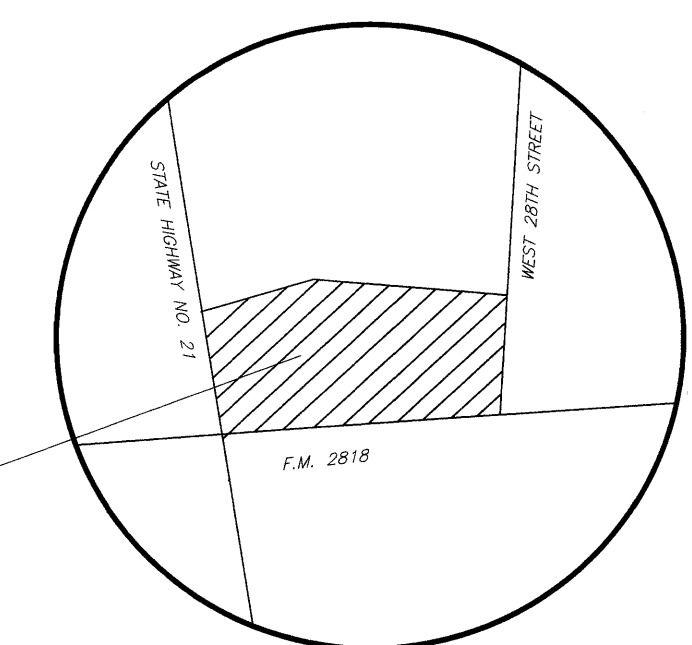


ANTHONY & PETE SCARMARDO
21.00 ACRES
282/624

PAULA D. FUNICELLI
3.26 ACRES
1024/80



PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

S 10°00'00" E 674.99'
CALLED S 10°00'00" E 680.00'

7.5' BUILDING LINE

S 42°00'00" E 470.00'
7.5' BUILDING LINE

5' RIGHT-OF-WAY DEDICATION
0.0469 acres
2041 sq ft

408.06'
CALLED S 83°32'20" W 408.37'
S 83°32'20" W 408.37'

WEST TWENTY-EIGHT STREET
60' RIGHT-OF-WAY ASPHALT PAVEMENT

11.1904 acres
487454 sq ft

STATE HIGHWAY NO. 21
100' ASPHALT PAVEMENT RIGHT-OF-WAY

03071 00175
0729575
Filed for Record in
BRAZOS COUNTY,
On: Nov 02, 2000 at 02:14PM
As a
PLATE
Document Number: 0729575
Amount: 55.00
Receipt Number - 161551
By: Jazire Kelley
Jazire Kelley
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 named records of
BRAZOS COUNTY,
as stamped herein by me.
Nov 02, 2000
HONORABLE MARY ANN WOOD, COUNTY CLERK
BRAZOS COUNTY, TEXAS

- NOTE:
- 1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON PREVIOUS DEED RECORDED IN 255/496.
 - 2) THIS TRACT IS NOT 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. 48041CD129 C, EFFECTIVE DATE: JULY 2, 1992.
 - 3) ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES.
 - 4) THIS PROPERTY IS ZONED C.

METES AND BOUNDS DESCRIPTION
OF A 5.00' RIGHT-OF-WAY DEDICATION
OUT OF THE
S.F. AUSTIN SURVEY NO. 9, A-62
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the S.F. Austin Survey, A-62, and being part of the same tract of land conveyed to Richard Pena, as recorded in Volume 255, Page 496, of the Brazos County Deed Records, and now more particularly described as follows:
BEGINNING at a 5/8" iron rod set for the most northerly corner of this tract, said point being in the common line of the said Richard Pena tract, and the Paula D. Funicelli 3.26 acre tract, as recorded in Volume 1024, Page 80, of the Brazos County Official Records;
THENCE South 10 degrees 00 minutes 00 seconds East, a distance of 5.01 feet along the common line between this tract and the said Funicelli tract to a 5/8" iron rod set for the most southeasterly corner of this tract, also being the most southeasterly corner of the said Funicelli tract, also being a point in the north right-of-way line of West Twenty-Eight Street;
THENCE South 83 degrees 32 minutes 20 seconds West, a distance of 408.06 feet along the common line between this tract and the said right-of-way line West Twenty-Eight Street to a 5/8" iron rod set for the most southeasterly corner of this tract, also being the most southeasterly corner of the said Funicelli tract, as recorded in Volume 1024, Page 80, of the B.C.D.R., also being a point in the north right-of-way line of West Twenty-Eight Street;
THENCE North 13 degrees 29 minutes 00 seconds West, a distance of 5.04 feet along the common line between this tract and the said Patsy Lee tract to a 5/8" iron rod set for the most northerly corner of this tract, also being a point in the common line of the said Lee and Pena tracts;
THENCE North 83 degrees 32 minutes 20 seconds East, a distance of 408.37 feet through the said Pena tract to the PLACE OF BEGINNING, containing 2041 square feet or 0.0469 acres of land.

7.5' BUILDING LINE
CALLED N 13°29'00" W 210.00'
N 13°29'00" W 204.96'
PATSY LEE
0.47 ACRES
217/41
S 76°31'00" W 110.00'

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

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the S.F. Austin Survey, A-62, and being part of the same tract of land conveyed to Richard Pena, as recorded in Volume 255, Page 496, of the Brazos County Deed Records, and now more particularly described as follows:
BEGINNING at a concrete monument found for the most northerly corner of this tract, also being the intersection of the northeast right-of-way of F.M. 2818 (West Bypass), now called Honey Midland Parkway, with the south right-of-way of State Highway No. 21, said concrete monument being North 63 degrees 31 minutes 42 seconds East, a distance of 3909.02 feet from City of Bryan GPS Monument No. 58;
THENCE North 61 degrees 29 minutes 59 seconds East, a distance of 360 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 set for the most northerly corner of this tract, also being the most northerly corner of the said Scarmardo tract, as recorded in Volume 282, Page 624, of the Brazos County Deed Records;
THENCE South 42 degrees 00 minutes 00 seconds East, a distance of 470.00 feet along the common line between this tract and the said Scarmardo tract to a 5/8" iron rod set for the most northerly corner of this tract, also being a point in the southwest line of the said Scarmardo tract, also being the most northerly corner of the Paula D. Funicelli 3.26 acre tract, as recorded in Volume 1024, Page 80, of the Brazos County Official Records;
THENCE South 10 degrees 00 minutes 00 seconds East, a distance of 680.00 feet along the common line between this tract and the said Funicelli tract to a 5/8" iron rod set for the most southeasterly corner of this tract, also being the most southeasterly corner of the said Funicelli tract, also being a point in the north right-of-way line of West Twenty-Eight Street;
THENCE South 83 degrees 32 minutes 20 seconds West, a distance of 408.06 feet along the common line between this tract and the said right-of-way line West Twenty-Eight Street to a 5/8" iron rod set for the most southeasterly corner of this tract, also being the most southeasterly corner of the said Funicelli tract, as recorded in Volume 1024, Page 80, of the B.C.D.R., also being a point in the north right-of-way line of West Twenty-Eight Street;
THENCE North 13 degrees 29 minutes 00 seconds West, a distance of 210.00 feet along the common line between this tract and the said Patsy Lee tract to a 5/8" iron rod set for the most northerly corner of this tract, also being a point in the common line of the said Lee and Pena tracts;
THENCE North 83 degrees 32 minutes 20 seconds East, a distance of 408.37 feet through the said Pena tract to the PLACE OF BEGINNING, containing 487454 square feet or 11.1904 acres of land.

- LEGEND
- PROPERTY CORNER
 - WATER METER
 - GAS METER
 - POWER POLE
 - LIGHT POLE
 - ELEC. METER
 - FIRE HYDRANT
 - S.S. MANHOLE
 - STM MANHOLE
 - WATER VALVE
 - GUY WIRE
 - SIGN
 - TELEPHONE BOX
 - FENCE
 - EASEMENT
 - SET BACK LINE
 - - - PROPERTY LINE

F. M. 2818 (WEST BYPASS)
ASPHALT PAVEMENT RIGHT-OF-WAY VARIES

MONUMENT FOUND 1/2" IRON ROD
N 11°15'54" W 215.01'
N 12°33'52" W 327.02'
N 11°40'32" W 78.56'
N 61°29'59" E 360.00'
S 63°31'42" W 3909.02'

STATE OF TEXAS
COUNTY OF BRAZOS
I, Richard Pena, the owner and developer of the land shown on this plat, do hereby certify that this plat together with its certificates of subdivision was filed for record in my office the 02 day of November 2000 at 02:14 PM, 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.

STATE OF TEXAS
COUNTY OF BRAZOS
I, Dante Castellano, 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 easements unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form. I further certify that the above property is not under the 100 year flood plain, as noted in panel 48041CD133 C of F.M. 2818.

I, the undersigned, Planning Administrator 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 15 day of November, 2000.

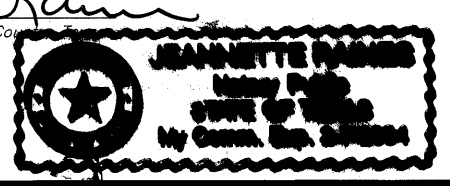
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 15 day of November, 2000.

STATE OF TEXAS
COUNTY OF BRAZOS
I, Richard Pena, the owner and developer of the land shown on this plat, do hereby certify that this plat together with its certificates of subdivision was filed for record in my office the 02 day of November 2000 at 02:14 PM, 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.

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FINAL PLAT
OF
GET-N-GO SUBDIVISION
A MINORITY ENTERPRISE
LOT 1, BLOCK 1
11.1904 ACRES
S.F. AUSTIN LEAGUE No 9
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50'
OCTOBER 2000

RICHARD PENA 2902 WEST 28TH STREET BRYAN, TEXAS 77803 822-7246	
CARWAGNO Surveying Inc 2714 Finfeather Road, Bryan, Texas 77801 Phone 409-775-2873 Fax 409-775-4787 e-mail: Msterix@AOL.com	
DRAWN BY: D. VANN JOB # 20455F	DRAWING NO. 7 SHEET 1 OF 1



[Signature]
Planning Administrator, Bryan, Texas

[Signature]
City Engineer, Bryan, Texas

on to have us 12/6/01