

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF \_\_\_\_\_
COUNTY OF \_\_\_\_\_
I (We), \_\_\_\_\_ the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_, 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 for the purposes identified.

Owner \_\_\_\_\_
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing 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 \_\_\_\_\_, 20\_\_\_\_.
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chairman, Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY PLANNER
I, 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 \_\_\_\_\_, 20\_\_\_\_.

City Planner, 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 \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

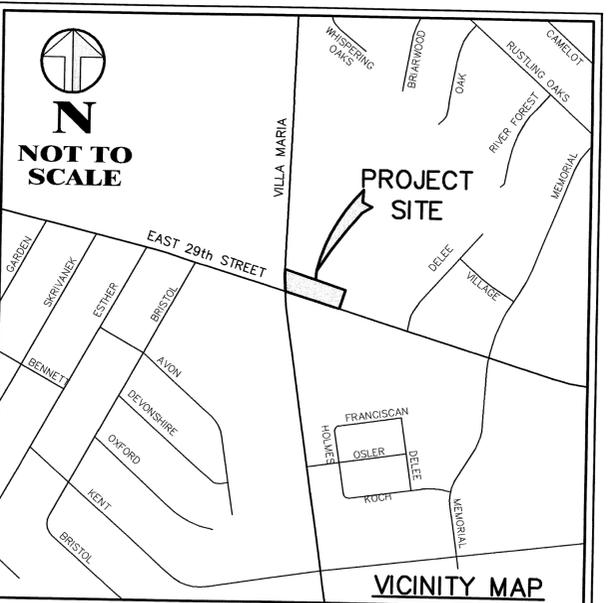
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, \_\_\_\_\_ Registered Public Surveyor No. \_\_\_\_\_ 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.

Registered Public Land Surveyor



- FINAL PLAT NOTES:
1. (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
2. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO.'s. 48041C 0141C & 0142C, JULY 2, 1992.
3. SETBACKS ARE AS SPECIFIED IN THE SUBDIVISION DEVELOPMENT ORDINANCE (NO. 1074), AMENDED BY (NO. 1261) EFFECTIVE DECEMBER 8, 2000.
4. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.
5. NO IMPROVEMENTS ON THIS PROPERTY ENCRONCH ON ADJACENT PROPERTY NOR DO ANY IMPROVEMENTS ON ADJACENT PROPERTY ENCRONCH ON THIS PROPERTY, EXCEPT AS SHOWN.

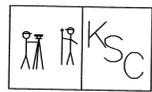
METES AND BOUNDS DESCRIPTION
OF A
0.874 ACRE TRACT
JOHN AUSTIN LEAGUE, A-9
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 9, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 0.8632 ACRE TRACT AS DESCRIBED BY A DEED TO PANAGIOTIS KOUNTAKIS RECORDED IN VOLUME 1687, PAGE 94 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 EAST LINE OF VILLA MARIA ROAD (100' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID 0.8632 ACRE TRACT AND A SOUTHWEST CORNER OF LOT 2, BLOCK 1, CRESTVIEW REST HOME SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 648, PAGE 257 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;
THENCE: S 73° 35' 52" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 0.8632 ACRE TRACT FOR A DISTANCE OF 226.84 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 0.8632 ACRE TRACT;
THENCE: S 17° 13' 50" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 0.8632 ACRE TRACT FOR A DISTANCE OF 56.24 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 3, BLOCK 1, CRESTVIEW REST HOME SUBDIVISION;
THENCE: S 17° 16' 45" W ALONG THE COMMON LINE OF SAID 0.8632 ACRE TRACT AND SAID REMAINDER OF LOT 3 FOR A DISTANCE OF 134.20 FEET TO A 5/8 INCH IRON ROD SET ON THE EXISTING NORTHEAST LINE OF E. 29TH STREET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;
THENCE: N 72° 38' 04" W ALONG THE EXISTING NORTHEAST LINE OF E. 29TH STREET (75' R.O.W. AT THIS POINT) FOR A DISTANCE OF 176.51 FEET TO A 5/8 INCH IRON ROD SET ON THE EAST LINE OF VILLA MARIA ROAD MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
THENCE: N 02° 11' 10" E ALONG THE EAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING CONTAINING 0.874 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MARCH, 2006. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED MARCH, 2006. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

FINAL PLAT OF PETE'S EXXON

LOT 1, BLOCK ONE
0.874 ACRES
INCLUDING ALL OF A
CALLED 0.8632 ACRE TRACT
VOLUME 1687, PAGE 94
JOHN AUSTIN LEAGUE, A-9
BRYAN, BRAZOS COUNTY, TEXAS
SURVEYED: MARCH 12, 2006

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



RABON METCALF ENGINEERING

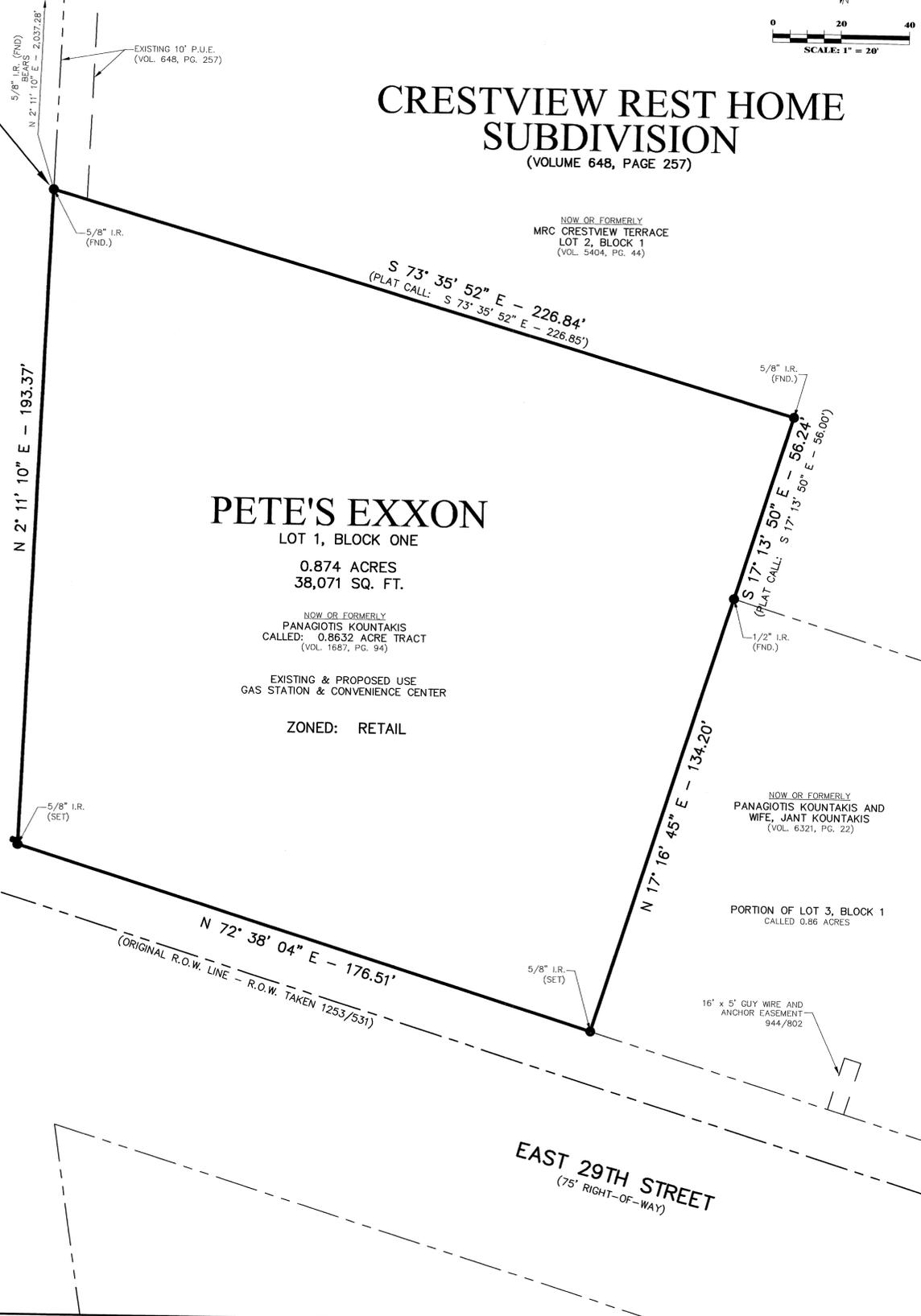
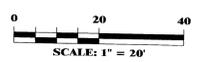
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: mengineer@verizon.net

Table with client information: PREMIER BUILDERS, INC., C/O CHARLES TAYLOR, III, 2402 BROADMOOR BLDG. D, STE. 101, BRYAN, TX 77802. Includes contact info and project details.

FP06-05

P.O.B.
GPS MONUMENT NO. 34
ELEVATION = 340.71' (NGVD 29)
N 8° 42' 32" W - 4,877.06'
DESCRIPTION: BRASS CAP IN CONCRETE MARKER LOCATED ON THE SOUTHEAST CORNER OF INTERSECTION OF WILLIAM JOEL BRYAN PARKWAY & JULY STREET

CRESTVIEW REST HOME SUBDIVISION (VOLUME 648, PAGE 257)



EAST VILLA MARIA (100' RIGHT-OF-WAY)

N 2° 11' 10" E - 193.37'

PETE'S EXXON LOT 1, BLOCK ONE

0.874 ACRES
38,071 SQ. FT.

NOW OR FORMERLY PANAGIOTIS KOUNTAKIS CALLED: 0.8632 ACRE TRACT (VOL. 1687, PG. 94)

EXISTING & PROPOSED USE GAS STATION & CONVENIENCE CENTER

ZONED: RETAIL

NOW OR FORMERLY MRC CRESTVIEW TERRACE LOT 2, BLOCK 1 (VOL. 5404, PG. 44)

S 73° 35' 52" E - 226.84'
(PLAT CALL: S 73° 35' 52" E - 226.85')

5/8" I.R. (FND.)

S 17° 13' 50" E - 56.24'
(PLAT CALL: S 17° 13' 50" E - 56.00')

1/2" I.R. (FND.)

NOW OR FORMERLY PANAGIOTIS KOUNTAKIS AND WIFE, JANT KOUNTAKIS (VOL. 6321, PG. 22)

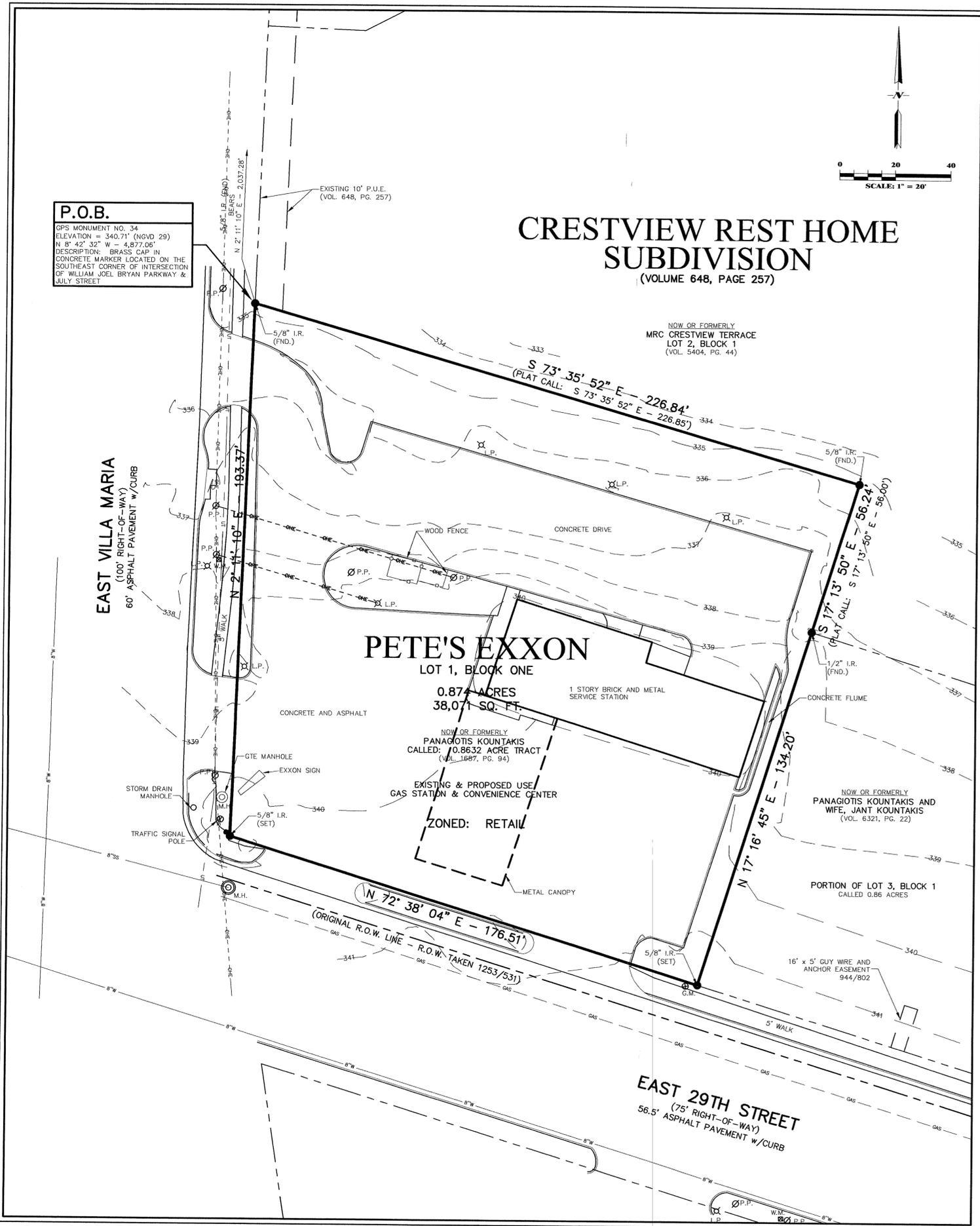
PORTION OF LOT 3, BLOCK 1 CALLED 0.86 ACRES

16' x 5' GUY WIRE AND ANCHOR EASEMENT 944/802

N 72° 38' 04" E - 176.51'
(ORIGINAL R.O.W. LINE - R.O.W. TAKEN 1253/531)

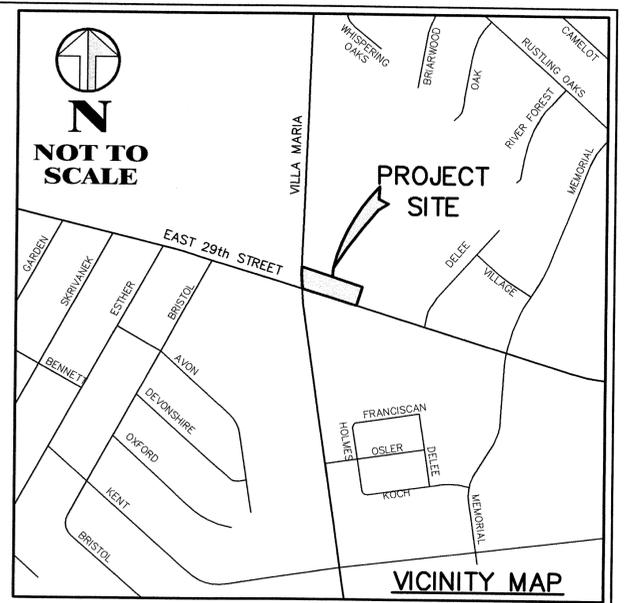
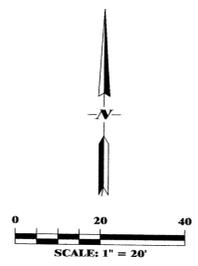
5/8" I.R. (SET)

EAST 29TH STREET (75' RIGHT-OF-WAY)



**P.O.B.**  
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**CRESTVIEW REST HOME SUBDIVISION**  
 (VOLUME 648, PAGE 257)



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 BRYAN, BRAZOS COUNTY, TEXAS

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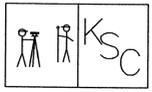
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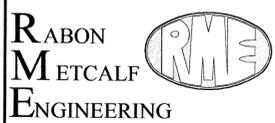
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 JOHN AUSTIN LEAGUE, A-9  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SURVEYED: MARCH 12, 2006



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



**RABON METCALF ENGINEERING**  
 POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: rmenginc@verizon.net

CLIENT INFORMATION	
PREMIER BUILDERS, INC. C/O CHARLES TAYLOR, III 2402 BROADMOOR BLDG. D, STE. 101 BRYAN, TX 77802 OFF: (979) 776-2212 FAX: (979) 776-2214	
FILENAME: 0269PPIA	SCALE: 1" = 20'
SUBMITTAL DATE: MARCH 21, 2006	
DRAWN BY: C.E.H.	
CHECKED BY: R.A.M.	
FIELD BOOK: N/A	PAGES: N/A
RABON METCALF ENGINEERING CLIENT NO.	PROJECT NO.
199 - 0274	

PP06-06