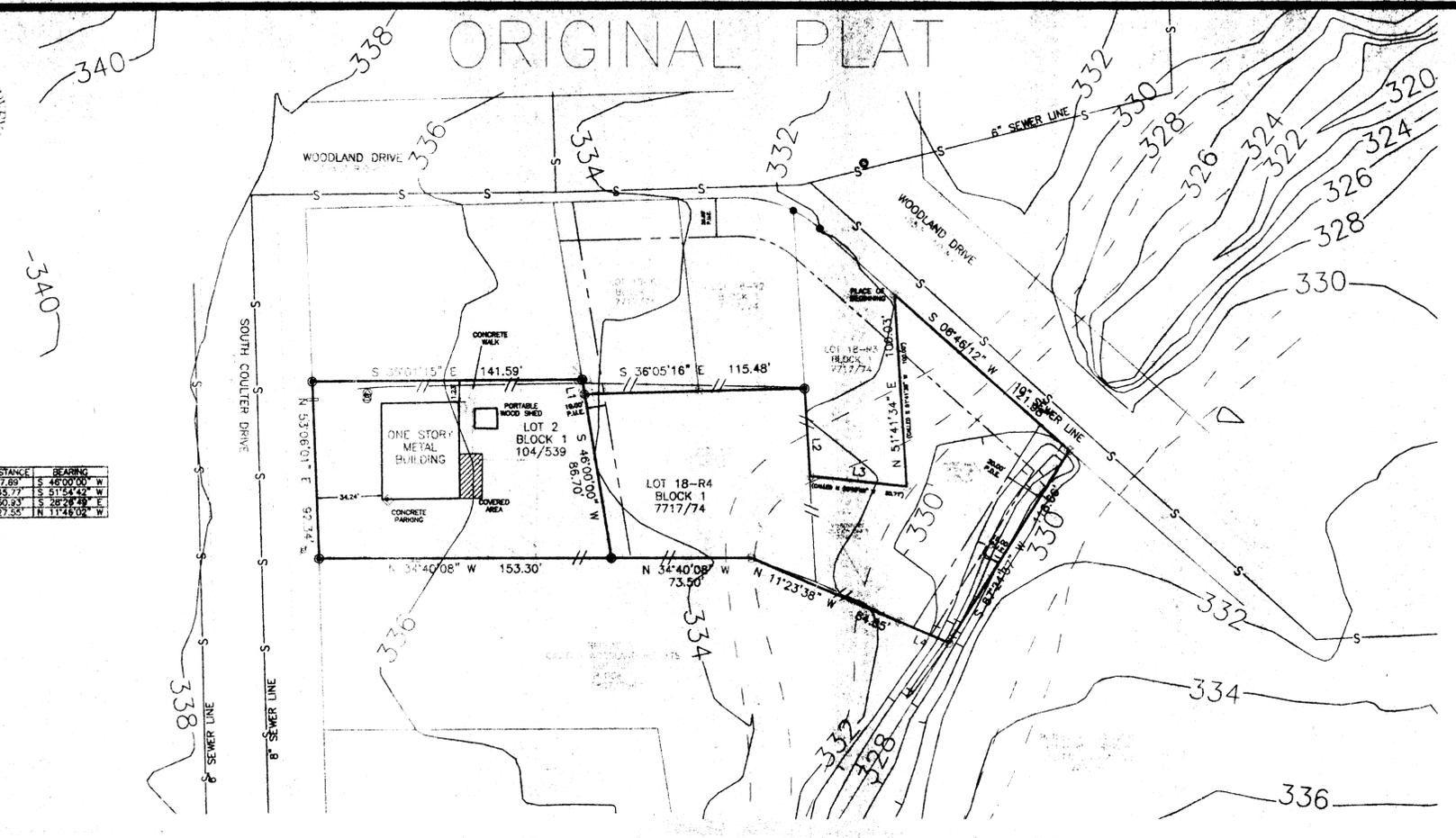
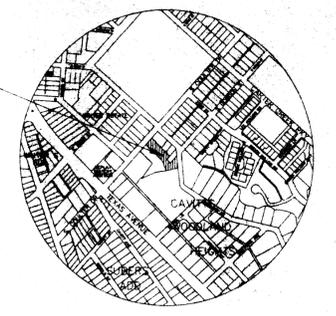




# ORIGINAL PLAT



PROJECT LOCATION



VICINITY MAP NOT TO SCALE

### SURVEY LEGEND

- SUBJECT PROPERTY LINE
- BURIED TELEPHONE LINE
- ELECTRICAL LINE
- WATER LINE
- CHAINLINK FENCE
- WOOD FENCE
- SANITARY SEWER LINE
- ACCESS EASEMENT
- ELECTRICAL EASEMENT
- INDUSTRY/BIODIVERSITY EASEMENT
- PARKING EASEMENT
- SANITARY/STORM EASEMENT
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE
- RESTRICTION BUILDING LINE
- MONUMENT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- PIPELINE MARKER
- GAS METER
- PROPRANE TANK
- SANITARY MANHOLE
- STORM MANHOLE
- CLEANOUT
- SEPTIC TANK
- TELEPHONE PEDESTAL
- CABLE BOX
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562"

### Survey Notes:

- The bearings of this survey are referenced to the City of Bryan GIS Monumentation referenced to the Texas State Plane Coordinate System, Central Zone, NAD=27.
- Building lines shown are per the recorded plat, and are set out within the Land and Site Development Ordinance.
- A portion of said lot appears to be under the 100 year legacy, as identified by the Federal Emergency Management Agency in a Community Panel No. 4804100141 C. Dated: July 2, 1992.
- Drawing Scale is 1"=40'
- There are 9 regular parking spaces and 1 handicap space for a total of 10 parking spaces located on Lot 2, Block 1.
- Technician: J. Bailey; Field Crew: R. Rivers.
- This survey was completed without the benefit of a title commitment.

LINE	DISTANCE	BEARING
L1	7.89'	S 46°00'00" W
L2	43.77'	S 51°54'42" W
L3	50.83'	S 28°22'48" E
L4	27.55'	N 11°46'02" W

METES AND BOUNDS DESCRIPTION OF A 0.8153 ACRE TRACT OUT OF CAVITT'S WOODLAND HEIGHTS No. 2 & THE REPLAT OF LOT 18, CAVITT'S WOODLAND HEIGHTS No. 2 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.8153 acres, out of Cavitt's Woodland Heights No. 2, Revised, a subdivision in the City of Bryan, Brazos County, Texas, according to the plat thereof, as recorded in Volume 104, Page 336 of the Brazos County Deed Records (B.C.D.R.), being Lot Two (2) Block One (1) of the said Cavitt's Woodland Heights No. 2, Revised Survey, and being out of the Report of Lot 18-R, Cavitt's Woodland Heights No. 2, a replat of the said Cavitt's Woodland Heights No. 2, Revised, as recorded in Volume 7717, Page 71 of the Brazos County Official Records (B.C.O.R.), being of Lot Eighteen-R-Four (18-R4) of the said Report of Lot 18-R, Cavitt's Woodland Heights No. 2, also being the same tracts owned by George Lopez as recorded in Volume 3281, Page 250 of the B.C.O.R. and in Volume 7717, Page 74 of the B.C.O.R., the 0.8153 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with an orange plastic cap marked "Carlomagno RPLS 1562," for the east corner of the tract, also being the southeast corner of Lot Eighteen-R-Three (18-R3), Block One (1) of the said Report of Lot 18-R, also being a point along the east right-of-way line of Woodland Drive, a 55.5' right-of-way;

THENCE along the said east right-of-way of Woodland Drive, South 06°46'12" West, a distance of 121.98 feet to a 5/8" iron rod found for the south corner of the tract, also being a point along the said east right-of-way of Woodland Drive, also being the north corner of a 3.78 acre tract of land owned by Bethel Evangelical Lutheran Church, as recorded in Volume 222, Page 67 of the B.C.O.R.;

THENCE along the common line between this tract and the said called 3.78 acre Bethel Church tract, South 87°24'37" West, a distance of 119.66 feet to a 5/8" iron rod found with an orange plastic cap marked "Carlomagno RPLS 1562," for the south corner of this tract, also being a point along the north boundary line of the said called 3.78 acre Bethel Church tract, also being the east corner of the Report of Cavitt's Woodland Heights No. 2, Lot 13R, Block 1, as recorded in Volume 2807, Page 226 of the B.C.O.R.;

THENCE along the common line between this tract and the said Lot 13R, Block 1, the following calls and distances: North 11°46'02" West, a distance of 27.55 feet to a 5/8" iron rod found for an angle point of this tract; North 11°23'38" West, a distance of 84.85 feet to a 5/8" iron rod set with an orange plastic cap marked "Carlomagno RPLS 1562";

North 34°40'08" West, a distance of 226.80 feet to a 5/8" iron rod found with an orange plastic cap marked "Carlomagno RPLS 1562," for the east corner of this tract, also being the north corner of the said Lot 13R, Block 1, also being a point along the southeast right-of-way line of South Coulter Drive, a 20' right-of-way;

THENCE along the said southeast right-of-way of South Coulter Drive, North 51°08'01" East, a distance of 82.34 feet to a 5/8" iron rod set with an orange plastic cap marked "Carlomagno RPLS 1562," for the north corner of this tract, also being a point along the said southeast right-of-way of South Coulter Drive, also being the west corner of Lot One (1), Block One (1) of the said Cavitt's Woodland Heights No. 2, Revised;

THENCE along the common line between this tract and the said Lot 1, Block 1, South 35°01'15" East, a distance of 141.59 feet to a 5/8" iron rod set with an orange plastic cap marked "Carlomagno RPLS 1562," for a northeast exterior corner of this tract, also being the south corner of the said Lot 1, Block 1, also being a point along the north boundary line of Lot Eighteen-R-One (1), Block (1) of the said Report of Lot 18-R;

THENCE along the common line between this tract and the said Lot 18-R1, Block 1, South 46°00'00" West, a distance of 7.89 feet to a 5/8" iron rod found with an orange plastic cap marked "Carlomagno RPLS 1562," for an east interior corner of this tract, also being the west corner of the said Lot 18-R1, Block 1;

THENCE along the common line between this tract and the said Lot 18-R1, Block 1, passing the said Lot 18-R1, Block 1 and continuing along the common line between this tract and Lot Eighteen-R-Two (18-R2), Block One (1) of the said Report of Lot 18-R, South 06°25'16" East, a distance of 115.46 feet to a 5/8" iron rod set with an orange plastic cap marked "Carlomagno RPLS 1562," for a northeast exterior corner of this tract, also being the south corner of the said Lot 18-R2, Block 1, also being a point along the north boundary line of the said Lot 18-R3, Block 1;

THENCE along the common line between this tract and the said Lot 18-R3, Block 1, the following calls and distances: South 31°54'42" West, a distance of 45.77 feet to a 5/8" iron rod found with an orange plastic cap marked "Carlomagno RPLS 1562," for an east interior corner of this tract;

South 28°25'49" East, a distance of 50.83 feet to a 5/8" iron rod found with an orange plastic cap marked "Carlomagno RPLS 1562," for an east interior corner of this tract;

North 51°41'34" East, a distance of 100.03 feet to the PLACE OF BEGINNING containing 0.8153 acres.

City Planner  
Bryan, Texas

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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Engineer, Bryan, Texas

I, \_\_\_\_\_, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County, in Volume \_\_\_\_\_, Page(s) \_\_\_\_\_, 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 CALIFORNIA  
COUNTY OF \_\_\_\_\_  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, \_\_\_\_\_ County, California

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_, 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 on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, 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 individual(s) describe a closed geometric figure.



Dante Carlomagno  
Texas Registered Professional Land Surveyor, Number 1562

LOT 2-R & 3-R, BLOCK 1  
OR  
REPLAT OF  
LOT 2, BLOCK 1  
CAVITT'S WOODLAND  
HEIGHTS No. 2 REVISED  
104/539  
&  
LOT 18-R4, BLOCK 1  
REPLAT OF  
LOT 18-R, BLOCK 1  
CAVITT'S WOODLAND  
HEIGHTS  
No. 2, 7717/74  
in the  
CITY OF BRYAN  
BRAZOS COUNTY, TEXAS

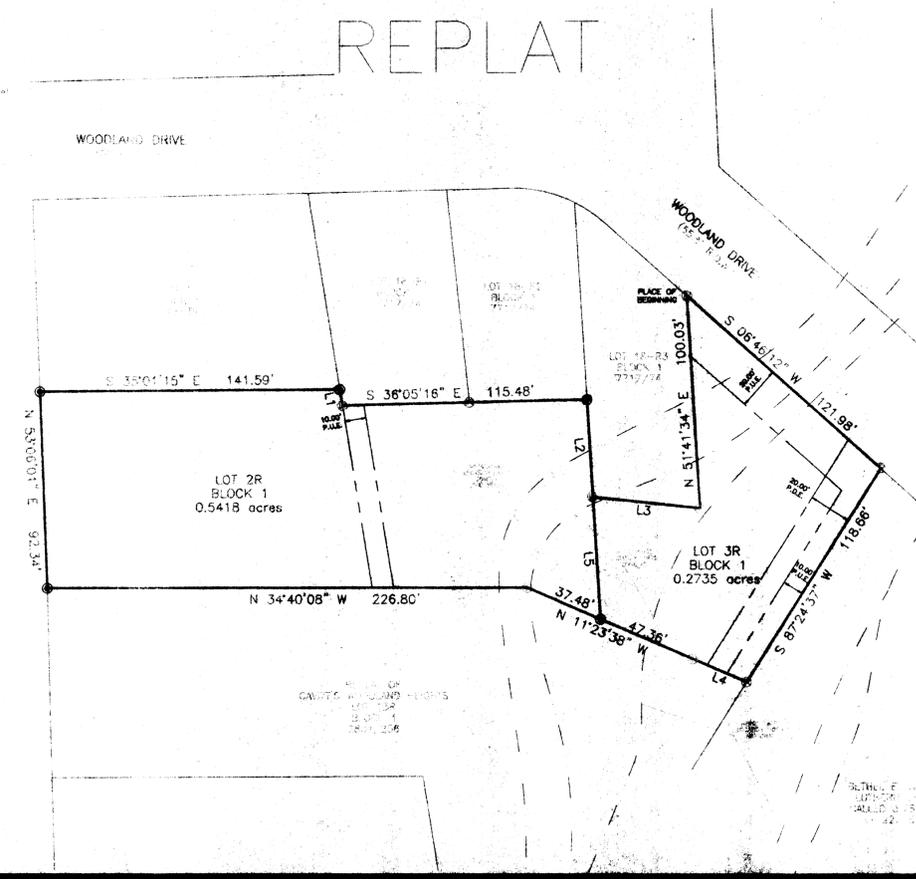
RECEIVED

JUN -3 2009

Development & Engineering Services

ADDRESS: 1501 \_\_\_\_\_ RECORDED IN: 34-54-54-27-77-74  
SUBDIVISION: CAVITT'S WOODLAND HEIGHTS No. 2, REVISED, 104/539 & LOT 18-R4, BLOCK 1, REVISED, 7717/74  
STREET ADDRESS: 2014 FAULKNER ROAD, BRYAN, TEXAS 77801  
CITY: BRYAN COUNTY: BRAZOS  
SURVEYED FOR: GEORGE LOPEZ  
ADDRESS: 2101 ORCHARDVIEW DRIVE, NATIONAL TEXAS  
Carlomagno Surveying Inc.  
2714 Falkner Road, Bryan, Texas 77801  
Phone 979-775-2873 Fax 979-775-4787 e-mail: carlomagno@carlomagno.com  
DRAWING NO: 08269.dwg  
SHEET 1 OF 1

# REPLAT



40 0 40 80 120 Feet

LINE	DISTANCE	BEARING
L5	57.83'	S 51°51'00" W

WOODLAND DRIVE

SOUTH COULTER DRIVE

CAVITT'S WOODLAND HEIGHTS  
No. 2, 104/539  
&  
LOT 18-R4, BLOCK 1  
REPLAT OF  
LOT 18-R, BLOCK 1  
CAVITT'S WOODLAND  
HEIGHTS  
No. 2, 7717/74

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_