

P.O.B.
 GPS MONUMENT NO. 34
 ELEVATION = 340.71' (NGVD 29)
 N 8° 42' 32" W - 4,877.06'
 DESCRIPTION: BRASS CAP IN
 CONCRETE MARKER LOCATED ON THE
 SOUTHEAST CORNER OF INTERSECTION
 OF WILLIAM JOEL BRYAN PARKWAY &
 JULY STREET

CRESTVIEW REST HOME SUBDIVISION

(VOLUME 648, PAGE 257)

NOW OR FORMERLY
 MRC CRESTVIEW TERRACE
 LOT 2, BLOCK 1
 (VOL. 5404, PG. 44)

PETE'S EXXON

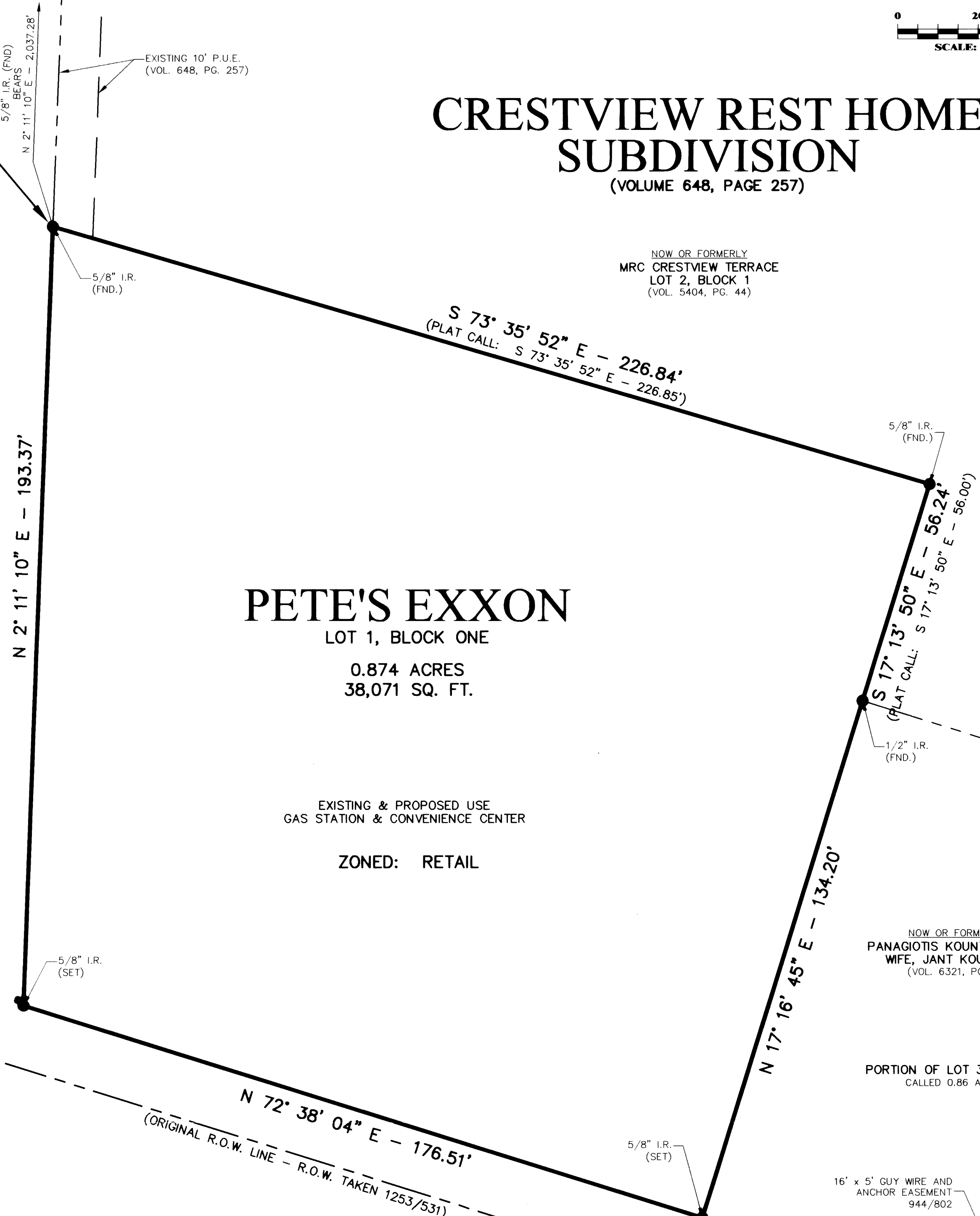
LOT 1, BLOCK ONE
 0.874 ACRES
 38,071 SQ. FT.

EXISTING & PROPOSED USE
 GAS STATION & CONVENIENCE CENTER

ZONED: RETAIL

NOW OR FORMERLY
 PANAGIOTIS KOUNTAKIS AND
 WIFE, JANT KOUNTAKIS
 (VOL. 6321, PG. 22)

PORTION OF LOT 3, BLOCK 1
 CALLED 0.86 ACRES



Doc Bk Vol Pg
 00966205 DR 8041 192

Filed for Record in:
 BRAZOS COUNTY

On: Jun 15, 2007 at 11:13A

As a
 Plat

Document Number: 00966205

Amount: 58.00

Receipt Number - 318248

By:
 Lynn Greer

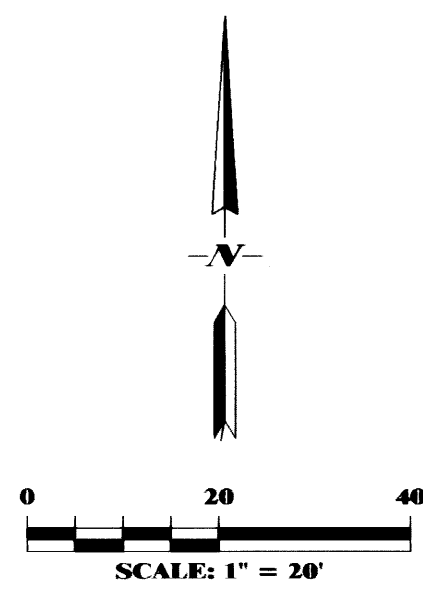
STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was
 filed on the date and time stamped herein by me
 and was duly recorded in the volume and page
 of the Official Public Records of:

BRAZOS COUNTY

as stamped herein by me.

Jun 15, 2007

HONORABLE KAREN MCQUEEN, COUNTY CLERK
 BRAZOS COUNTY



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF Texas

COUNTY OF Brazos

I (We), PANAGIOTIS KOUNTAKIS, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract 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 for the purposes identified.

Panagiotis Kountakis
 Owner

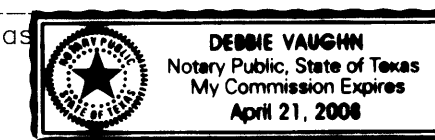
STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Panagiotis Kountakis known to me to be the person(s) whose name(s) is/are 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 26th day of April, 2006

Debbie Vaughn
 Notary Public, Brazos County, Texas



APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner 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 15th day of June, 2007.

Karin Russell
 City Planner, 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 appropriate codes and ordinances of the City of Bryan and was approved on the 15 day of June, 2007.

Will Huff
 City Engineer, Bryan, Texas

CERTIFICATION OF 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 the day of June 15th, 2007, in the Official Records of Brazos County, Texas, in Volume 8041, Page 192.

Karen McQueen
 County Clerk, Brazos County, Texas

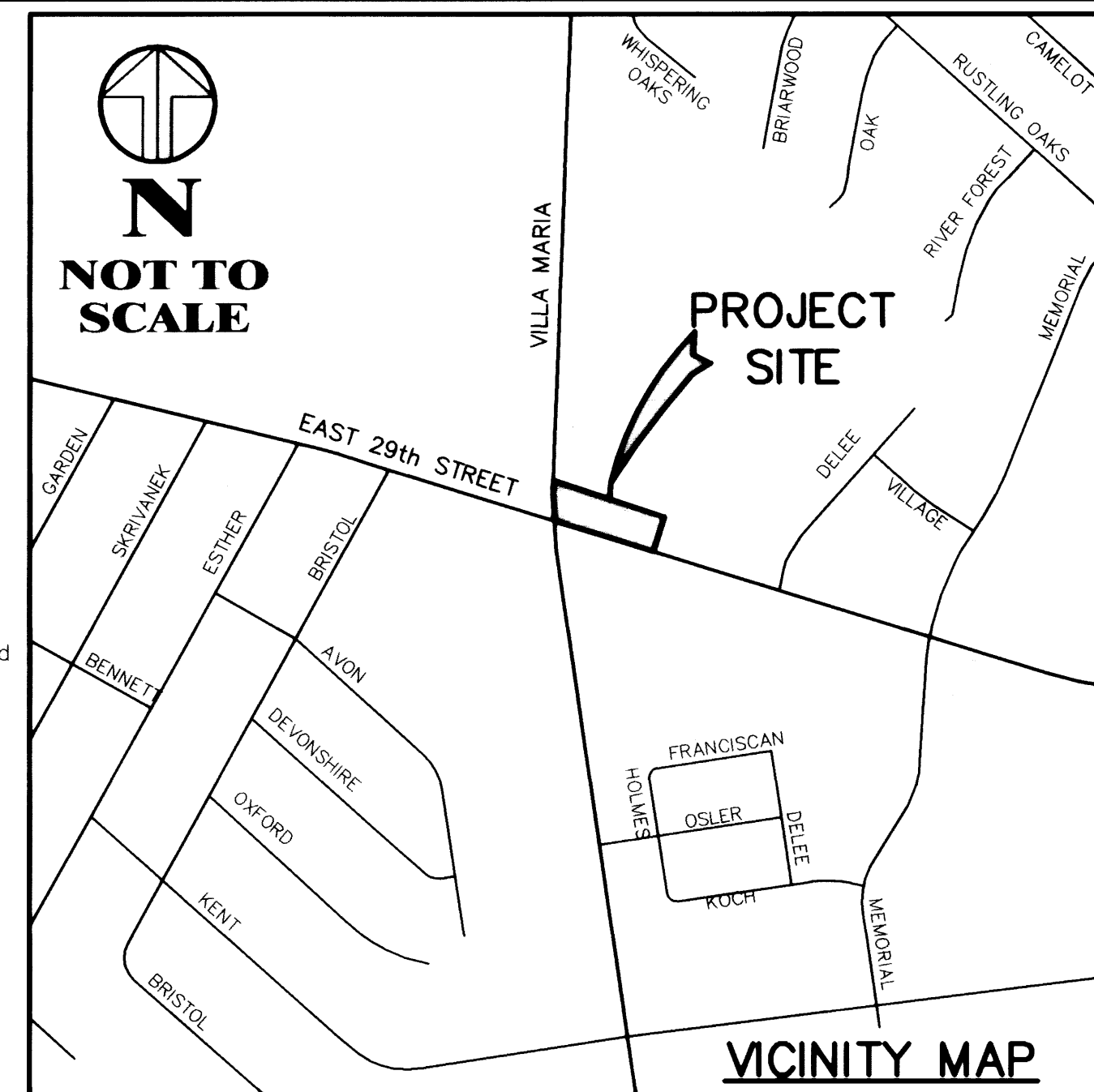
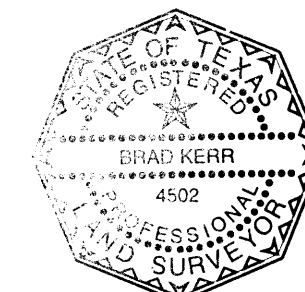
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, BRAD KERR, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr
 Registered Public Land Surveyor



FINAL PLAT NOTES:

- (O.D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO'S. 48041C 0141C & 0142C, JULY 2, 1992.
- SETBACKS ARE AS SPECIFIED IN THE SUBDIVISION DEVELOPMENT ORDINANCE (NO. 1074), AMENDED BY (NO. 1261) EFFECTIVE DECEMBER 8, 2000.
- BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.
- NO IMPROVEMENTS ON THIS PROPERTY ENCRONCH ON ADJACENT PROPERTY NOR DO ANY IMPROVEMENTS ON ADJACENT PROPERTY ENCRONCH ON THIS PROPERTY, EXCEPT AS SHOWN.

METES AND BOUNDS DESCRIPTION
 OF A
 0.874 ACRE TRACT
 JOHN AUSTIN LEAGUE, A-9
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 9, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 0.8632 ACRE TRACT AS DESCRIBED BY A DEED TO PANAGIOTIS KOUNTAKIS RECORDED IN VOLUME 1687, PAGE 94 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF VILLA MARIA ROAD (100' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID 0.8632 ACRE TRACT AND A SOUTHWEST CORNER OF LOT 2, BLOCK 1, CRESTVIEW REST HOME SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 648, PAGE 257 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 73° 35' 52" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 0.8632 ACRE TRACT FOR A DISTANCE OF 226.84 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 0.8632 ACRE TRACT;

THENCE: S 17° 13' 50" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 0.8632 ACRE TRACT FOR A DISTANCE OF 56.24 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 3, BLOCK 1, CRESTVIEW REST HOME SUBDIVISION;

THENCE: S 17° 16' 45" W ALONG THE COMMON LINE OF SAID 0.8632 ACRE TRACT AND SAID REMAINDER OF LOT 3 FOR A DISTANCE OF 134.20 FEET TO A 5/8 INCH IRON ROD SET ON THE EXISTING NORTHEAST LINE OF E. 29TH STREET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 72° 38' 04" W ALONG THE EXISTING NORTHEAST LINE OF E. 29TH STREET (75' R.O.W. AT THIS POINT) FOR A DISTANCE OF 176.51 FEET TO A 5/8 INCH IRON ROD SET ON THE EAST LINE OF VILLA MARIA ROAD MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

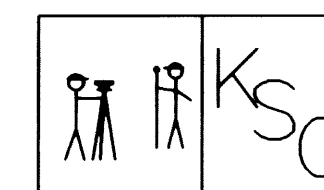
THENCE: N 02° 11' 10" E ALONG THE EAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING CONTAINING 0.874 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MARCH, 2006. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED MARCH, 2006. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

FINAL PLAT OF PETE'S EXXON

LOT 1, BLOCK ONE

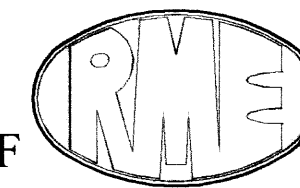
0.874 ACRES

JOHN AUSTIN LEAGUE, A-9
 BRYAN, BRAZOS COUNTY, TEXAS
 SURVEYED: MARCH 12, 2006



SURVEYED BY: **KERR SURVEYING, LLC**
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (979) 268-3195

**RABON
 METCALF
 ENGINEERING**



POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: rmenginc@verizon.net

OFFICE - (979) 690-0329
 FAX - (979) 690-0329
 CELL - (979) 219-4174

PROPERTY OWNER
PANAGIOTIS KOUNTAKIS
 2401 EAST 29TH STREET
 BRYAN, TX 77802

OFF: (979) 774-1192
 FAX: (979) 776-1482

FILENAME: D269FP1A | SCALE: 1" = 20'

SUBMITTAL DATE: MARCH 21, 2006

DRAWN BY: C.E.H.

CHECKED BY: R.A.M.

FIELD BOOK: N/A | PAGES: N/A

RABON METCALF ENGINEERING
 CLIENT NO. PROJECT NO.
199 - 0274