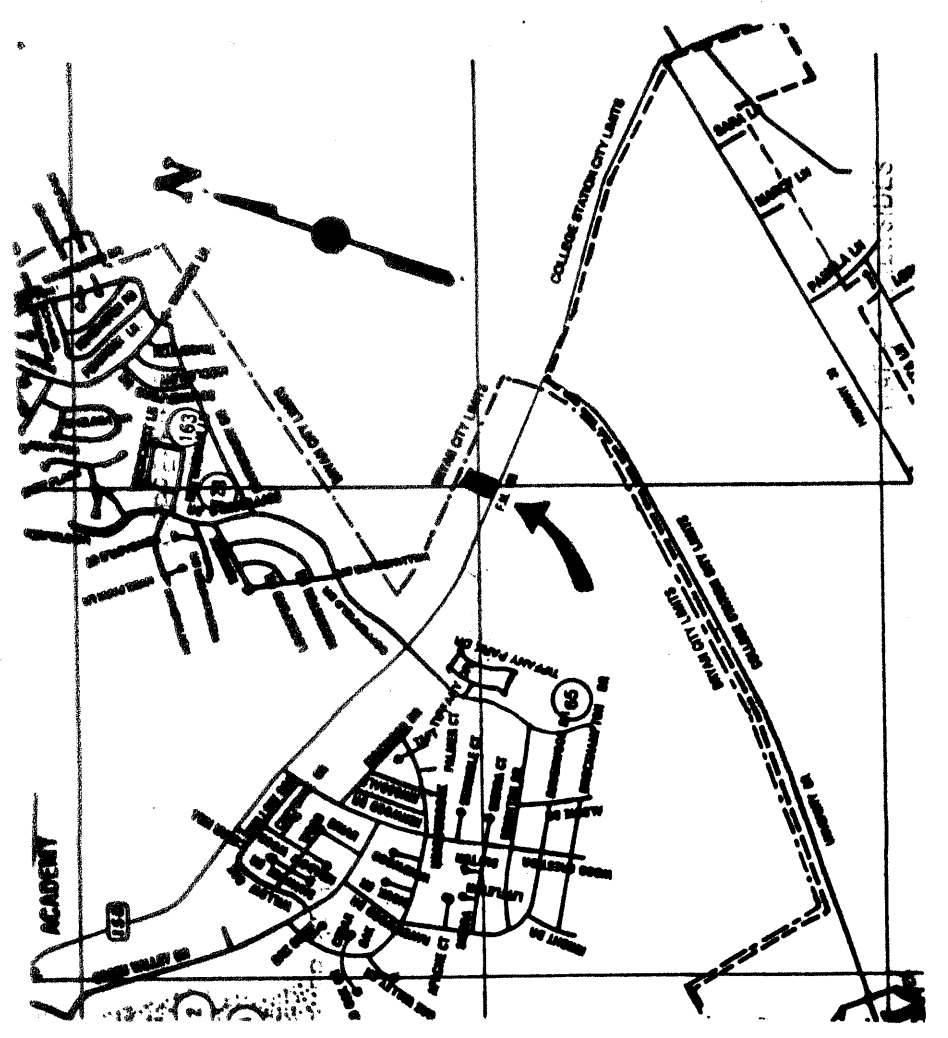


on land base 200 876161



VICINITY MAP - NOT TO SCALE

88,911.90 FT. TRACT
(2.000 ACRES)
F. M. 188
JAMES W. SCOTT LEAGUE, ABSTRACT 49
BRYAN, BRAZOS COUNTY, TEXAS

Being an 2,000-acre (80,001 sq. ft.) tract or parcel of land lying and being situated in the James W. Scott League, Abstract No. 49, Brazos County, Texas, and being a part of the remainder of the 940.00-acre W. Earl Leavelle tract as described in deed recorded in Volume 330, Page 604, of the Public Records, Brazos County, Texas, and said 2,000-acre tract being more particularly described:

Commencing at a 1/2" iron rod found located on the northerly right of way line of F.M. 158, said rod also marking the southernmost corner of the 500.00-acre Copperfield Development Corp. tract described in deed recorded in Volume 487, Page 11, of the Public Records, Brazos County, Texas;

THENCE along the northerly right of way line of F.M. 158 which is a curve to the left with the following data: chord 214.00', chord bearing S 87°00'18" E, radius 1,503.24', arc 217.04', delta angle 02°29'34" to a 1/2" iron rod found;

THENCE S 67°46'37" E continuing along said right of way line, passing a T.K. DOT monument at 580.00', to a 1/2" iron rod found for a total distance of 487.88';

THENCE continuing along said right of way line which is a curve to the left with the following data: chord 582.35', chord bearing S 75°45'15" E, radius 2,814.79', arc 583.40', delta angle 11°52'31" to a 1/2" iron rod set for the POINT OF BEGINNING;

THENCE N 07°53'56" E, through the parent tract, for distance of 397.91' to a 1/2" iron rod set;

THENCE S 82°06'04" E, through the parent tract, for distance of 220.00' to a 1/2" iron rod set;

THENCE N 07°53'56" W, through the parent tract, for distance of 400.047' to a 1/2" iron rod set on the northerly right of way line of F.M. 188;

THENCE N 82°06'04" W, along said right of way line, for a distance of 100.00' to a 1/2" iron rod found;

THENCE continuing along said right of way line which is a curve to the right with the following data: chord 120.03', chord bearing N 80°52'47" W, radius 2,814.79', arc 120.04', delta angle 02°29'34" to a 1/2" iron rod which is the POINT OF BEGINNING containing 2.000 acres of land more or less.

Note: Bearing source is deed recorded in volume 330, Page 604, of the Public Records, Brazos County, Texas.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, CHRISTOPHER LAMPO, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS REPRESENTED HEREIN AS "LAMPO SUBDIVISION" BRYAN, TEXAS, AND WHOSE REPRESENTATIVE'S 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 HEREBY FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

Christopher Lambo
OWNER
First Federal Savings Bank by Bird Stephens, V.P.
LEI-HOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Christopher Lambo*, 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 and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL ON THIS *2nd* DAY OF *September*, 1998.
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS
[Signature]

CERTIFICATION OF THE PLANNING ADMINISTRATOR
I, JOEY DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

APPROVAL OF THE CITY ENGINEER
I, LINDA HUFF, P.E., CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.
[Signature]
CITY ENGINEER

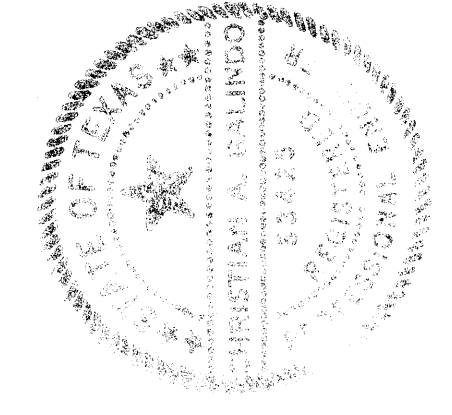
CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, MARY ANN WARD, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE *22nd* DAY OF *September*, 1998, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME *2277*, PAGE *11*.

Mary Ann Ward
COUNTY CLERK, BRAZOS COUNTY, TEXAS
Barbara Johnson, Deputy Clerk

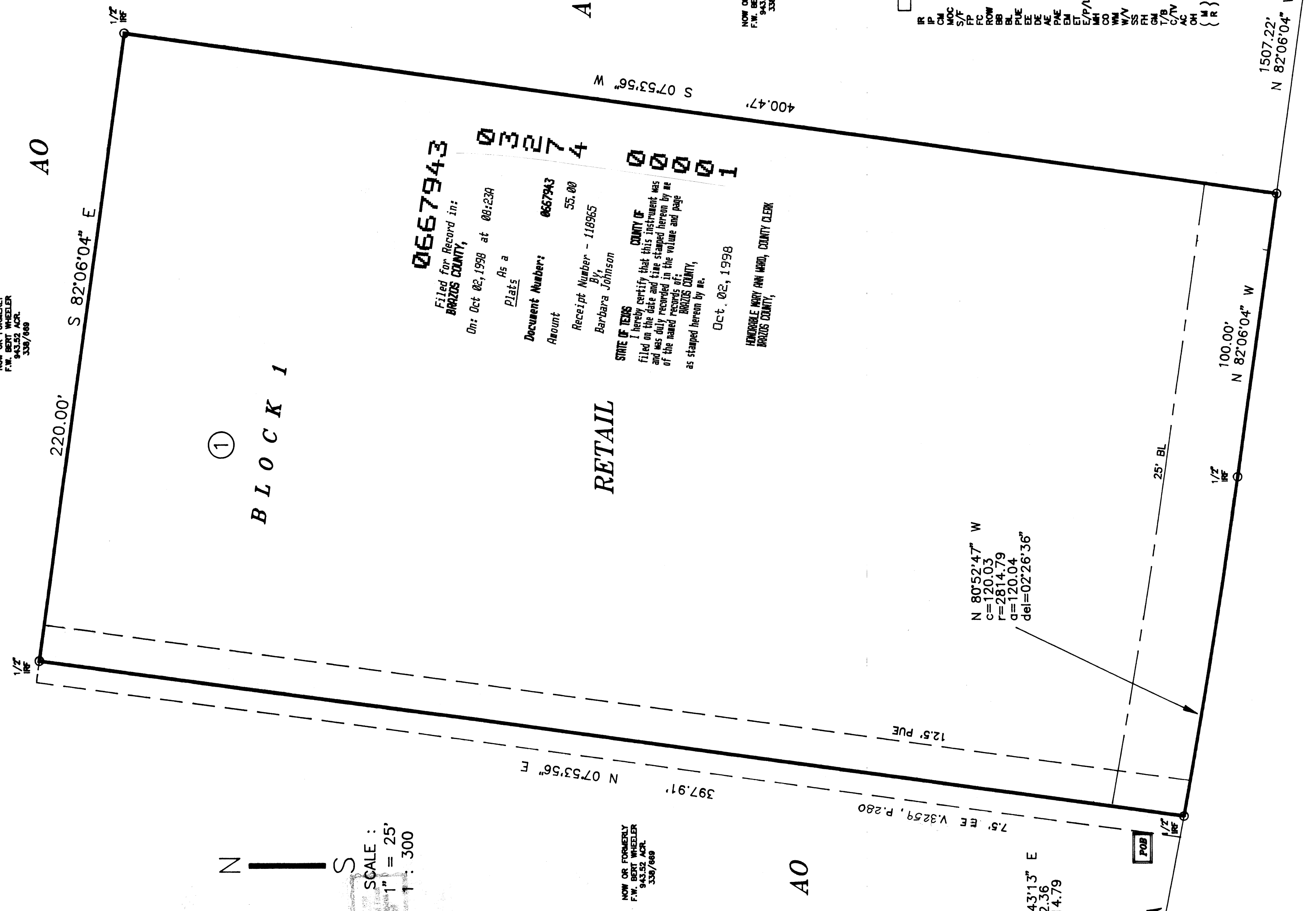
CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS
I, CHRISTIAN A. GALINDO, REGISTERED PROFESSIONAL ENGINEER No. 56425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE STATE OF TEXAS, AND THAT I HAVE MADE UNDER MY SUPERVISION ON THE GROUND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian A. Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: *September 1, 1998*



ALINDO ENGINEERS AND PLANNERS, INC.
3633 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 409-846-8868



Filed for Record in:
BRAZOS COUNTY,
On: Oct 02, 1998 at 08:23A
Plats: As a
Document Number: 0667943
Account: 55.00
Receipt Number - 118965
Barbara Johnson
STATE OF TEXAS
I hereby certify that this instrument was filed on the date and in the county as stated herein by me or my duly recorded agent, and that the same is duly recorded in the volume and page of the named records set forth herein as stamped hereon by me.
OCT. 02, 1998
HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

- IR - IRON ROD
- IP - IRON PIPE
- MOC - MARK ON CONCRETE
- S/F - SET OR FOUND
- PC - PILE
- FC - FENCE CORNER
- ROW - RIGHT OF WAY
- BB - BACK TO BACK OF CURB
- PUE - PUBLIC UTILITY, EAST.
- EE - ELECTRICAL EASEMENT
- WE - WATER EASEMENT
- PAE - PARKING/ACCESS EASMT.
- DM - DRAIN
- E/P/L - ELECTRICAL/POLE/LIGHT
- M/H - MANHOLE
- AO - AROUND OBJECT
- W/W - WATER/WAVE
- SS - SANITARY SEWER
- GS - GAS
- GM - GAS METER
- T/P - TELEPHONE PEDESTAL
- 7/8 - AIR CONDITIONER
- OH - OVERHANG
- { R } - MEASURED
- { } - RECORDED

FM 158 (BOONVILLE ROAD)
(100' ROW, 36.3' ASPHALT WIDTH)

PROPOSED LAND UTILIZATION

BLOCK	LOT	USE
1	1	RETAIL
TOTAL	1	1

FINAL PLAT
2.020 ACRES
LAMPO SUBDIVISION
JAMES W. SCOTT LEAGUE
ABSTRACT 49
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
CHRISTOPHER LAMPO
TELEPHONE: 409-409-4409
P.O. BOX 4409
BRYAN, TX 77805
409-823-5050

DATE: AUGUST 24, 1998
APPROVED BY: CG
REVISIONS: SEPTEMBER 2, 1998
PROJECT: 26-98
SHEET: 1 of 1