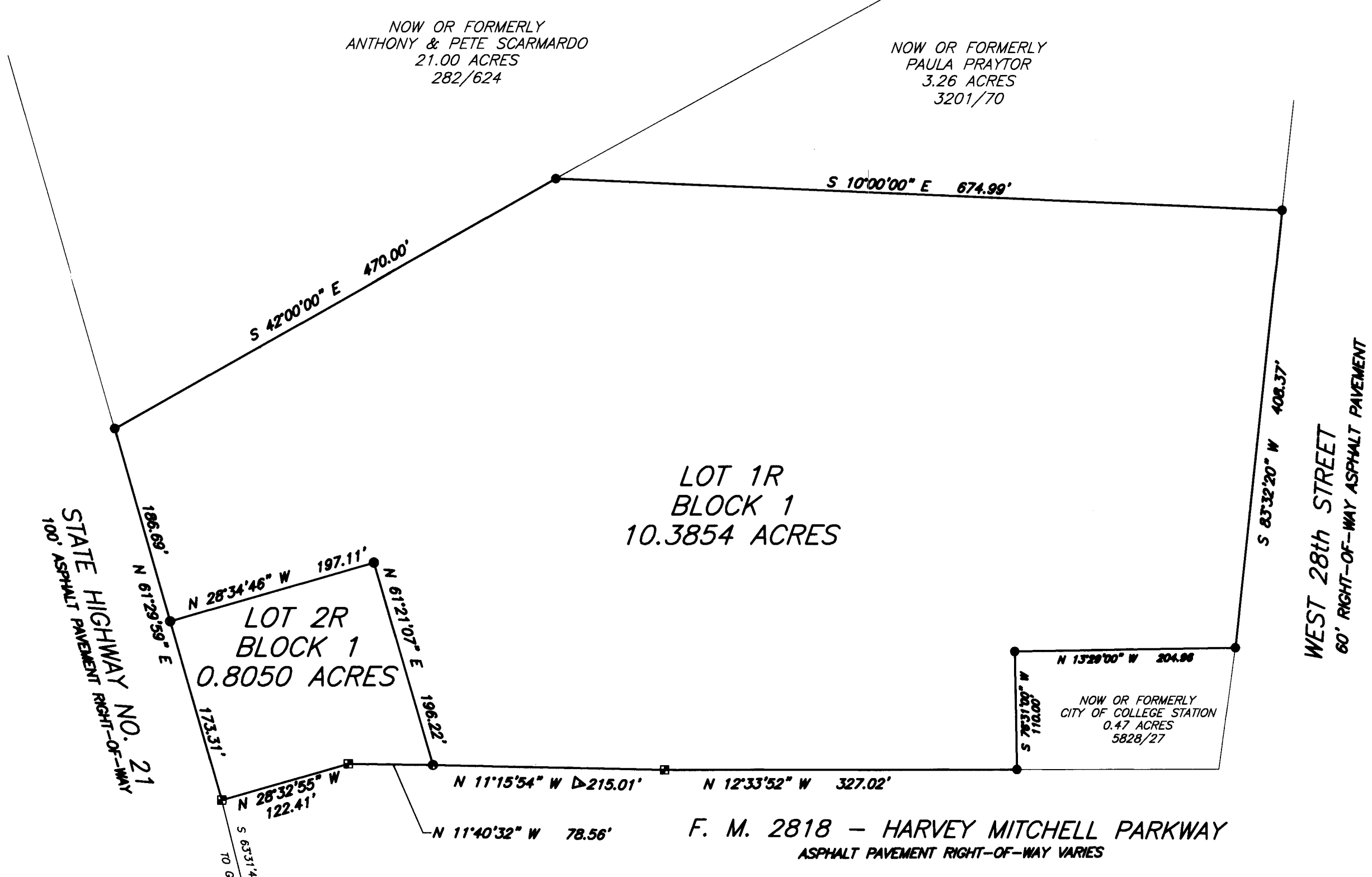


REPLAT



Doc	Bk	Vol	Pg
01094851	DR	10227	175

Filed for Record in:
BRAZOS COUNTY
On: Jun 28, 2011 at 03:05P
As a
Plats
Document Number: 01094851
Amount: 63.00
Receipt Number - 416020
By:
Ashlie Peters

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public records of:
BRAZOS COUNTY
as stamped herein by me.
Jun 28, 2011
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

- NOTE:
- 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 397/175.
 - 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. 480203, PANEL NO. 0129, C MAP NO. 4804100129, C, EFFECTIVE DATE: JULY 2, 1992.
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH APPLICABLE CITY OF BRYAN ORDINANCES AND REGULATIONS.
 - THIS PROPERTY IS CURRENTLY ZONED C-3.
 - DRAWING SCALE 1"=100'

STATE OF TEXAS COUNTY OF BRAZOS
I (we), Richard Pena the owner(s) and developer(s) of the land shown on this plat being (part 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.
Richard Pena Owner

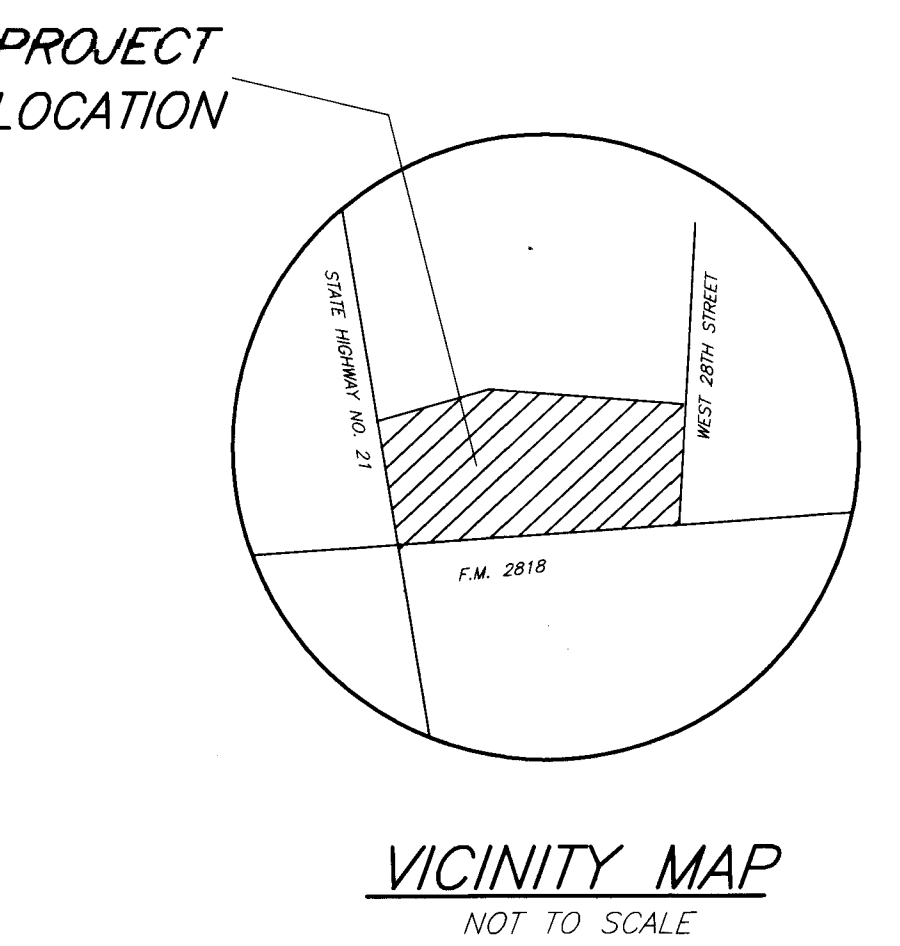
STATE OF TEXAS COUNTY OF BRAZOS
I, Richard Pena, designated authority, on this day personally appeared Richard Pena, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.
Given under my hand and seal of office this 20 day of JUNE, 2011.

CARMEN M. MULVANEY
Notary Public, State of Texas
My Commission Expires July 20, 2013

STATE OF TEXAS COUNTY OF BRAZOS
I, Karen McQueen the County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office this 28 day of June, 2011 in the Official Records of Brazos County in Volume 01094851 Page 175.
Karen McQueen
County Clerk, Brazos County, Texas
Ashlie Peters

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 Survey 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 397, 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 Bryan - 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 3308.02 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 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 acre tract now or formerly owned by Anthony and Pete Scarmardo as recorded in Volume 252, 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 acre Scarmardo tract, to a 5/8" iron rod found for the most northeasterly corner of this tract, also being a point in the southeast line of the said 21.00 acre Scarmardo tract, also being the most northwesterly corner of the 3.26 acre tract owned by Paula Praytor as recorded in Volume 3201, Page 70 of the B.C.D.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 acre Praytor tract to a 5/8" iron rod found for the most southeasterly corner of this tract, also being the most southeasterly 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 said 0.47 acre City of College Station tract, also being the most southeasterly corner of the said 0.47 acre 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 South 78°12'00" West, a distance of 110.00 feet along the common line between this tract and the said 0.47 acre City of College Station tract to a 5/8" iron rod found for the most southeasterly corner of this tract, also being the most northwesterly corner of the said 0.47 acre 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°33'32" 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, 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 21st day of JUNE, 2011.
W. Paul Kasper Jr.
City Engineer, Bryan, Texas

STATE OF TEXAS COUNTY OF BRAZOS
I, Kevin Russell 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 21st day of June, 2011.
Kevin Russell
City Planner
Bryan, Texas

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 figure.
Dante Carlomagno
Texas Registered Professional Land Surveyor, No. 1562

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: cc@carlomagnosurveying.com

DRAWN BY: D.V.(P) & J.B.(RP) DRAWING NO. 1
JOB # 11085 SHEET 7 OF 7