE RELAX INN (538/728) BEARS: N 50° 27' 03" W FOR A DISTANCE OF 792.13 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALLED BEARING FOR RELAX INN, 538/728);

THENCE: THROUGH SAID 18.2 ACRE TRACT AND ALONG THE NORTHERLY LINES OF SAID 0.3284 ACRE TRACT FOR THE FOLLOWING CALLS:

N 44° 33' 59" W FOR A DISTANCE OF 91.45 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE NORTHEAST LINE OF THIS HEREIN DESCRIBED TRACT;

N 51° 02' 14" W FOR A DISTANCE OF 130.63 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 28.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 33' 14" FOR AN ARC DISTANCE OF 40.83 FEET (CHORD BEARS: S 87° 11' 09" W - 37.31) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 45° 24' 32" W FOR A DISTANCE OF 154.00 FEET TO A 5/8 INCH IRON ROD FOUND;

S 01° 43' 19" W FOR A DISTANCE OF 36.16 FEET TO A POINT ON THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 FRONTAGE ROAD, FOR REFERENCE A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: N 41° 57' 53" W FOR A DISTANCE OF 38.12 FEET;

THENCE: S 41° 57' 53" E ALONG THE NORTHEAST LINE OF HIGHWAY 6 FRONTAGE ROAD, AT 22.05 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1, BLOCK 1, VALENTA SUBDIVISION, CONTINUE ON FOR A TOTAL DISTANCE OF 221.96 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF HIGHWAY 21 MARKING THE SOUTH CORNER OF LOT 1, BLOCK 1, VALENTA SUBDIVISION, SAID IRON ROD SET BEING ON THE AFOREMENTIONED CURVE HAVING A RADIUS OF 5586.09 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 23' 15" FOR AN ARC DISTANCE OF 232.78 FEET (CHORD BEARS: N 45° 15' 53" E - 232.77) TO THE POINT OF BEGINNING CONTAINING 1.248 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND APRIL, 1999. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED APRIL, 1999.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES:

1. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131 C, EFFECTIVE DATE JULY 2, 1992.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARING OF THE NORTHEAST LINE OF RELAX INN, VOL. 538, PG. 728.
3. BUILDING SETBACK LINES SHALL BE PER CITY OF BRYAN ORDINANCE NO. 756.
4. ANY RELOCATION OF TELEPHONE FACILITIES AS A RESULT OF THIS REPLAT SHALL BE AT OWNER'S EXPENSE.
5. 5/8 INCH IRON ROD FOUND AT ALL CORNERS UNLESS OTHERWISE INDICATED.
6. SUBJECT PROPERTY IS CURRENTLY ZONED "C" - COMMERCIAL.
7. MINIMUM FINISHED FLOOR ELEVATION SHOWN FOR LOT 1R IS THE PROPOSED FINISHED FLOOR AFTER GRADING IS COMPLETED FOR CONSTRUCTION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF TEXAS

I (We) Ben Thomas Mahoney + Tim Hansen (Polo Fuels, L.L.C.), owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1R, Block 1, Valenta Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Ben T. Mahoney
[signature]
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ben Thomas Mahoney + Tim Hansen 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 16th day of September, 1999.

Delores M. Soto
Notary Public, Brazos County, Texas

DELORES M. SOTO
Notary Public, State of Texas
My Commission Expires
NOV. 14, 2001

CERTIFICATE OF THE 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 authentification was filed for record in my office on the 1st day of October, 1999, in the Official Public Records of Brazos County, Texas, in Volume 3622, Page 220.

Mary Ann Ward by Barbara Johnson, Deputy Clerk
County Clerk
Brazos County, Texas

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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.

[signature]
Planning Administrator, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, Development 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.

[signature]
City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

[signature]
Brad Kerr, R.P.L.S. No. 4502

STATE OF TEXAS REGISTERED BRAD KERR 4502 PROFESSIONAL LAND SURVEYOR

0698432

Filed for Record in:
BRAZOS COUNTY,

On: Oct 01,1999 at 01:32PM

As a
Plats

Document Number: 0698432

Amount 55.00

Receipt Number - 139403
By,
Karen McQueen

STATE OF TEXAS COUNTY OF
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 named records of:
BRAZOS COUNTY,
as stamped hereon by me.

Oct 01,1999

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

03622 00220

AMENDING PLAT
OF
LOT 1, BLOCK 1
VALENTA SUBDIVISION
VOLUME 1631, PAGE 223
TO CREATE
LOT 1R, BLOCK 1
1.248 ACRES
S. F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 50 FEET
SURVEY DATE: APRIL, 1999
PLAT DATE: 08-31-99
JOB NUMBER: 99-385
CAD NAME: 99-385R
CR5 FILE: 99-385 (job)

PREPARED BY:
KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (409) 268-3195

OWNER:
POLO FUELS, L.L.C.
P.O. BOX 3156
BRYAN, TEXAS 77805

on landbase 2/27/01 MB