

FIELD NOTES

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being a part of Lots 4, 5, 6, and 7, Block 2 of the WILSON HEIGHTS ADDITION to the City of Bryan, according to a plat recorded in Volume 38, page 308 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING: at an iron rod at the North corner of Lot 20, Block 1 of the WOODSON HEIGHTS ADDITION to the City of Bryan, Texas, according to a plat recorded in Volume 189, page 457 of the Deed Records of Brazos County, Texas;

THENCE: N 43° 01' 16" E - 150.54 feet to an iron rod on the southwest right-of-way line of Booneville Road;

THENCE: S 44° 41' 33" E - 201.10 feet along said Booneville right-of-way line to an iron rod for corner;

THENCE: S 45° 11' 14" W - 149.54 feet to an iron rod for corner;

THENCE: N 44° 57' 02" W - 195.41 feet to the POINT OF BEGINNING; and containing 0.683 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972, in April 1985.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), Morris Burkhalter & Larry Ridgway, owner's and developers of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, volume 190, Page 637, and designated herein as the Wilson Heights Addition, Subdivision to 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.

Morris Burkhalter
Owner

Larry Ridgway
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Morris Burkhalter & Larry Ridgway, known to me to the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

GIVEN under my hand and seal on this 23 day of April, 1985.

Expires 9/19/88

Donald D. Garrett
Notary Public, Brazos County, Texas
DONALD GARRETT

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), LOVE STAR GAS CO, owner's and developers of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, volume 71, Page 389, and designated herein as the Wilson Heights Addition, Subdivision to 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.

Donald D. Garrett
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Donald D. Garrett, known to me to 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 on this 21st day of April, 1985.

Commission Expires - 9-19-88

Donald D. Garrett
Notary Public, Brazos County, Texas
DONALD GARRETT

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 this plat.

Donald D. Garrett
Registered Professional Engineer

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that the plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Donald D. Garrett
Registered Public Surveyor

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boschke, 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 6 day of June, 1985, in the Deed Records of Brazos County, in Volume 195 Page 605.

Frank Boschke
County Clerk, Brazos County, Texas.
By: Karen Murphy, Deputy

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.

Kenny Mallard
Director of Planning

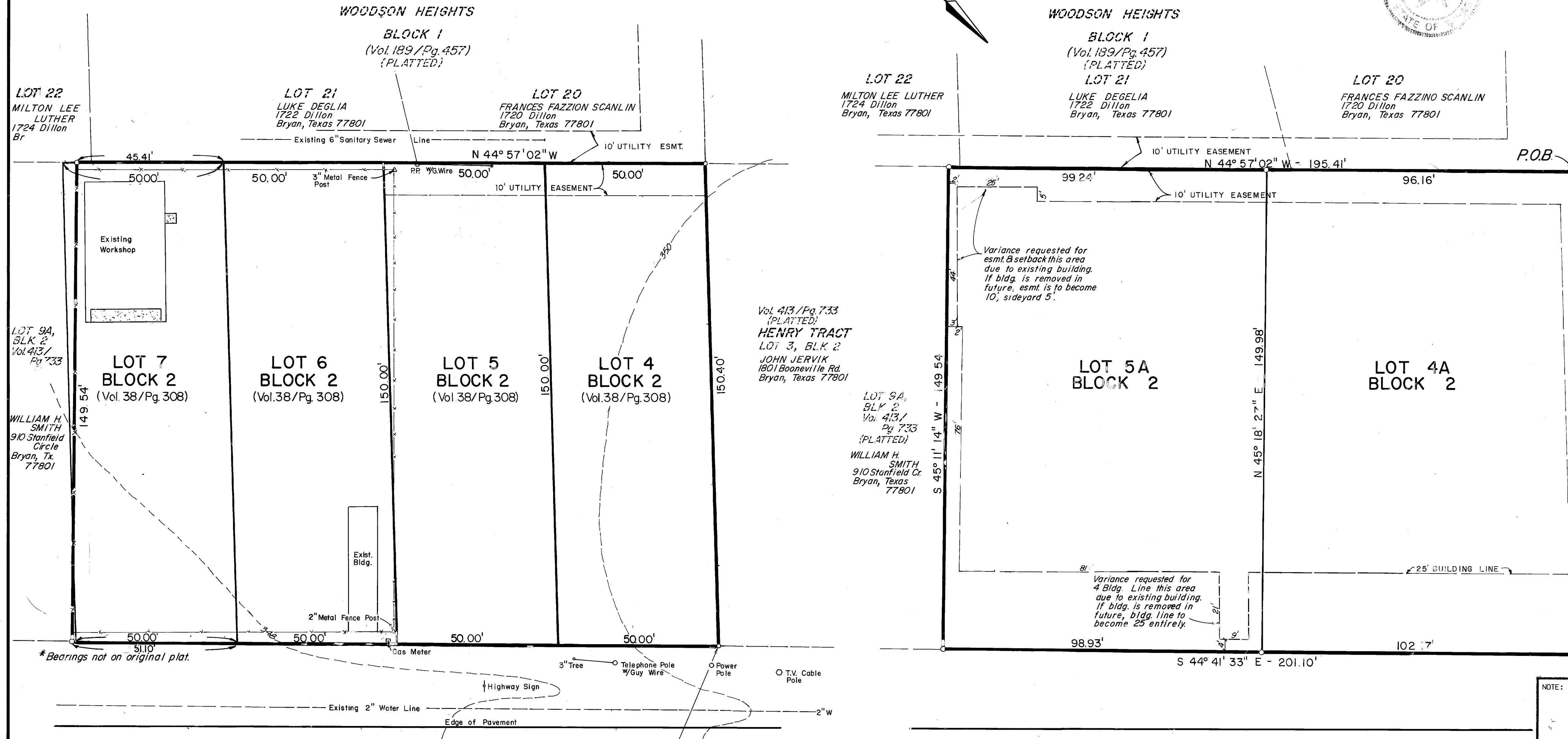
APPROVAL OF THE PLANNING COMMISSION

I, Kenny Mallard, 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 9th day of MAY, 1985, and same was duly approved on the 16th day of MAY, 1985 by said Commission.

Kenny Mallard
Chairman, City Planning Commission
Bryan, Texas.

NOTE: EXISTING UTILITIES WERE LOCATED FROM CITY DATA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. ANY DAMAGES TO EXISTING UTILITIES DUE TO NEGLIGENCE WILL BE PAID FOR AT THE CONTRACTOR'S EXPENSE!

Drainage Report to be submitted with Site Plan.
NOTE: Existing Utilities were located by City of Bryan Data.
PROPOSED LAND USE: 2 Commercial Lots.

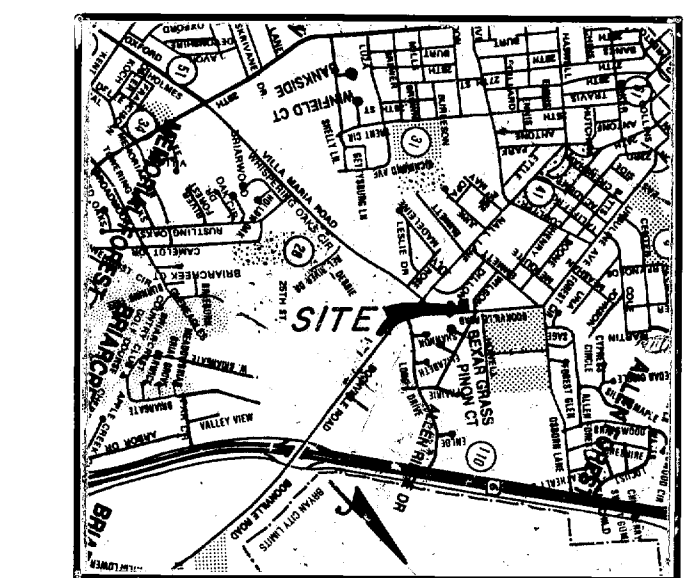


BOONEVILLE ROAD
80' R.O.W.
(20' ASPHALT PAVEMENT)

ORIGINAL PLAT
Scale: 1" = 20'

328178
FILED
1985 JUN -5 AM 11:21
DONALD GARRETT, COUNTY CLERK
Brazos County, Texas

REVISED PLAT
Scale: 1" = 20'



VICINITY MAP
SCALE: 1" = 3250'

REPLAT

LOTS 4, 5, 6 & 7, BLOCK 2
WILSON HEIGHTS ADDITION
BRYAN, BRAZOS COUNTY, TEXAS
0.683 Acres
SCALE: 1" = 20' MARCH 1985
OWNED & DEVELOPED BY:
MORRIS BURKHALTER PROPERTIES
2911 Villa Maria Road
Bryan, Texas 77803
(409) 779-6492

GARRETT ENGINEERING
CONSULTING ENGINEERING & LAND SURVEYING
P.O. BOX 4003 - BRYAN, TEXAS 77801