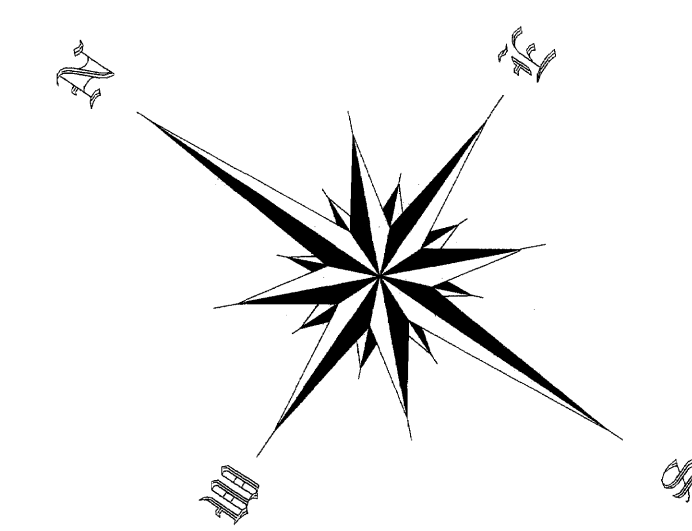
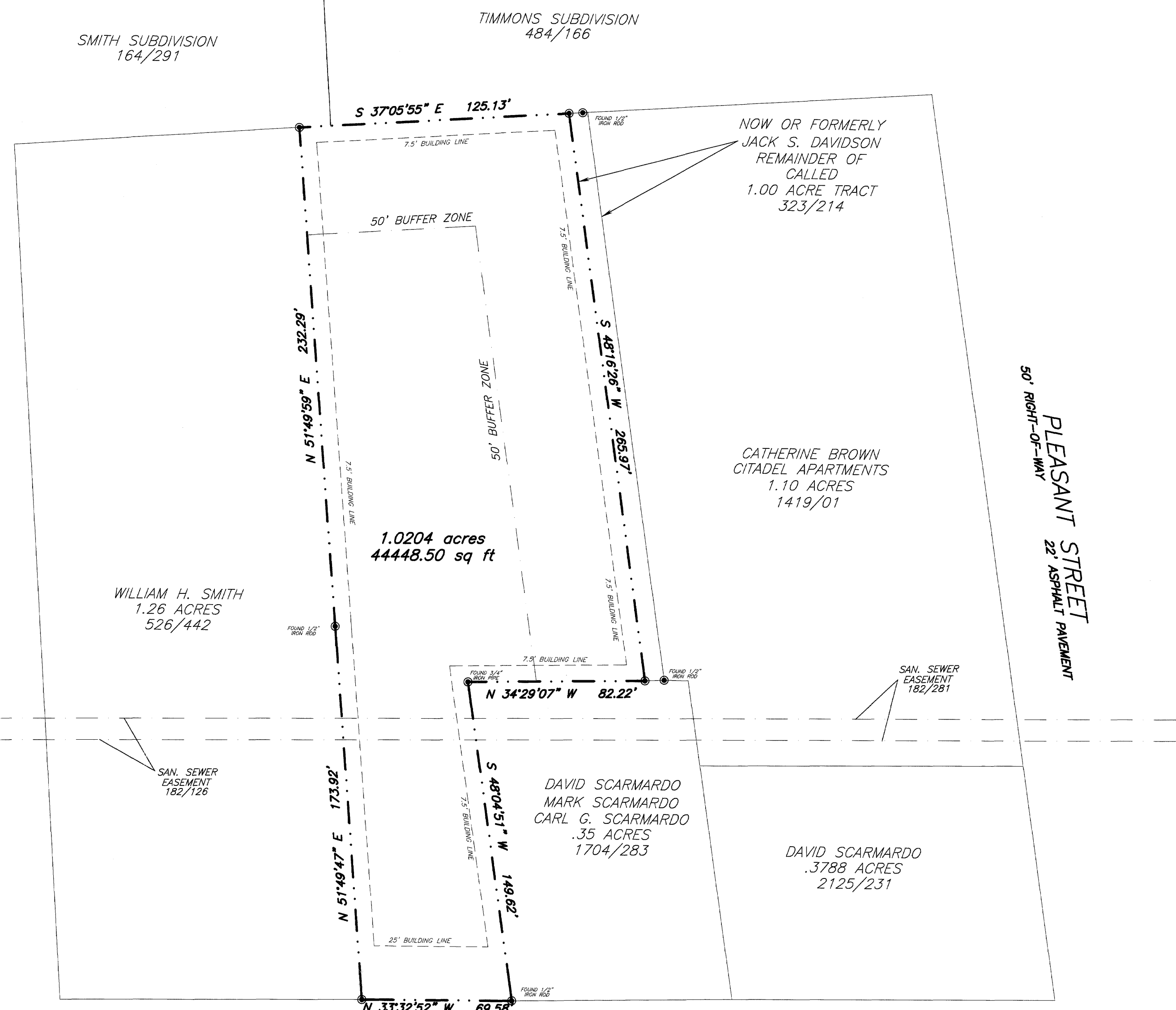
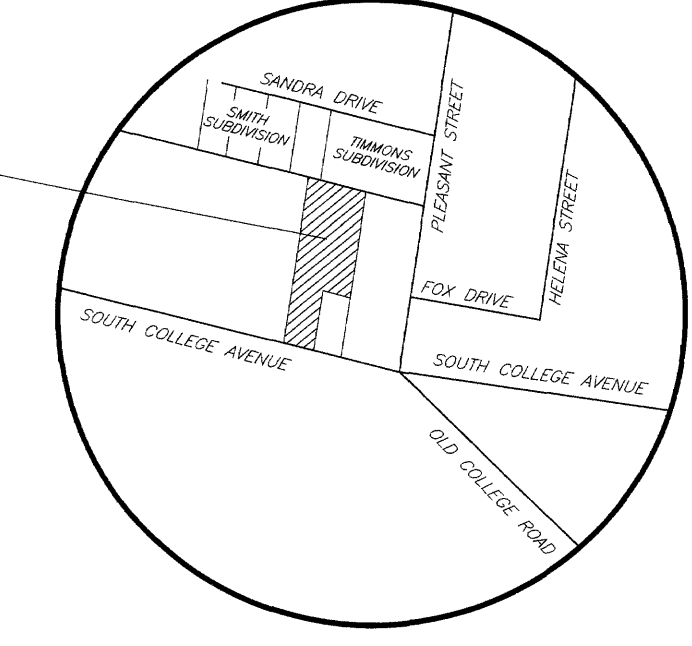


PROJECT LOCATION



VICINITY MAP NOT TO SCALE

METES AND BOUNDS DESCRIPTION OF A 1.0204 ACRE TRACT OF LAND OUT OF THE J. E. SCOTT SURVEY BRAZOS COUNTY, TEXAS

- NOTE: 1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON PREVIOUS DEED RECORDED IN 1419/01. 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. 0141 C MAP NO. 48041C0141 C, EFFECTIVE DATE, JULY 25, 1992. 3) ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES. 4) THIS PROPERTY IS ZONED C. 5) THE BENCHMARK FOR THIS PROPERTY IS GPS MONUMENT NO. 52 LOCATED ON THE NORTHEAST SIDE OF CAVITT STREET, 58' SOUTHEAST FROM THE CENTER LINE OF POST OFFICE STREET. ELEVATION = 322.88'. 6) THE EXISTING FIRE HYDRANT IS LOCATED ON THE CORNER OF PLEASANT STREET AND SOUTH COLLEGE AVENUE. THE V.L.H. IS 370.00 FEET. 7) A VARIANCE WAS PASSED FOR THIS PROPERTY TO REDUCE THE SIDE SETBACK LINE OF 7.5 FEET TO 1.0 FOOT. THIS IS ONLY FOR THE EXISTING BUILDING AND NEW ADDITION. IF FOR ANY REASON THIS BUILDING, AND/OR THE NEW ADDITION, IS REPLACED BY A NEW BUILDING THEN THE VARIANCE IS NULL AND VOID AND WILL REVERT BACK TO THE ORIGINAL 7.5 FOOT SIDE SETBACK LINE.

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the J.E. Scott Survey, and being part of the same tract of land conveyed to Jack S. Davidson, as recorded in Volume 323, Page 214, of the Brazos County Deed Records, also being the same tract of land described in deed to Frank Kubin, as recorded in Volume 389, Page 346, of the Brazos County Deed Records, and in Volume 1470, Page 84, of the Brazos County Official Records, and now more particularly described as follows:

- BEGINNING at a 1/2" iron rod found for the most southerly corner of this tract, also being the most westerly corner of a .35 acre tract described in deed to David Scarmardo, Mark Scarmardo, and Carl Scarmardo, recorded in Volume 1704, Page 283, of the Brazos County Official Records, also being a point in the northeast right-of-way line of South College Avenue; THENCE North 33 degrees 32 minutes 52 seconds West, a distance of 69.58 feet along the common line between this tract and said right-of-way line of South College Avenue, to a 5/8" iron rod set for the most westerly corner of this tract, also being the most southerly corner of the William H. Smith 1.26 acre tract, as described in Volume 526, Page 442, of the Brazos County Deed Records; THENCE North 51 degrees 49 minutes 47 seconds East, a distance of 173.92 feet to a 1/2" iron rod found for an angle point, also being the most northerly corner of the Frank Kubin tract, as recorded in Volume 389, Page 346, of the Brazos County Deed Records, also being the most southwesterly corner of the Frank Kubin tract, as recorded in Volume 1470, Page 84, of the B.C.D.R., also being a point in the southeast line of said Smith tract; THENCE North 51 degrees 49 minutes 59 seconds East, a distance of 232.29 feet to a 5/8" iron rod set for the most northerly corner of this tract, also being the most easterly corner of the said William Smith tract, also being a point in the southwest line of the Smith Subdivision, as recorded in Volume 164, Page 291, of the B.C.D.R.; THENCE South 37 degrees 05 minutes 55 seconds East, a distance of 125.13 feet along the common line between this tract and said Smith Subdivision and along the southwest line of Timmons Subdivision, as recorded in Volume 484, Page 166, of the B.C.D.R., to a 5/8" iron rod set for the most easterly corner of this tract, said iron rod being North 37 degrees 07 minutes 52 seconds West, a distance of 6.37 feet from a found 1/2" iron rod, also being the most northerly corner of a remainder 1.00 acre tract described in deed to Jack Davidson, as recorded in Volume 323, Page 214, of the B.C.D.R.; THENCE South 48 degrees 16 minutes 26 seconds West, a distance of 265.97 feet along the common line between this tract and said Davidson tract, to a 5/8" iron rod set for the most southeasterly corner of this tract, also being the most westerly corner of the said Davidson tract, also being a point in the northeast line of the said Scarmardo tract, said iron rod being North 36 degrees 20 minutes 59 seconds West, a distance of 8.82 feet from a found 1/2" iron rod; THENCE North 32 degrees 29 minutes 07 seconds West, a distance of 82.22 feet along the common line between this tract and said Scarmardo tract, to a 3/4" iron pipe found for an interior corner of this tract, also being the most northerly corner of the said Scarmardo tract; THENCE South 48 degrees 04 minutes 51 seconds West, a distance of 149.62 feet along the common line between this tract and said Scarmardo tract to the PLACE OF BEGINNING containing 44448.50 square feet or 1.0204 acres of land.

BASIS OF BEARING BEARINGS BASED ON THE DEED TO CATHERINE BROWN RECORDED IN VOLUME 1419, PAGE 01 OF THE BRAZOS COUNTY OFFICIAL RECORDS.

0707075

Filed for Record in: BRAZOS COUNTY, On: Jan 25, 2000 at 02:09PM As a Plats Document Number: 0707075 Amount: 55.00 Receipt Number - 145361 By: Karen McDuffeen

0371400093

FINAL PLAT OF KENT KUBIN SUBDIVISION BLOCK 1, LOT 1 1.0204 ACRES

J.E. SCOTT SURVEY BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1" = 40' NOVEMBER 1999

STATE OF TEXAS COUNTY OF BRAZOS

I, Kent Kubin, the owner and developer of the land shown on this plat, being a part of the tract of land as conveyed in the Deed Records of Brazos County in Volume 164, Page 291, and whose name is subscribed hereto, hereby agree to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Kent Kubin Owner

STATE OF TEXAS COUNTY OF BRAZOS

I, Mary Ann Ward, the County Clerk in and for said County, do hereby certify that this plat together with its copies of authentication was filed for record in my office on the 25th day of January, 2000 in the Official Records of Brazos County in Volume 1471, Page 83.

Mary Ann Ward by Barbara Johnson County Clerk, Brazos County, Texas Deputy Clerk

STATE OF TEXAS COUNTY OF BRAZOS

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 13th day of January, 2000.

Planning Administrator, Bryan, Texas

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the deed records of BRAZOS COUNTY, as stamped hereon by me.

Jan 25, 2000

HONORABLE MARY ANN WARD, COUNTY CLERK BRAZOS COUNTY,

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kent Kubin, 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.

Karen C. Poehl Notary Public, Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS

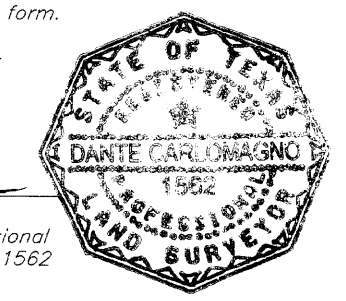
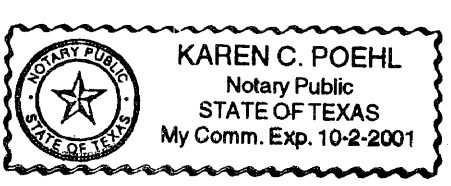
I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form. I further certify that the above property is not under the 100 years flood plain, as noted in panel 48041C0141 C of F.I.R.M.

Dante Carlomagno Texas Registered Professional Land Surveyor Number 1562

STATE OF TEXAS COUNTY OF BRAZOS

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 13th day of Jan 2000.

City Engineer, Bryan, Texas



PROPERTY ADDRESS 3515 SOUTH COLLEGE AVENUE

KENT KUBIN 3515 SOUTH COLLEGE AVENUE BRYAN, TEXAS 77801 779-7484	
CARLOMAGNO Surveying Inc 2714 Finleather Road, Bryan, Texas 77801 Phone 409-775-2873 Fax 409-775-4787 e-mail: Msterix@AOL.com	
DRAWN BY: D. VANN JOB # 99583F	DRAWING NO. 7 SHEET 1 OF 1

one two base no 41961