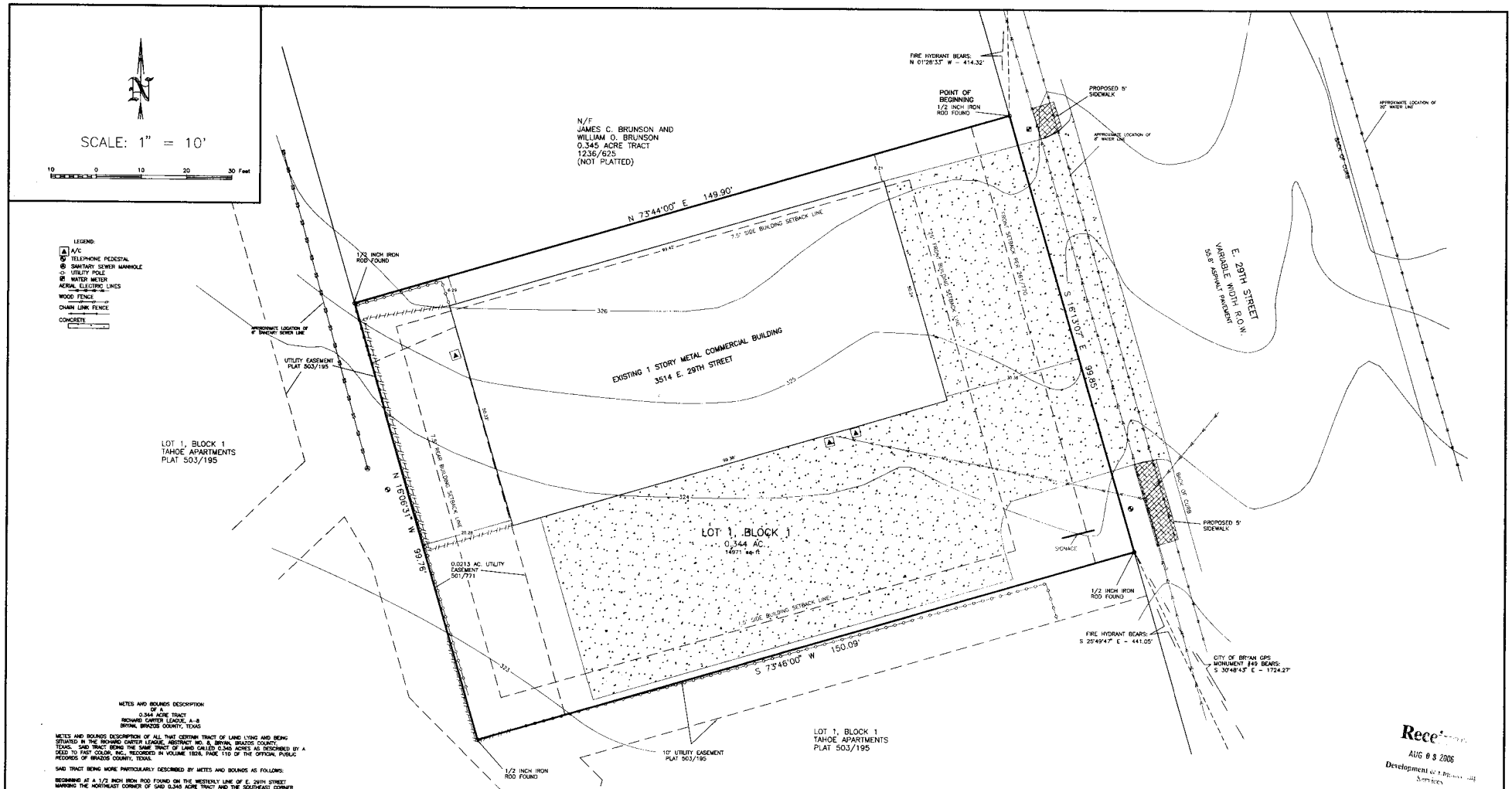


METES AND BOUNDS DESCRIPTION
OF A
0.344 ACRE TRACT
RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND CALLED 0.345 ACRES AS DESCRIBED BY A DEED TO FAST COLOR, INC., RECORDED IN VOLUME 1826, PAGE 110 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE WESTERLY LINE OF E. 29TH STREET MARKING THE NORTHEAST CORNER OF SAID 0.345 ACRE TRACT AND THE SOUTHEAST CORNER OF ANOTHER CALLED 0.345 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES C. BRUNSON AND WILLIAM O. BRUNSON RECORDED IN VOLUME 1236, PAGE 625 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 16° 13' 07" E ALONG THE WESTERLY LINE OF E. 29TH STREET FOR A DISTANCE OF 99.85 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID FIRST 0.345 ACRE TRACT AND A NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, TAHOE APARTMENTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 503, PAGE 195 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 73° 46' 00" W ALONG THE COMMON LINE OF SAID FIRST 0.345 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 150.09 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID FIRST 0.345 ACRE TRACT AND AN INTERIOR CORNER OF SAID LOT 1;

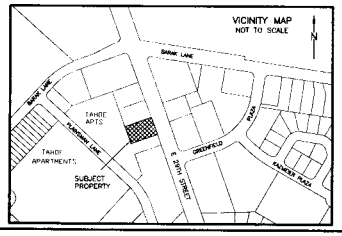
THENCE: N 16° 06' 31" W CONTINUING ALONG THE COMMON LINE OF SAID FIRST 0.345 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 99.76 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID FIRST AND SECOND CALLED 0.345 ACRE TRACTS;

THENCE: N 73° 44' 00" E ALONG THE COMMON LINE OF SAID 0.345 ACRE TRACTS FOR A DISTANCE OF 149.90 FEET TO THE POINT OF BEGINNING CONTAINING 0.344 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND JUNE 2006. THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF FIRST SAID 0.345 ACRE TRACT, 1826/110.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARING OF 1236/625.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410013A C, DATED JULY 2, 1992.
3. SUBJECT PROPERTY IS CURRENTLY ZONED "C-2" - RETAIL DISTRICT.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND STANDARDS.
5. CONTOURS SHOWN HEREON OVERLAID AND INTERPOLATED FROM CITY OF BRYAN DIGITAL MAPS.



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AUG 03 2006
Development [illegible]
Services

PRELIMINARY PLAN

OF

LOT 1, BLOCK 1

GestHand CAPITAL ADDITION

0.344 ACRES, RICHARD CATER LEAGUE, A-8

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 10 FEET
SURVEY DATE: 06-16-06
PLAT DATE: 07-17-06
REVISED: 08-02-06
JOB NUMBER: 06-468
CAD NAME: 06-468P
CR5 FILE: 06-358 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: GestHand CAPITAL, LLC
4705 ST. ANDREWS
COLLEGE STATION, TEXAS 77845
PHONE (979) 258-6882

PP 06-15 #2