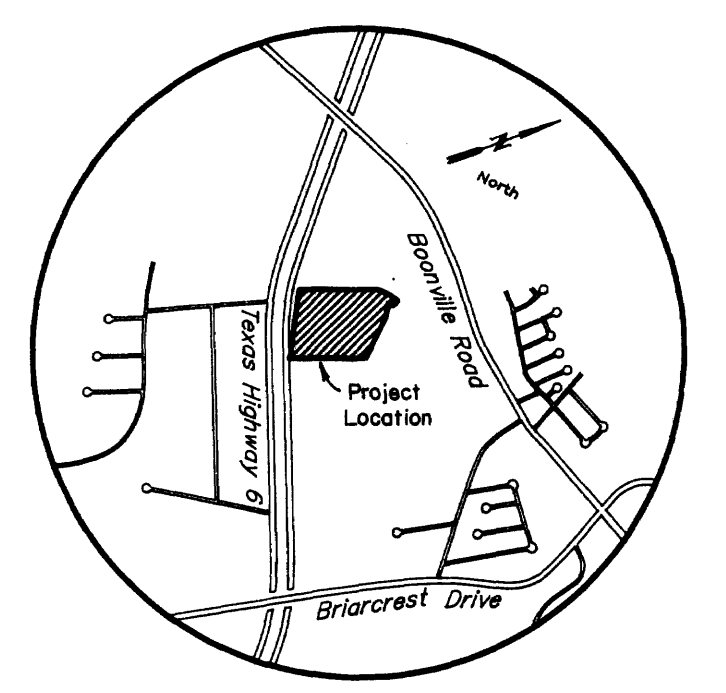


SCALE: 1" = 100'



VICINITY MAP

FIELD NOTES
10.175 ACRE TRACT

584142
FILED

55 JUL 17 PM 1:49

BRAZOS COUNTY CLERK
Bryan, Texas
Christy Starling
DEPUTY

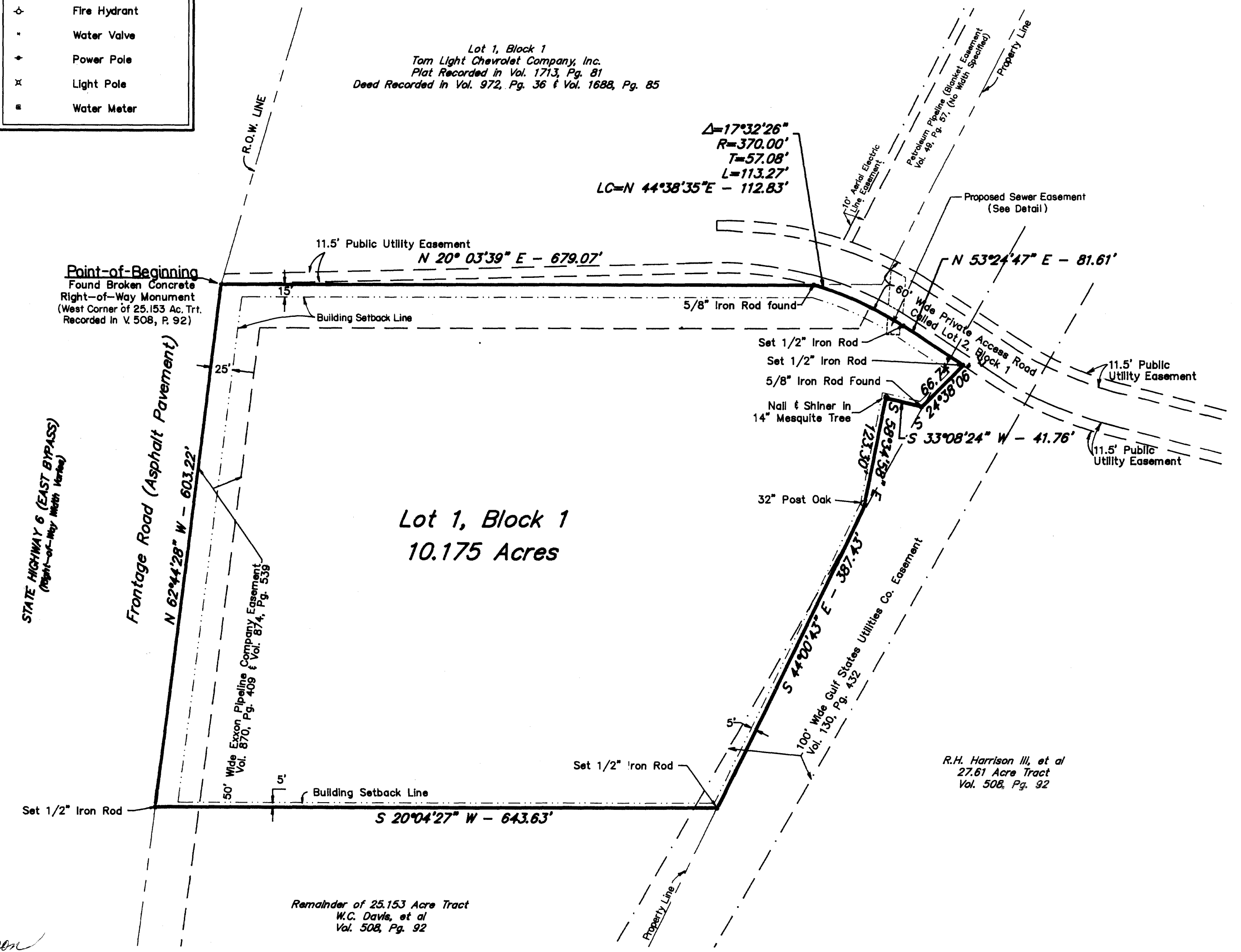
Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2 in Bryan, Brazos County, Texas and being:

1. all of the 10.160 acre tract described as exhibit "B" in the Assignment of Development Rights recorded in Volume 1915, Page 172, said tract also being a portion of that 25.153 acre tract conveyed to W.C. Davis et al by Ted Wilkinson, Inc. by deed recorded in Volume 508, Page 92 of the Deed Records of Brazos County and
2. all of the 805 square foot tract and the 889 square foot tract described in the Quitclaim deed from R. H. Harrison, III individually et al to Mary Louise Davis, individually et al recorded in Volume 2042, Page 57 of the Official Records of Brazos County, Texas.

and being more particularly described by metes and bounds as follows:
 BEGINNING: at a broken concrete Right-of-way monument found in the northeast right-of-way of State Highway No. 6 (East Bypass), said monument also marking the South corner of the said Lot 1, Block 1 of the Tom Light Chevrolet Company Subdivision, said monument also being the most westerly corner of the said 10.160 acre tract;
 THENCE: N 20° 03' 39" E for a distance of 679.07 feet along the southeast line of said Tom Light Chevrolet Company Subdivision, to a 5/8" iron rod found for corner;
 THENCE: 113.27 feet in a clockwise direction along the arc of a curve having a central angle of 17° 32' 28", a radius of 370.00 feet, a tangent of 57.08 feet and a long chord bearing N 44° 38' 35" E at a distance of 112.83 feet to a 1/2-inch iron rod set for the Point of Tangency;
 THENCE: N 53° 24' 47" E for a distance of 81.61 feet to a 1/2-inch iron rod set for corner;
 THENCE: S 24° 38' 06" E for a distance of 86.74 feet to a 5/8-inch iron rod found for corner;
 THENCE: S 33° 08' 24" W for a distance of 41.78 feet to a found nail and shiner in a 14" Mesquite tree for corner, said corner also being an interior all corner of the before-said 10.160 acre tract;
 THENCE: S 58° 34' 58" E for a distance of 123.50 feet along the northeast line of the said 10.160 acre tract to a 32-inch Post Oak tree for corner;
 THENCE: S 44° 00' 43" E continuing along said northeast line for a distance of 367.43 feet to a 1/2-inch iron rod set for corner;
 THENCE: S 20° 04' 27" W along the southeast line of the said 10.160 acre tract for a distance of 643.63 feet to a 1/2-inch iron rod set for corner, said corner also being in the northeast right-of-way of State Highway No. 6 (East Bypass);
 THENCE: N 62° 44' 28" W for a distance of 603.22 feet to the POINT OF BEGINNING and containing 10.175 acres of land, more or less.

PROPOSED SEWER EASEMENT
DETAIL
SCALE: 1" = 20'

Legend	
○	Telephone Pedestal
◇	Fire Hydrant
●	Water Valve
+	Power Pole
×	Light Pole
■	Water Meter



FINAL PLAT

EXISTING CONDITIONS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 UNIVERSITY MOTOR CORPORATION, the owner and developer of the land shown on this plat, being a portion of the tract of land as conveyed to it in the Official Records of Brazos County in Volume 2365, Page 256, and designated herein as the W.C. DAVIS 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.

Keith H. Kuttler
 UNIVERSITY MOTOR CORPORATION
 KEITH H. KUTTTLER
 VICE PRESIDENT

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Bruce Kin
 City Engineer
 City of Bryan, Texas

CERTIFICATION OF CITY PLANNER

I, the undersigned, 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.

Rafaela Serna
 City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, JOHN GODFREY, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 24th day of MAY 1995 and same was duly approved on the 13th day of JUNE 1995.

John Godfrey
 Chairman, Bryan Planning and Zoning Commission

CERTIFICATE OF THE COUNTY CLERK

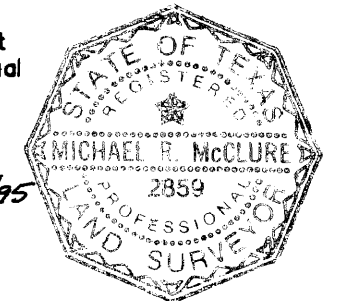
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 14th day of JUNE 1995 in the Official Records of Brazos County, Texas in Volume 2344, Page 57.

Mary Ann Ward by Deborah Johnson
 County Clerk
 Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

I, Michael R. McClure, Registered Professional Land 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 and that the metes and bounds describing said subdivision will describe a closed geometric form.

Michael R. McClure 6/14/95
 Michael R. McClure, R.P.L.S. No. 2859



CERTIFICATION BY THE ENGINEER

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 6/14/95
 Michael R. McClure, P.E. No. 32740



FINAL PLAT

W.C. DAVIS ADDITION
LOT 1, BLOCK 1
10.175 ACRES
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 1995
 SCALE: 1" = 100'

Owner:
 University Motor Corporation
 1111 Briarcrest Dr., Suite 300
 Bryan, TX 77802
 (409) 696-5688

Surveyor:
 McClure Engineering, Inc.
 1722 Broadmoor, Suite 210
 Bryan, Texas 77802
 (409) 776-6700

as in book 9/16/02