CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MARK CARRABBA, VICE PRESIDENT, CARRABBA FAMILY LIMITED PARTNERSHIP THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF A 333.4 ACRE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 5807 PAGE 259 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 SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

_____
MARK CARRABBA, VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK CARRABBA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FORECOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF_____, 2006.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

_____
BRAD KERR, R.P.L.S. NO. 4502

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN MCQUEEN, 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 _____ DAY OF_____, 2006, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE_____.

_____
KAREN MCQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, ART HUGHES, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2006 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2006 BY SAID COMMISSION.

_____
ART HUGHES
CHAIRMAN, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, KEVIN RUSSELL THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____.

_____
KEVIN RUSSELL
CITY PLANNER, BRYAN, TEXAS

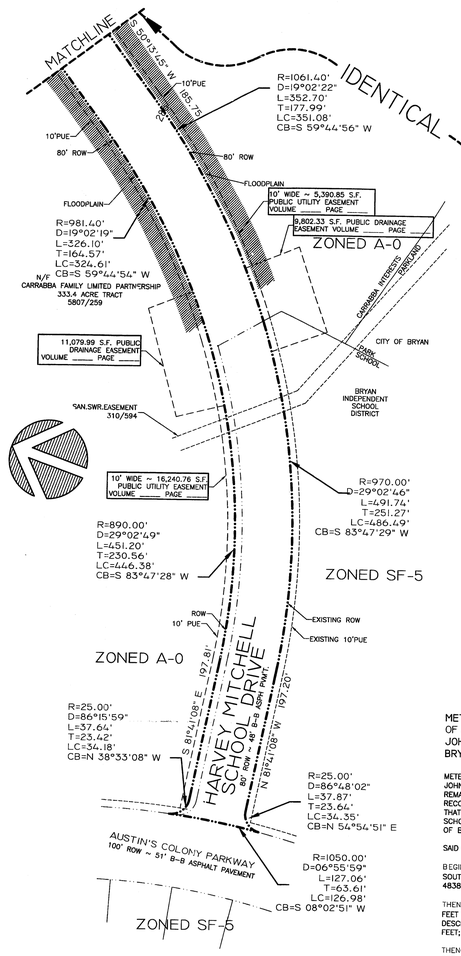
APPROVAL OF THE CITY ENGINEER

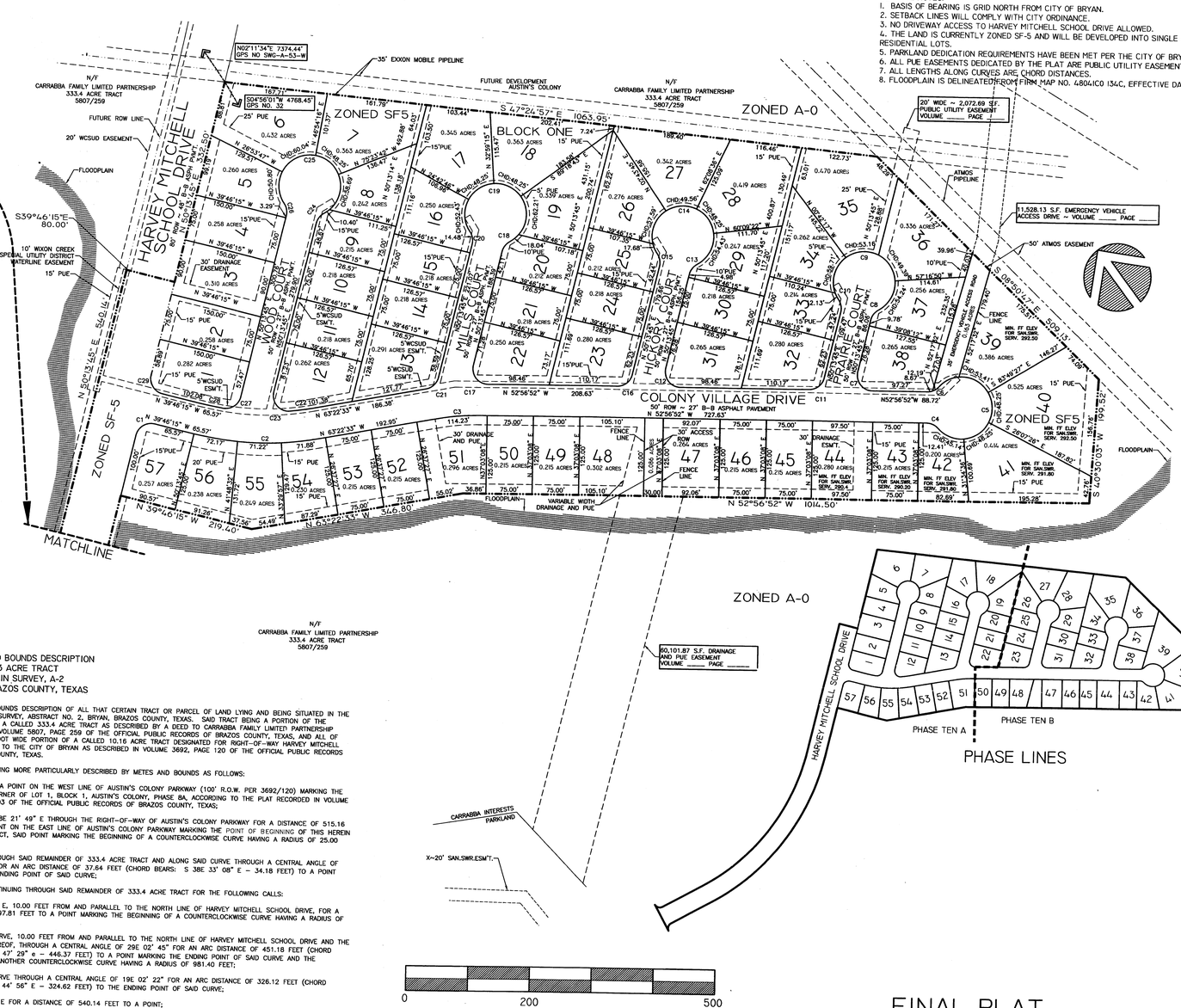
I, LINDA HUFF, P.E. THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2006.

_____
LINDA HUFF, P.E.
CITY ENGINEER, BRYAN, TEXAS

CURVE DATA:

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	90°00'00"	39.27	25.00	S 84°46'15" E	35.36
C2	491.50	23°36'18"	202.49	102.70	S 51°34'24" E	201.06
C3	358.50	10°25'41"	65.25	32.71	S 58°09'43" E	65.16
C4	25.00	48°11'23"	21.03	11.18	S 28°51'11" E	20.41
C5	50.00	276°22'46"	241.19	44.72	N 37°03'08" E	66.67
C6	25.00	48°11'23"	21.03	11.18	N 77°02'34" W	20.41
C7	25.00	103°10'37"	45.02	31.53	N 01°21'34" W	39.18
C8	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C9	50.00	276°22'46"	241.19	44.72	N 39°46'15" W	66.67
C10	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C11	25.00	76°49'23"	33.52	19.82	S 88°38'26" W	31.07
C12	25.00	103°10'37"	45.02	31.53	N 01°21'34" W	39.18
C13	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C14	50.00	276°22'46"	241.19	44.72	N 39°46'15" W	66.67
C15	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C16	25.00	76°49'23"	33.52	19.82	S 88°38'26" W	31.07
C17	25.00	103°10'37"	45.02	31.53	N 01°21'34" W	39.18
C18	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C19	50.00	276°22'46"	241.19	44.72	N 39°46'15" W	66.67
C20	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C21	25.00	66°23'42"	28.97	16.36	S 83°25'36" W	27.38
C22	441.50	04°46'32"	36.80	18.41	N 60°59'17" W	36.79
C23	25.00	108°49'46"	47.49	34.94	N 04°11'08" W	40.66
C24	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C25	50.00	276°22'46"	241.19	44.72	N 39°46'15" W	66.67
C26	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C27	25.00	85°15'32"	37.20	23.01	N 87°08'29" W	33.86
C28	441.50	04°44'28"	36.53	18.28	N 42°08'29" W	36.52
C29	25.00	90°00'00"	39.27	25.00	N 05°13'45" E	35.36





GENERAL NOTES:
1. BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
2. SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
3. NO DRIVEWAY ACCESS TO HARVEY MITCHELL SCHOOL DRIVE ALLOWED.
4. THE LAND IS CURRENTLY ZONED SF-5 AND WILL BE DEVELOPED INTO SINGLE FAMILY RESIDENTIAL LOTS.
5. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN MET PER THE CITY OF BRYAN ORDINANCE.
6. ALL PUE EASEMENTS DEDICATED BY THE PLAT ARE PUBLIC UTILITY EASEMENTS.
7. ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
8. FLOODPLAIN IS DELINEATED FROM FIRM MAP NO. 48041C0 134C, EFFECTIVE DATE JULY 2, 1992.

PHASE LINES

METES AND BOUNDS DESCRIPTION
OF A 22.313 ACRE TRACT
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 333.4 ACRE TRACT AS DESCRIBED BY A DEED TO CARRABBA FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 5807, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF THAT 70.00 FOOT WIDE PORTION OF A CALLED 10.16 ACRE TRACT DESIGNATED FOR RIGHT-OF-WAY HARVEY MITCHELL SCHOOL DRIVE TO THE CITY OF BRYAN AS DESCRIBED IN VOLUME 3692, PAGE 120 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF AUSTIN'S COLONY PARKWAY (100' R.O.W. PER 3692/120) MARKING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, AUSTIN'S COLONY, PHASE 8A, ACCORDING TO THE PLAT RECORDED IN VOLUME 4838, PAGE 203 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 28E 21' 49" E THROUGH THE RIGHT-OF-WAY OF AUSTIN'S COLONY PARKWAY FOR A DISTANCE OF 515.16 FEET TO A POINT ON THE EAST LINE OF AUSTIN'S COLONY PARKWAY MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: THROUGH SAID REMAINDER OF 333.4 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86E 15' 59" FOR AN ARC DISTANCE OF 37.64 FEET (CHORD BEARS: S 38E 33' 08" E – 34.18 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: CONTINUING THROUGH SAID REMAINDER OF 333.4 ACRE TRACT FOR THE FOLLOWING CALLS:

S 81E 41' 08" E, 10.00 FEET FROM AND PARALLEL TO THE NORTH LINE OF HARVEY MITCHELL SCHOOL DRIVE, FOR A DISTANCE OF 197.81 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 890.00 FEET;

ALONG SAID CURVE, 10.00 FEET FROM AND PARALLEL TO THE NORTH LINE OF HARVEY MITCHELL SCHOOL DRIVE AND THE EXTENSION THEREOF, THROUGH A CENTRAL ANGLE OF 29E 02' 45" FOR AN ARC DISTANCE OF 451.18 FEET (CHORD BEARS: N 83E 47' 29" e – 446.37 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF ANOTHER COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 981.40 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19E 02' 22" FOR AN ARC DISTANCE OF 326.12 FEET (CHORD BEARS: N 59E 44' 56" E – 324.62 FEET) TO THE ENDING POINT OF SAID CURVE;

N 50E 13' 45" E FOR A DISTANCE OF 540.14 FEET TO A POINT;

S 39E 46' 15" E FOR A DISTANCE OF 80.00 FEET TO A POINT;

N 50E 13' 45" E FOR A DISTANCE OF 332.50 FEET TO A POINT;

S 47E 24' 57" E FOR A DISTANCE OF 1063.95 FEET TO A POINT;

S 08E 50' 47" E FOR A DISTANCE OF 509.13 FEET TO A POINT;

S 40E 30' 03" W FOR A DISTANCE OF 199.52 FEET TO A POINT;

N 52E 56' 52" W FOR A DISTANCE OF 1014.50 FEET TO A POINT;

N 63E 22' 33" W FOR A DISTANCE OF 346.80 FEET TO A POINT;

N 39E 46' 15" W FOR A DISTANCE OF 219.40 FEET TO A POINT;

S 50E 13' 45" W FOR A DISTANCE OF 185.75 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1061.40 FEET;

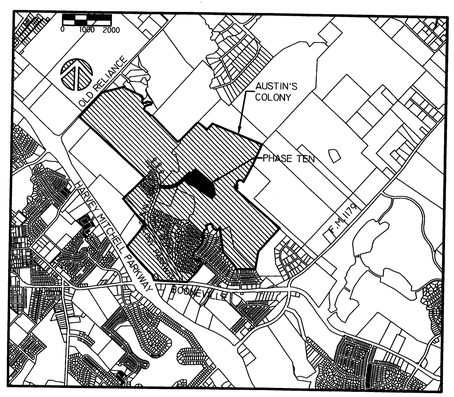
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19E 02' 22" FOR AN ARC DISTANCE OF 352.70 FEET (CHORD BEARS: S 59E 44' 56" W – 351.08 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF ANOTHER CLOCKWISE CURVE HAVING A RADIUS OF 970.00 FEET, SAID POINT MARKING THE NORTHEAST CORNER OF A CALLED 10.54 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN I.S.D. PUBLIC FACILITY CORPORATION RECORDED IN VOLUME 3155, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE NORTHERLY LINE OF SAID 10.54 ACRE TRACT, SAME BEING THE SOUTH LINE OF HARVEY MITCHELL SCHOOL DRIVE, AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29E 02' 46" FOR AN ARC DISTANCE OF 491.74 FEET (CHORD BEARS: S 83E 47' 29" W –486.49 FEET) TO THE ENDING POINT OF SAID CURVE;

THENCE: N 81E 41' 08" W CONTINUING ALONG THE SOUTH LINE OF HARVEY MITCHELL SCHOOL DRIVE FOR A DISTANCE OF 197.20 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86E 48' 02" FOR AN ARC DISTANCE OF 37.87 FEET (CHORD BEARS: S 54E 54' 51" W – 34.35 FEET) TO A POINT ON THE EAST LINE OF AUSTIN'S COLONY PARKWAY MARKING THE ENDING POINT OF SAID CURVE, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1050.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06E 55' 59" FOR AN ARC DISTANCE OF 127.05 FEET (CHORD BEARS: N 08E 18' 51" E – 126.98 FEET) TO THE POINT OF BEGINNING CONTAINING22.313 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARINGS OF SAID 10.54 ACRE BRYAN I.S.D. TRACT, 3155/1, AND SAID 10.16 ACRE RIGHT-OF-WAY TRACT, 3692/120.



FINAL PLAT
AUSTIN'S COLONY PHASE TEN A & B
22.313 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE: 1"=100' ~ MAY 23, 2006

OWNER & DEVELOPER:
MARK J. CARRABBA, VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP
4104 HWY 21 EAST
BRYAN, TX 77802
979-778-8850

SURVEYED BY:
KERR SURVEYING COMPANY
505 CHURCH STREET
COLLEGE STATION, TX 77842
979-268-3195

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TX 77840
979-693-1100

Received
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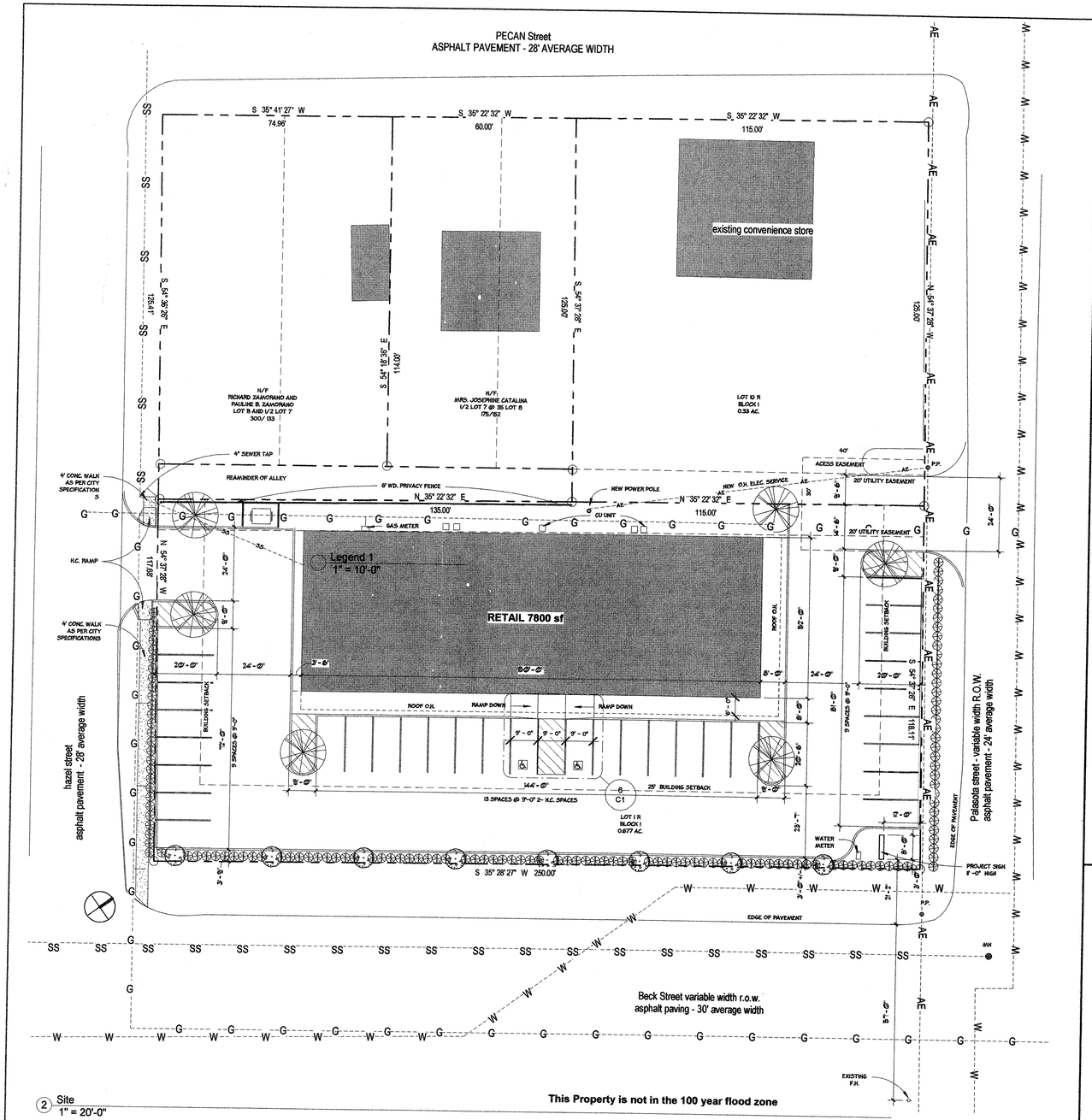
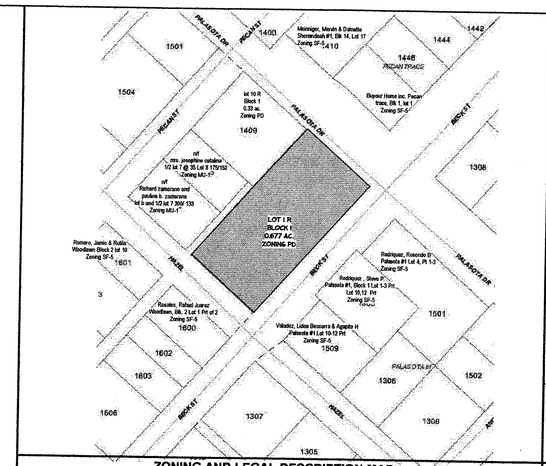
MAY 24 2006
Development & Engineering Services
Development & Engineering Services

FP06-10

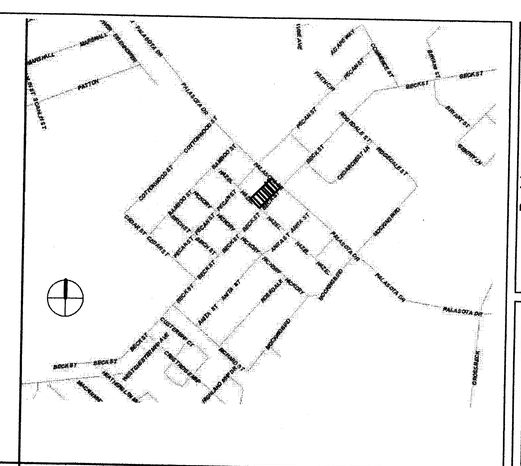


2 Site
1" = 20'-0"

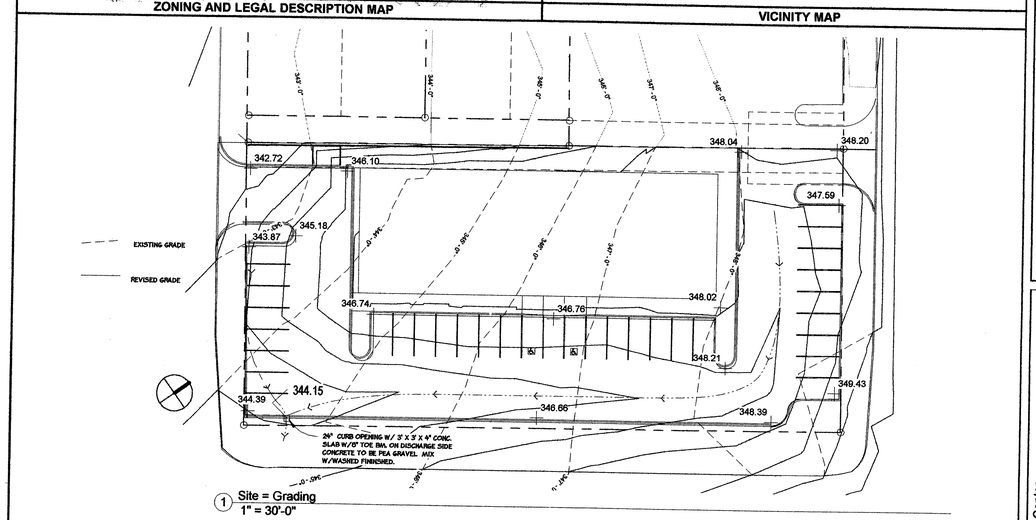
This Property is not in the 100 year flood zone



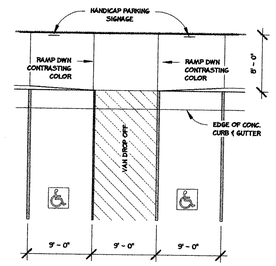
ZONING AND LEGAL DESCRIPTION MAP



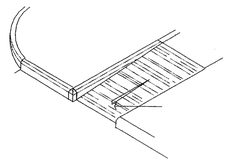
VICINITY MAP



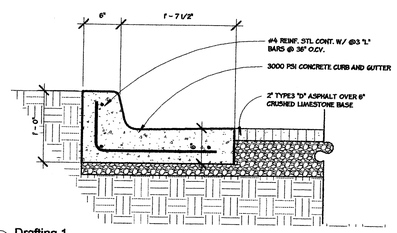
1 Site = Grading
1" = 30'-0"



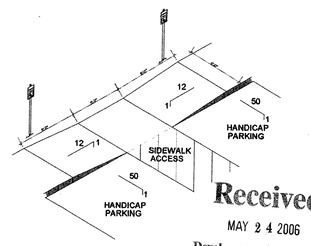
6 Handicap Parking
1" = 10'-0"



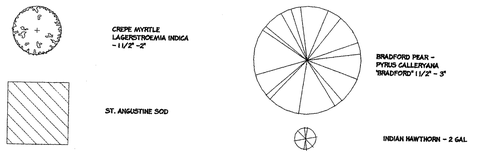
5 H.C. Ramp @ curb
1/4" = 1'-0"



3 Drafting 1
1" = 1'-0"



4 Handicap Parking Isometric
1/8" = 1'-0"



Parking Requirements

Building Use Mercantile

Required parking - 7,800 sf / 250 sf per space = 32 spaces
Provided Parking - 9' x 20 space = 31
H.C. spaces = 2
33 spaces

Landscape Requirements

Impervious cover- Allowance- 29,473 sf @ 90% = 26,526 sf

Actual - building - 7,800 sf
Parking - 16,384 sf
Sidewalk - 1,616 sf
Actual Total - 25,800 sf

Planting requirements - 29,473 sf x 15% = 4,420 sf

Trees - 4,420 sf x 50% = 2,210 sf
50% Canopy Trees 1,105 sf / 200 sf/tree = 6 trees
50% Non Canopy Trees - 1,105 sf / 150 sf/tree = 8 trees

Right a way Screening - 403 lf / 3 = 134 shrubs

Sheet Issue Date: 05/23/06
Drawn By: BS

Revision

WCS architects interiors
P.O.Box 3652 3200 Crane Ave. BRYAN, Tx 77801 off 979 779-3336 fax 979.779-3424

Palasota Center
1500 Beck Street
Bryan, Texas 77803

SHEET NAME
Site Plan

Owner
Attiq Kahn

REGISTERED ARCHITECT
10422
STATE OF TEXAS
5/24/06

SP06-29

C1

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Development & Engineering Services

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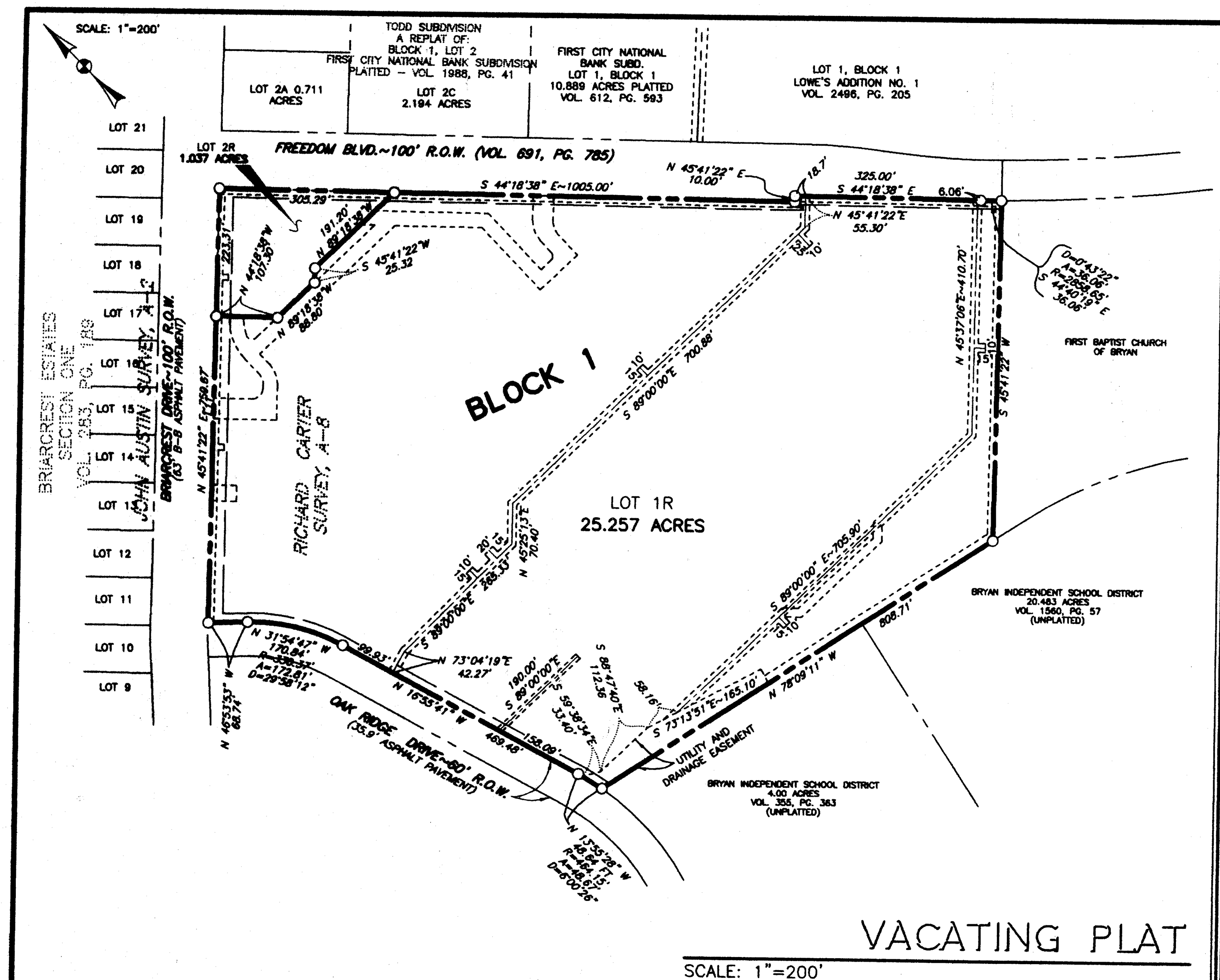
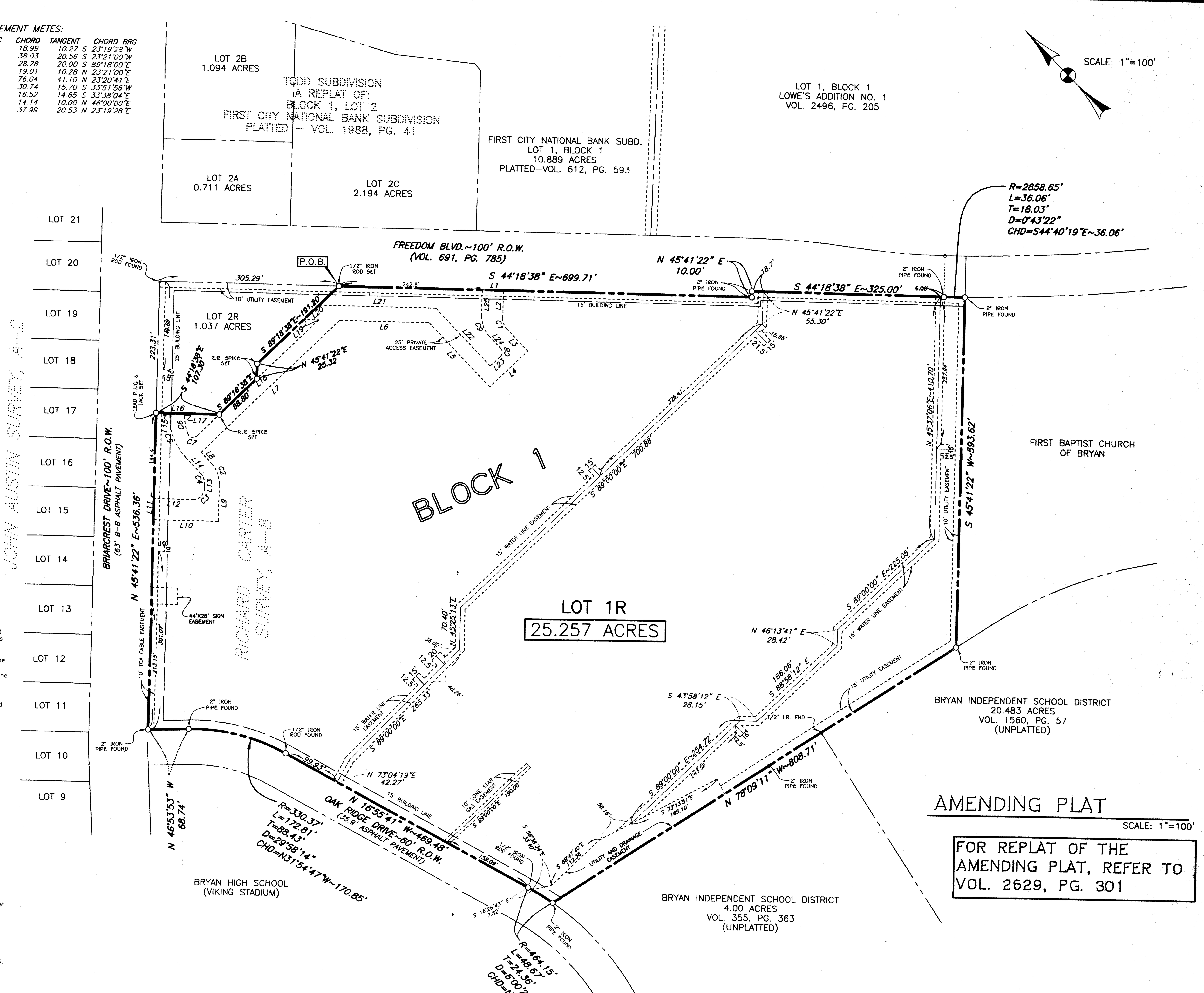


25' ACCESS EASEMENT METES:

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	44°38'56"	25.00	19.48	18.99	10.27	S 23°19'28"W
2	44°42'00"	50.00	39.01	38.03	20.56	S 23°21'00"W
3	90°00'00"	20.00	31.42	28.28	20.00	S 89°18'00"E
4	44°42'00"	25.00	19.50	19.01	10.28	N 23°21'00"E
5	44°41'22"	100.00	78.00	76.04	41.10	N 23°20'41"E
6	23°38'53"	75.00	30.96	30.74	15.70	S 33°51'56"W
7	111°21'07"	10.00	19.43	16.52	14.65	S 33°38'04"E
8	90°00'00"	10.00	15.71	14.14	10.00	N 46°00'00"E
9	44°38'56"	50.00	38.96	37.99	20.53	N 23°19'28"E

25' ACCESS EASEMENT METES:

LINE	BEARING	DIST.
1	S 44°18'38"E	36.00
2	S 45°38'56"W	47.37
3	S 01°00'00"W	51.86
4	N 89°00'00"W	88.50
5	N 01°00'00"E	149.16
6	N 44°18'38"W	151.85
7	N 89°18'38"W	325.05
8	S 01°00'00"W	25.56
9	S 45°42'00"W	62.53
10	N 44°18'00"W	110.54
11	N 45°41'22"E	36.00
12	S 44°18'00"E	65.55
13	N 45°42'00"E	6.53
14	N 01°00'00"E	37.30
15	N 45°41'22"E	3.44
16	S 44°18'38"E	25.00
17	S 45°41'22"W	3.44
18	S 89°18'38"E	285.52
19	N 44°18'38"W	25.32
20	S 89°18'38"E	35.36
21	S 44°18'38"E	197.96
22	S 01°00'00"W	134.59
23	S 89°00'00"E	23.50
24	N 01°00'00"E	27.45
25	N 45°38'56"W	43.37



FOR REPLAT OF THE AMENDING PLAT, REFER TO VOL. 2629, PG. 301

CERTIFICATION OF THE SURVEYOR

I. S. M. Kling, Registered Professional Land Surveyor No. 2003, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S. M. Kling, R.P.L.S. No. 2003

STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ______ day of __________________________, 2006.

City Planner, City of Bryan, Texas.

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City 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 and was approved on the _____ day of _____________, 2006.

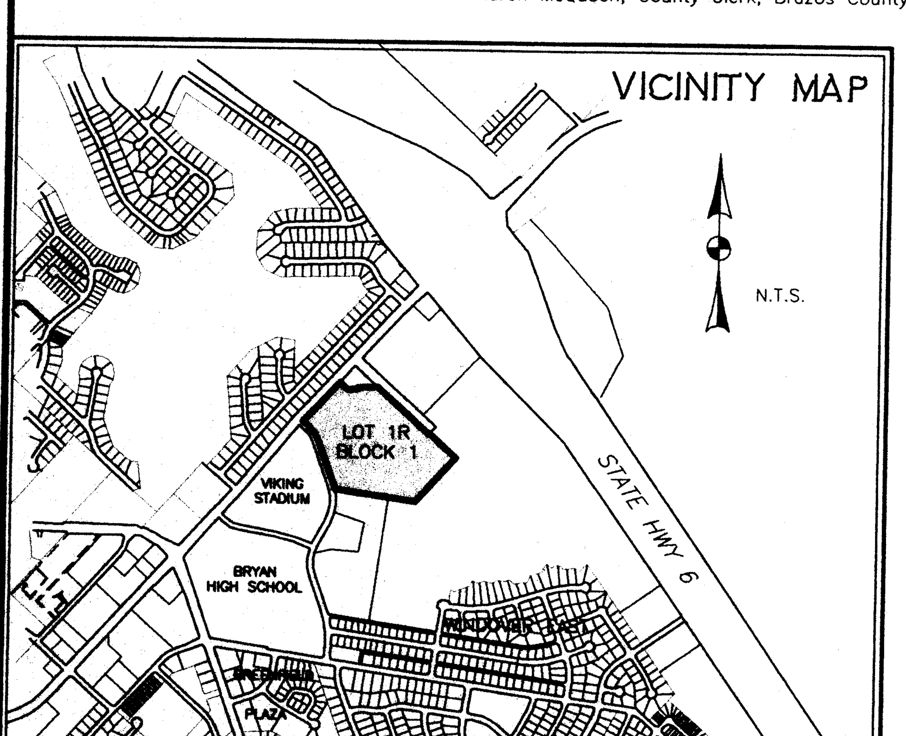
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, 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 ______ day of __________________________, 2006, in the Official Records of Brazos County, Texas, in Volume ________, Page ________.

Karen McQueen, County Clerk, Brazos County, Texas



Amending Plat
Lot 1R, Block 1
25.257 Acres
Briarcrest Wal-Mart Subdivision
Richard Carter Survey, A-8
Bryan, Brazos County, Texas

Field notes of a 25.257 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being All of Lot 1R, Block 1; Replat of the Amending Plat of Lot 1A, Block 1 (26.294 Acres), Briarcrest Wal-Mart Subdivision according to the plat recorded in Volume 2629, Page 301, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

COMMENCING at the 1/2" iron rod found marking the north corner of Lot 2R, Block 1, of the abovementioned Replat of the Amending Plat (Vol. 2629, Pg. 301) same being at the intersection of the southeast right-of-way line of Briarcrest Drive (100' right-of-way) with the southwest right-of-way line of Freedom Boulevard (100' R.O.W.), according to the plat recorded in Volume 691, Page 785, of the Deed Records of Brazos County, Texas;

THENCE S 44° 18' 38" E along the southwest right-of-way line of Freedom Boulevard for a distance of 305.29 feet to a 1/2" iron rod set at the east corner of Lot 2R, same being the northeast corner of Lot 1R for the Point of Beginning of this description;

THENCE continuing along the southwest and southeast right-of-way lines of Freedom Boulevard as follows:

S 44° 18' 38" E 699.71 feet to a 2" iron pipe found at a south corner of Freedom Boulevard,

N 45° 41' 22" E 10.00 feet to a 2" iron pipe found in the southwest right-of-way line of the extension of Freedom Boulevard according to the plat of Briarcrest Wal-Mart Subdivision recorded in Volume 1680, Page 313, of the Official Records of Brazos County, Texas;

THENCE continue along the southwest right-of-way line of Freedom Boulevard as follows:

S 44° 18' 38" E 325.00 feet to a 2" iron pipe found for the beginning of a curve concave to the northeast, having a radius of 2858.65 feet,

Southeasterly along said curve, for an arc length of 36.06 feet to a 2" iron pipe found, the chord bears S 44° 40' 19" E 36.06 feet;

THENCE S 45° 41' 22" W parallel with Briarcrest Drive, for a distance of 593.62 feet to a 2" iron pipe found in the northeast line of a 20.483 acre tract described in the deed from Windover Company of Bryan to Bryan Independent School District, recorded in Volume 1560, Page 57, of the Official Records of Brazos County, Texas;

THENCE N 78° 09' 11" W along the northeast line of the beforementioned 20.483 acre tract, at a distance of 270.74 feet, pass a 1/2" iron rod found marking the north corner of the said 20.483 acre tract, same being the east corner of a 4.00 acre tract described in the deed to Bryan Independent School District recorded in Volume 355, Page 363, of the Deed Records of Brazos County, Texas, continue along the northeast line of said 4.00 acre tract, at a distance of 375.11 feet, pass a 2" iron pipe found at the south corner of the beforementioned Lot 1A, Block 1, Amending Plat of Briarcrest Wal-Mart Subdivision, continue on for a total distance of 808.71 feet to a 2" iron pipe found in the east right-of-way line of Oak Ridge Drive (60' right-of-way), same being in a curve concave to the west, having a radius of 464.15 feet;

THENCE along the east right-of-way line of Oak Ridge Drive, as follows:

Northwesterly along said curve, for an arc length of 48.67 feet to a 1/2" iron rod found marking the end of this curve, the chord bears N 13° 55' 28" W 48.64 feet,

N 16° 55' 41" W 469.48 feet to a 1/2" iron rod found marking the beginning of a curve, concave to the southwest, having a radius of 330.37 feet,

Northwesterly along said curve, for an arc length of 172.81 feet to a 2" iron pipe found for the end of this curve, the chord bears N 31° 54' 47" W 170.85 feet,

N 46° 53' 53" W 68.74 feet to a 2" iron pipe found at the west corner of the beforementioned Lot 1A, Block 1 – 26.294 Acres, same being the intersection of the northeast right- of-way line of Oak Ridge Drive with the southeast right-of-way line of Briarcrest Drive;

THENCE N 45° 41' 22" E along the southeast right-of-way line of Briarcrest Drive, for a distance of 536.36 feet to a lead plug & tack set;

THENCE along the common line between the beforementioned Lot 2R and Lot 1R and across the existing asphalt pavement as follows:

S 44° 18' 38" E for a distance of 107.30 feet to a Railroad Spike Set;

S 89° 18' 38" E for a distance of 88.80 feet to a Railroad Spike Set;

N 45° 41' 22" E for a distance of 25.32 feet to a Railroad Spike Set;

S 89° 18' 38" E for a distance of 191.20 feet to the PLACE OF BEGINNING, containing 25.257 acres of land, more or less.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF ARKANSAS
COUNTY OF BENTON

I, John Thompson, Senior Realty Manager of Wal-Mart Stores, Inc., Owner and Developer of Lot 1R, Block 1, Amending Plat of Lot 1A, Block 1, Briarcrest Wal-Mart Subdivision, Volume 1917, Page 7 of the Official Records of Brazos County, Texas, and designated herein as Replat of the Amending Plat, Lot 1A, Block 1, Briarcrest Wal-Mart, 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.

Owner – John Thompson, Senior Realty Manager
Wal-Mart Stores, Inc.

STATE OF ARKANSAS
COUNTY OF BENTON

Before me, the undersigned authority, on this day personally appeared John Thompson, Senior Realty Manager of Wal-Mart Stores, Inc., 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 purposes and considerations therein stated. Given under my hand and seal this ____ day of ______________________, 2006.

Notary Public in and for the State of Arkansas

Printed Name:_______________________________
My Commission Expires: ____________________

THE PURPOSE OF THIS AMENDING PLAT IS TO MODIFY THE SOUTHERN 10' WIDE WATER LINE EASEMENT. THERE ARE NO CHANGES TO THE PERIMETER BOUNDARY LINE OF LOT 1R.

Notes:

1. The subject tract is located upstream from the "Limit of Study" according to the Flood Insurance Rate Map of Brazos County, Texas and Incorporated Areas, Community No. 480082, Panel No. 0142 C, Effective Date: July 2, 1992, therefore no definitive floodplain statement can be made.
2. Basis of bearings is the southwest line of Freedom Blvd. as recorded in Volume 691, Page 785 with a bearing of S 44°18'38" E.
3. 1/2" iron rods or 2" pipe set or found at all corners.
4. There shall be a 5 foot sideline and rear setback line on all lot lines
5. Land use is Retail.

AMENDING PLAT
LOT 1R, BLOCK 1
BRIARCREST WAL-MART SUBDIVISION
25.257 ACRES
RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100' FEBRUARY, 2006

OWNER & DEVELOPER:
WAL-MART STORES, INC.
JOHN THOMPSON, SENIOR REALTY MANAGER
702 SOUTHWEST 8th STREET
BENTONVILLE, ARKANSAS 72716
PHONE: (479) 277-1159

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

Received
MAY 19 2006
Development & Engineering Services

AP06-04 #2