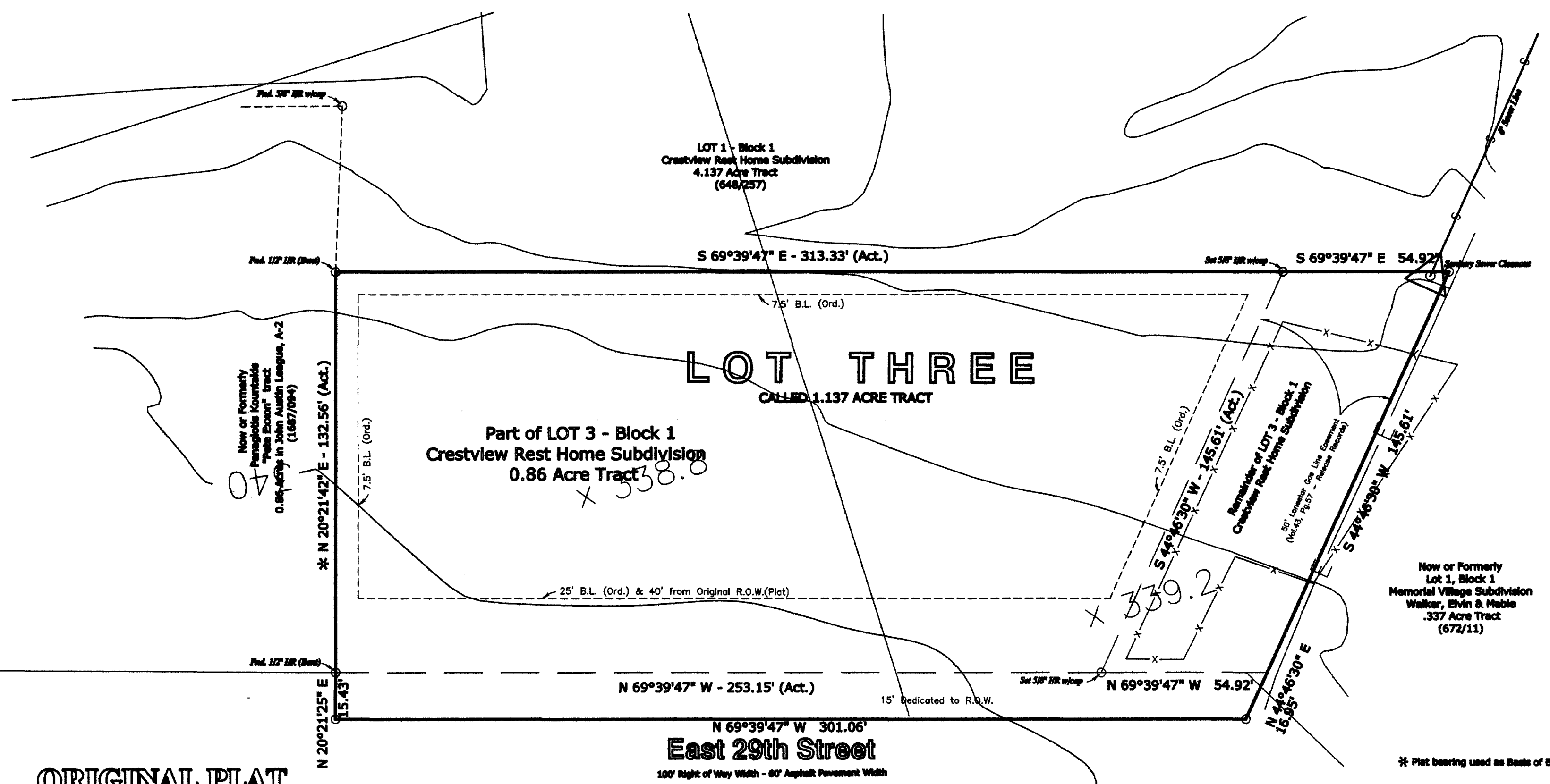


Scale: 1" = 30'



ORIGINAL PLAT

RIGHT-OF-WAY DEDICATION
LOT THREE, BLOCK ONE - CRESTVIEW REST HOME SUBDIVISION
EAST 29TH STREET
1.068 ACRES

Field Notes

Being all of that certain tract or parcel of land, lying and being situated in the John Austin League, Abstract No. 2, Bryan, Brazos County, Texas and being part of that 1.37 Acre Tract called LOT 3, BLOCK ONE OF CRESTVIEW REST HOME SUBDIVISION, Bryan, Brazos County, Texas according to the plat recorded in Volume 648 Page 257 of the Official Records of Brazos County, Texas and being described as follows:

BEGINNING: at a bent 1/2" iron rod found in the northeast right-of-way line of East 29th Street, said iron rod being the most westerly common corner between subject tract and a 0.862 acre tract in the John Austin League, A-2, now or formerly owned by Panagiotis Kountakis as recorded in Volume 6321 Page 22 Official Records of Brazos County;

THENCE: S 69° 39' 47" E - 253.15 feet along the common line between subject tract and said Kountakis tract to a 5/8" iron rod with cap set, said point being a common corner between said Kountakis tract and the 0.167 acre remainder of said Block 1 Lot 3 of the Crestview Resthome Subdivision;

THENCE: S 69° 39' 47" E - 54.92 feet along the common line between subject tract and said Kountakis tract to a 5/8" iron rod with cap set, said point being the northeast corner of the right-of-way dedication, said point being a common corner between said dedication and said remainder of Lot 3;

THENCE: N 44° 46' 30" E - 16.95 feet to a point in the East 29th Street line, said point being the southeastern corner of the dedication;

THENCE: N 69° 39' 47" W - 301.06 feet along East 29th Street to a point, said point being the southwestern corner of the dedication;

THENCE: N 20° 21' 25" E - 15.43 feet to a bent 1/2" iron rod, said point being the PLACE OF BEGINNING; and containing 1.068 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on April 13, 2005.

RIEPLAT

Doc. R. Vol. Pg.
0094 37 04 72

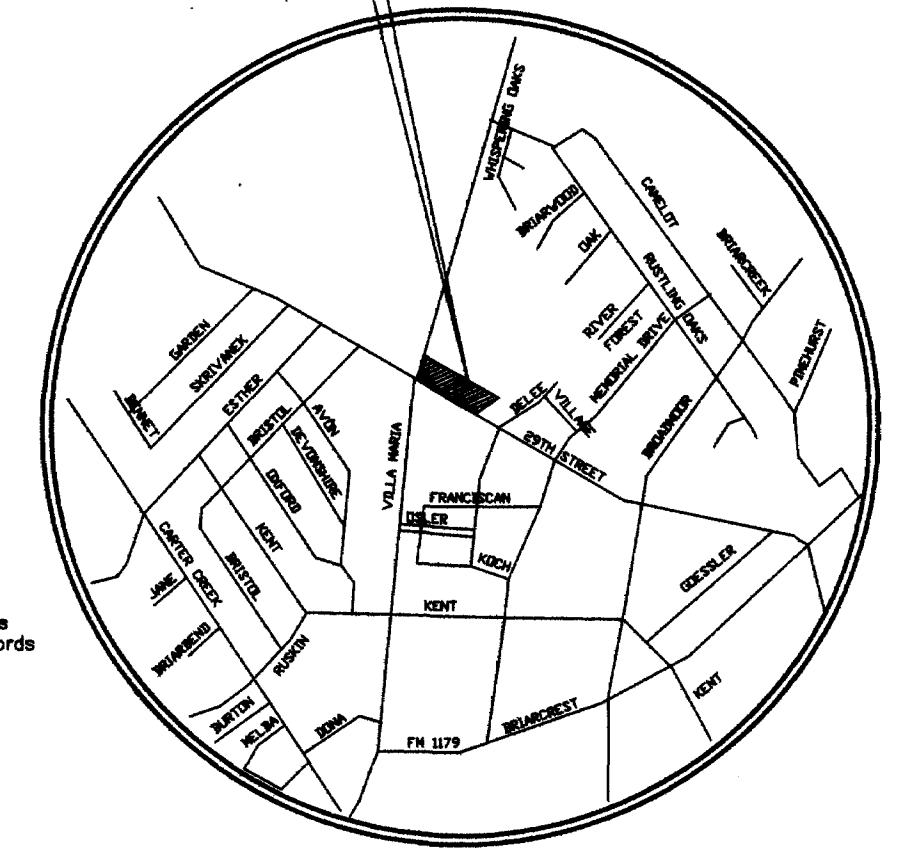
Doc. R. Vol. Pg.
0094 37 04 72

STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed in the public records of the County of Brazos, Texas, and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
as stated herein by me.
Oct 17, 2005
KAREN McQUEEN, COUNTY CLERK

REFERENCE BEARING AND DISTANCE
CITY OF BRYAN (PS MONUMENT NO. 50
N 28°36'59" W 3172.66

Project Location



VICINITY MAP

- N.T.S. -

GENERAL NOTES

Current Zoning of the subject property is R (Retail). This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0141 C; Effective Date July 2, 1992.

Building set back lines are as per the City of Bryan Site Development Review Ordinance.

Lot 3R utilities tie into existing services of western adjoining tract of same owner/developer.

A variance to the minimum lot width and depth for lots in the City of Bryan was granted by the City of Bryan Planning and Zoning Commission on July 21, 2005 (PV05-25, PV05-21).

RIEPLAT
LOT THREE, BLOCK ONE - CRESTVIEW REST HOME SUBDIVISION
1.37 ACRES

Field Notes

Being all of that certain tract or parcel of land, lying and being situated in the John Austin League, Abstract No. 2, Bryan, Brazos County, Texas and being all of that 1.37 Acre Tract called LOT 3, BLOCK ONE OF CRESTVIEW REST HOME SUBDIVISION, Bryan, Brazos County, Texas according to the plat recorded in Volume 648 Page 257 of the Official Records of Brazos County, Texas and being described as follows:

BEGINNING: at a bent 1/2" iron rod found in the northeast right-of-way line of East 29th Street, said iron rod being the most westerly common corner between subject tract and 0.862 acre tract in the John Austin League, A-2, Panagiotis Kountakis, "Pete's Exxon" tract (1687/94), same point being a common corner between said 0.862 acre tract and a 0.108 acre right-of-way dedication;

THENCE: N 20° 21' 42" E - 132.56 feet along the common line between subject tract and said Kountakis tract to a 5/8" iron rod with cap set, said point being a common corner between Lot 1 and Lot 3 of Block 1, Crestview Rest Home Subdivision (648/257);

THENCE: S 69° 39' 47" E - 313.33 feet along the common line between said Lot 1 and said Lot 3 of Crestview Rest Home Subdivision to a 5/8" iron rod with cap set, said point being a common corner between said 0.862 acre tract and a 0.167 acre tract, said 0.167 acre tract being the remainder of Block 1 Lot 3 of the Crestview Rest Home Subdivision;

THENCE: S 69° 39' 47" E - 54.92 feet continuing along said common line to a 5/8" iron rod with cap set on the common line between said Lot 3 and Lot 1 of the Crestview Rest Home Subdivision and Lot 1, Block 1 of Memorial Village Subdivision granted to Elvin and Mable J Walker by (672/11), said point being the northeastern corner of said Lot 3;

THENCE: S 44° 46' 30" W - 145.61 feet along the common line between this tract and said Walker tract to a 5/8" iron rod with cap set, said point being a common corner between said 0.167 acre remainder and said right-of-way dedication;

THENCE: S 44° 46' 30" W - 16.95 feet continuing along said common line to a point in the East 29th Street line, said point being the southeastern corner of Lot 3;

THENCE: N 69° 39' 47" W - 301.06 feet along said 29th Street line to a point, said point being the southwestern corner of Lot 3;

THENCE: N 20° 21' 42" W - 15.43 feet to a bent 1/2" iron rod, said point being the PLACE OF BEGINNING; and containing 1.37 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on April 13, 2005.

RIEPLAT

of
LOT THREE, BLOCK ONE
CRESTVIEW REST HOME SUBDIVISION

Volume 648 Page 257
1.029 ACRES

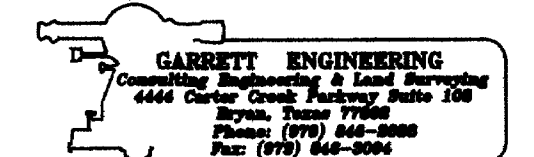
Bryan, Brazos County, Texas

Scale: 1" = 30'

August, 2005

Prepared For:

Panagiotis Kountakis
Pete's Exxon
2401 E 29th Street
Bryan, Texas 77802



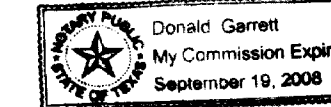
Tel: (979) 774-1192

D:\2004\05-1218P.dwg

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Panagiotis Kountakis, the owner and developer of 0.862 acres of the 1,029 acres shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 6321, and Page 22, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, assessments and public places shown hereon for the purposes identified.

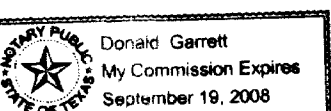


Panagiotis Kountakis, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Panagiotis Kountakis, 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 purpose stated.

Given under my hand and seal of office this 13th day of October, 2005.



Donald D. Garrett, Notary Public, State of Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

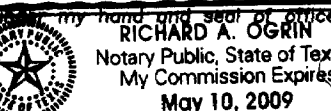
I, Edward E. Kester, for Methodist Retirement Communities, the owner of 0.275 acres of the 1,029 acres shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 648, and Page 257, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, assessments and public places shown hereon for the purposes identified.

Edward E. Kester
Edward E. Kester
Methodist Retirement Communities

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared EDWARD E. KESTER, 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 purpose stated.

Given under my hand and seal of office this 13th day of October, 2005.



Donald D. Garrett, Notary Public, State of Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS

I, Donald D. Garrett, Registered Professional Land Surveyor No. 1623 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property described on the attached plat and that the metes and bounds describing said subdivision will describe closed geometric form.

Donald D. Garrett, R.P.L.S., No. 1623

CERTIFICATE OF THE ENGINEER

STATE OF TEXAS

I, Donald D. Garrett, Registered Professional Engineer No. 2290, in the State of Texas, hereby certify that proper engineering consideration has been given to the plat, and that the same is in compliance with the provisions of the City of Bryan on the day of October, 2005 and some was duly approved on the day of October, 2005 by said Commission.

Donald D. Garrett, R.P.L.S., No. 1623
Registered Professional Engineer, No. 2290

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat is in compliance with the provisions of the City of Bryan on the day of October, 2005 and some was duly approved on the day of October, 2005 by said Commission.

Chairman, Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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 provisions of the City of Bryan on the day of October, 2005 and was approved on the day of October, 2005.

Planning Administrator
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 provisions of the City of Bryan on the day of October, 2005 and was approved on the day of October, 2005.

City Engineer, City of 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 on the 17th day of October, 2005, in the Official Records of Brazos County in Volume 648 Page 257.

Karen McQueen by Cynthia Plummer
County Clerk, Brazos County, Texas
Deputy Clerk

Site Address:
2401 E 29th Street
Bryan, Texas