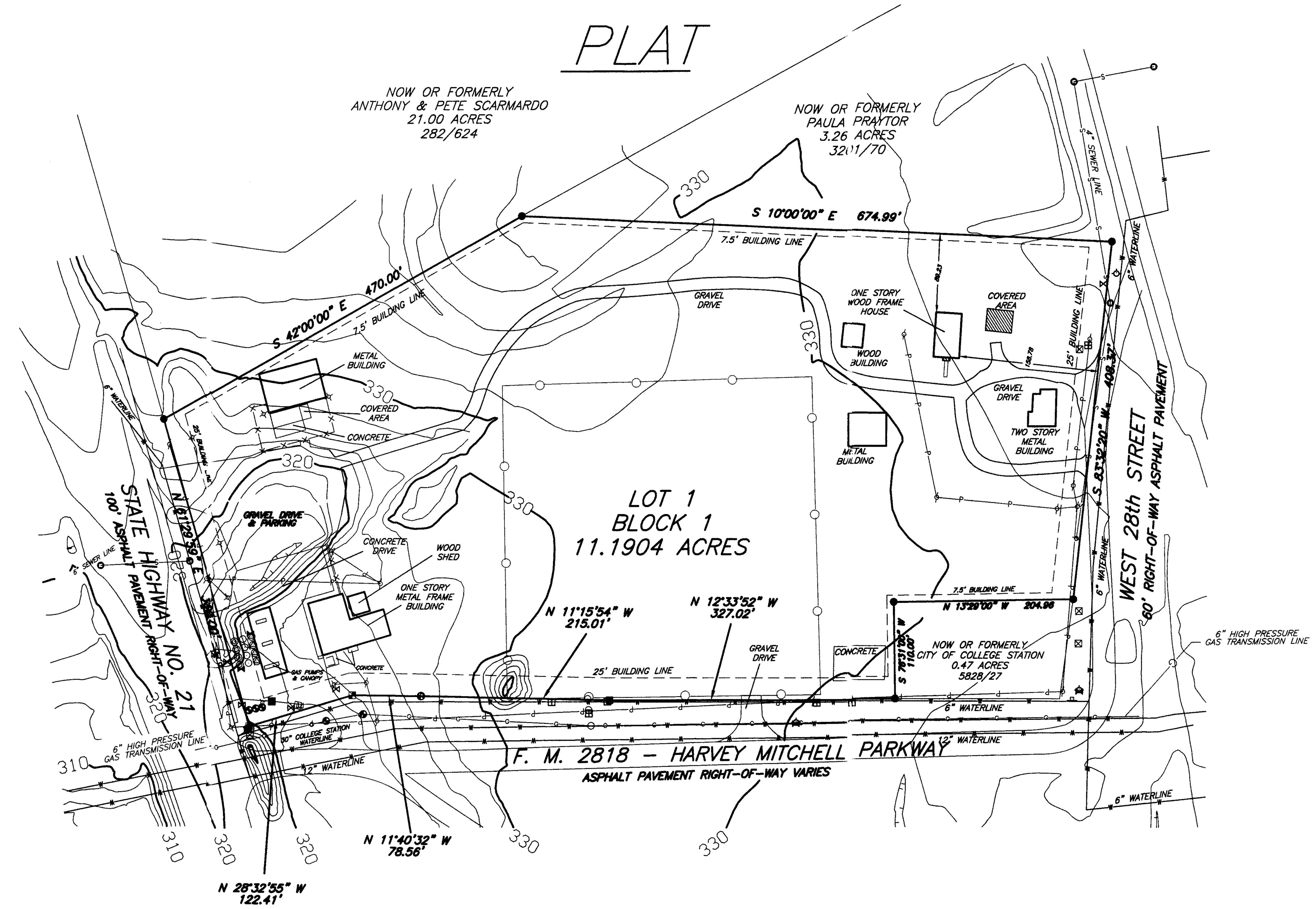
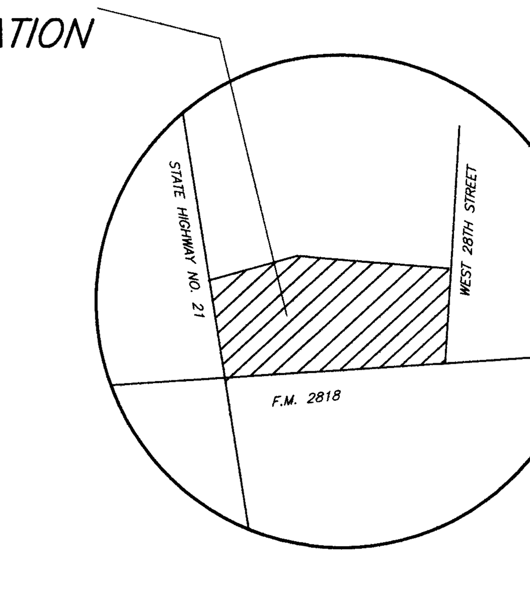
PLAT



NOTE:

1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON PREVIOUS DEED RECORDED IN 255/496 AND THE SUBDIVISION PLAT RECORDED IN 3971/175.
2) THIS TRACT DOES NOT APPEAR TO BE IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0129 C MAP NO. 48041C0129 C, EFFECTIVE DATE: JULY 2, 1992.
3) ALL SETBACKS SHALL BE IN ACCORDANCE WITH APPLICABLE CITY OF BRYAN ORDINANCES AND REGULATIONS.
4) THIS PROPERTY IS CURRENTLY ZONED C-3.
5) DRAWING SCALE 1"=100'

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF BRAZOS

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 hereon for the purposes identified.

____
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

I, the undersigned, City Engineer of the City of Bryan, State of Texas, 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

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

STATE OF TEXAS
COUNTY OF BRAZOS

I, ______________________, the 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 of the _________day of ______________, 20____ by said Commission.

____
Chari, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF BRAZOS

I, ______________________, the 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 in Volume ________, Page ______.

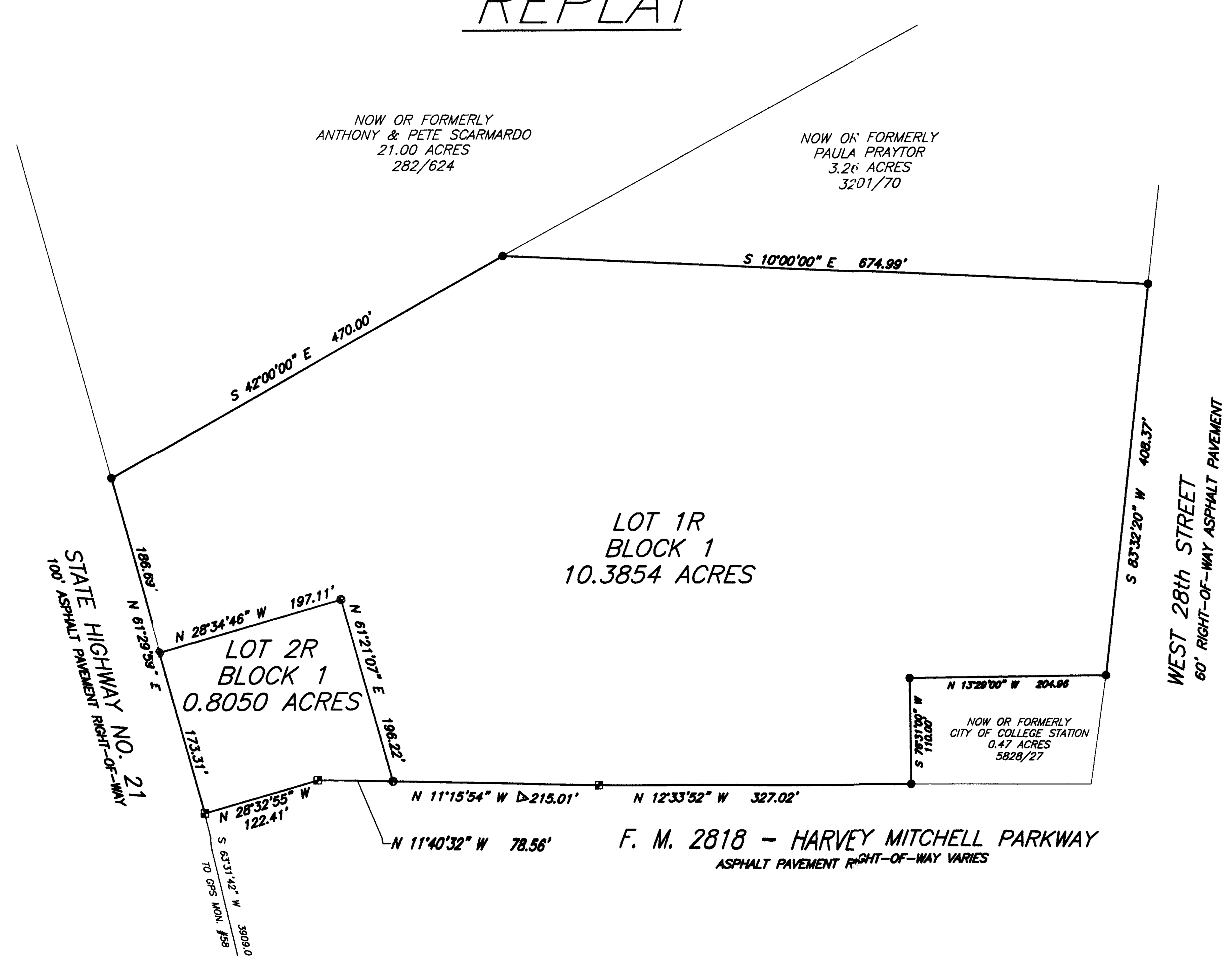
____
County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

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 _____________, 20____.

____
City Planner
Bryan, Texas

REPLAT



LEGEND

- 5/8" IRON ROD SET
- WATER METER
- GAS METER
- POWER POLE
- LIGHT POLE
- ELEC. METER
- FIRE HYDRANT
- SS MANHOLE
- STM MANHOLE
- WATER VALVE
- GUY WIRE
- SIGN
- TELEPHONE BOX
- FENCE
- SET BACK LINE
- PROPERTY LINE
- CONCRETE MONUMENT
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- COMPRESSED AIR MACHINE
- MONITORING WELL
- GAS TANK INLET
- GAS TANK ACCESS–CIRCULAR
- GAS TANK ACCESS–SQUARE
- PAY PHONE

METES AND BOUNDS DESCRIPTION
OF A 11.1904 ACRE TRACT OF LAND
OUT OF THE
S.F. AUSTIN SURVEY NO.9, A-62
BRAZOS COUNTY, TEXAS

Being a tract of land containing 11.1904 acres, out of the S.F. Austin League No. 9, A-62, Brazos County, Texas, also being Lot One (1), Block One (1) of Get-N-Go Subdivision, according to the plat thereof, as recorded in Volume 3971, Page 175 of the Brazos County Official Records (B.C.O.R.), also being same tract of land, owned by Richard Pena, as recorded in Volume 255, Page 496 of the Brazos County Deed Records (B.C.D.R.), the 11.1904 acre tract being more particularly described as follows:

BEGINNING at a concrete monument found for the most northwesterly corner of this tract, also being the intersection of the northeast right-of-way of F.M. 2818 (West Bypass – also known as Harvey Mitchell Parkway) with the south right-of-way line of State Highway No. 21, said concrete monument being North 63° 37'42" East, a distance of 3,909.02 feet from City of Bryan GPS Monument No. 58;

THENCE North 61°29'59" East, a distance of 360.00 feet along the common line between this tract and the said right-of-way of line of State Highway No. 21 to a 5/8" iron rod found for the most northerly corner of this tract, also being the most westerly corner of the 21.00 acres tract now or formerly owned by Anthony and Pete Scarmardo as recorded in Volume 282, Page 624 of the B.C.D.R.;

THENCE South 42°00'00" East, a distance of 470.00 feet along the common line between this tract and the said 21.00 acres Scarmardo tract, to a 5/8" iron rod found for the most northeasterly corner of this tract, also being a point in the southwest line of the said 21.00 acres Scarmardo tract, also being the most northwesterly corner of the 3.26 acres tract owned by Paula Praytor as recorded in Volume 3201, Page 70 of the B.C.O.R.;

THENCE South 10°00'00" East, a distance of 674.99 feet along the common line between this tract and the said 3.26 acres Praytor tract to a 5/8" iron rod found for the most southeasterly corner of this tract, also being the most southwesterly corner of the said 3.26 acre Praytor tract, also being a point in the north right-of-way line of West 28th Street, a 60' right-of-way;

THENCE South 83°32'20" West, a distance of 408.37 feet along the common line between this tract and the said north right-of-way line of West 28th Street to a 5/8" iron rod found for the most southerly corner of this tract, also being the most southeasterly corner of the 0.47 acres tract owned by the City of College Station, as recorded in Volume 5825, Page 27 of the B.C.O.R., also being a point in the said right-of-way line of West 28th Street;

THENCE North 13°29'00" West, a distance of 204.96 feet along the common line between this tract and the said 0.47 acres City of College Station tract to a 5/8" iron rod found for an interior corner of this tract, also being the most northeasterly corner of the said 0.47 acres City of College Station tract;

THENCE South 76°31'00" West, a distance of 110.00 feet along the common line between this tract and the said 0.47 acres City of College Station tract to a 5/8" iron rod found for the most southwesterly corner of this tract, also being the most northwesterly corner of the said 0.47 acres City of College Station tract, also being a point in the east right-of-way line of the said F.M. 2818 (Harvey Mitchell Parkway);

THENCE along the common line between this tract and the said right-of-way line of F.M. 2818 (Harvey Mitchell Parkway) the following calls and distances:

North 12°33'52" West, a distance of 327.02 feet to a concrete monument found for an angle point of this tract;

North 11°15'54" West, a distance of 215.01 feet to a 1/2" iron rod found for an angle point of this tract;

North 11°40'32" West, a distance of 78.56 feet to a concrete monument found for an angle point of this tract;

North 28°32'55" West, a distance of 122.41 feet to the PLACE OF BEGINNING containing 11.1904 acres.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Dante Carlomagno
Texas Registered Professional
Land Surveyor, Number 1562

STATE OF TEXAS REGISTERED DANTE CARLOMAGNO 1562 PROFESSIONAL LAND SURVEYOR

RECEIVED
JUN 1 4 2011
Development & Engineering Services

REPLAT OF
LOT ONE (1), BLOCK ONE (1)
GET-N-GO SUBDIVISION
INTO
LOTS ONE R (1R) &
TWO R (2R), BLOCK ONE (1)
11.1904 ACRES
S.F. AUSTIN LEAGUE No.9, A-62
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

RICHARD PENA
2902 WEST 28TH STREET
BRYAN, TEXAS 77803
(979) 822-7246

CARLOMAGNO Surveying Inc.
2714 Finfeather Road, Bryan, Texas 77801
Phone 979-775-2873 Fax 979-775-4787 e-mail: cs@carlomagnosurveying.com

DRAWN BY: D.V.(P) & J.B.(RP)	DRAWING NO. 1
JOB # 11085	SHEET 1 OF 1