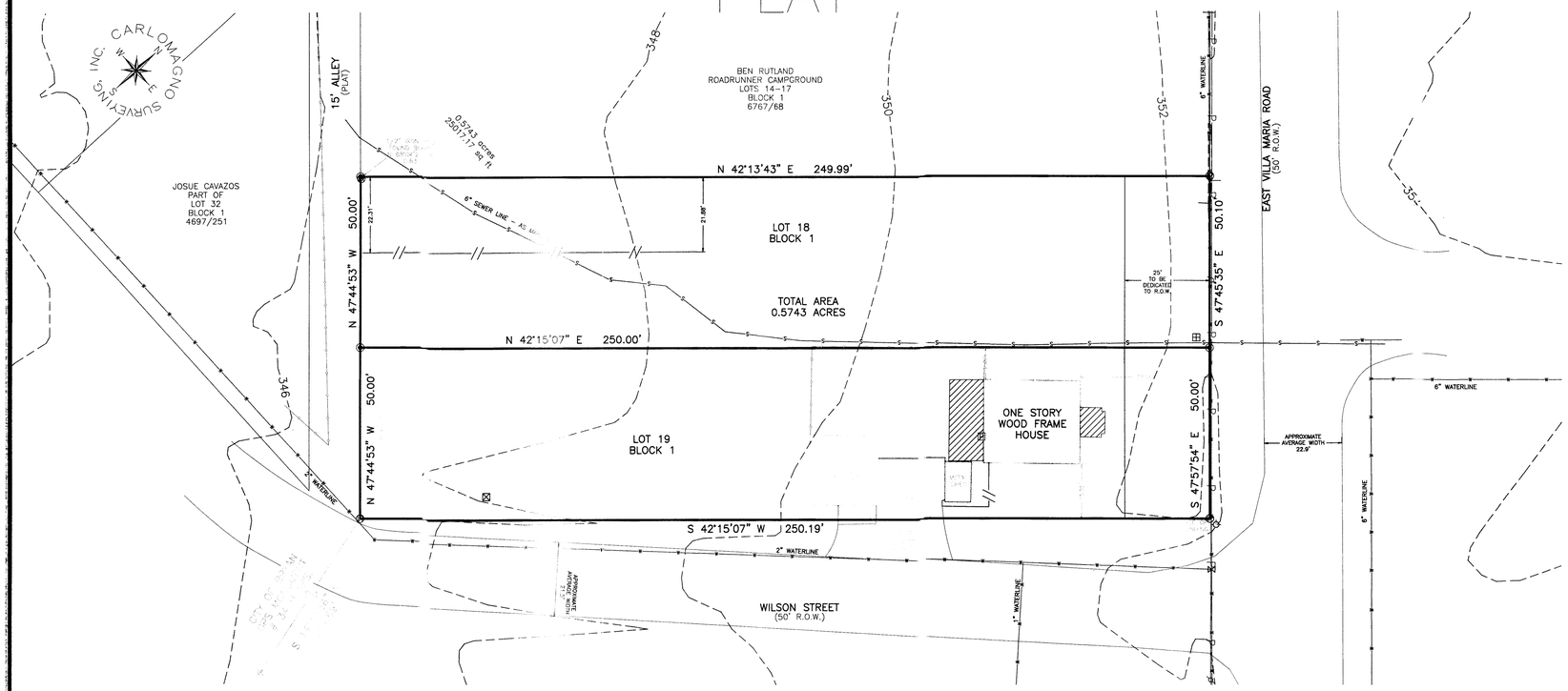
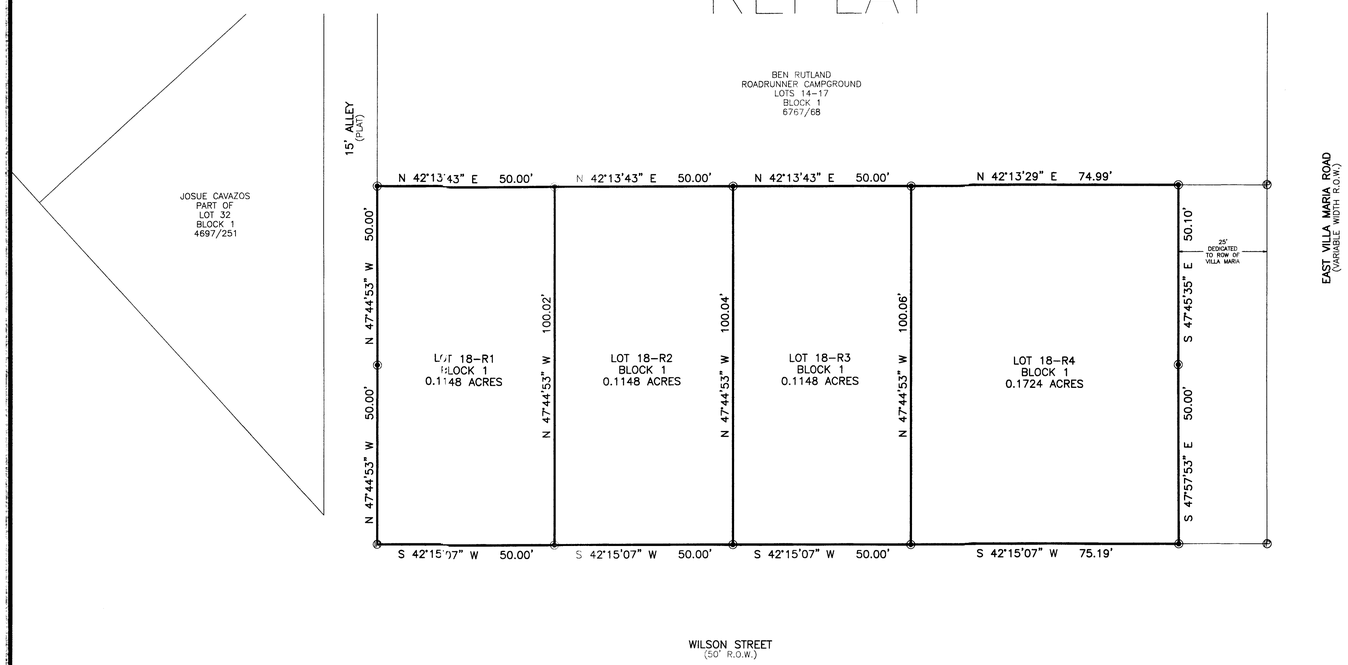
PLAT



REPLAT



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 Official Records of Brazos County in Vol. _____, 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 hereon for the purposes identified.

_____
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

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, Brazos County, 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

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 figure.

STATE OF TEXAS
REGISTERED
DANTE CARLOMAGNO
1562
PROFESSIONAL
LAND SURVEYOR

_____
Dante Carlomagno, Professional
Texas Registered Professional
Land Surveyor, No. 1562

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, the 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 _____, 20_____, in the Official Records of Brazos County in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

I, _____, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____day of _____, 20_____ and the same was duly approved _____ day of _____, 20_____ by said Commission.

_____
Chairman, Planning & Zoning
Commission, Bryan, Texas

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and 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 _____day of _____, 20_____.

_____
City Planner, Bryan, Texas

Survey Notes:
1). Building Lines are established by the City of Bryan Subdivision Ordinances.

2). Said lot is not under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0133 C. Dated: July 2, 1992

3). Drawing Scale is 1"=20'

4). Technician: Jason Bailey; Field Crew: R. Rivera

5). File name: 09311-replat.dwg; Plot Date: 12/21/2009

METES AND BOUNDS DESCRIPTION
OF A 0.5743 ACRES TRACT
WILSON HEIGHTS ADDITION
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.5744 acres, out of the Wilson Heights Addition to the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 38, Page 308 of the Brazos County Deed Records (B.C.D.R.), being all of Lot Eighteen (18) and Nineteen (19), Block One (1) of the said addition, also being the same tract of land owned by Benjamin and Patricia Rutland as recorded in Volume 6767, Page 68 of the Brazos County Official Records (B.C.O.R.), the 0.5744 acre tract being more particularly described as follows:

BEGINNING at a 1" iron pipe found for the east corner of this tract, also being the east corner of the said Lot 19, Block 1, also being a point at the intersection of the southwest right-of-way line of East Villa Maria Road, a 50' right-of-way and the northwest right-of-way line of Wilson Street, a 50' right-of-way;

THENCE along the said northwest right-of-way of Wilson Street, South 42°15'07" West, a distance of 250.19 feet to a 1/2" iron rod found for the south corner of this tract, also being the south corner of the said Lot 19, Block 1, also being a point at the intersection of the said northwest right-of-way of Wilson Street and the northeast right-of-way line of the platted fifteen foot (15') alley as shown on the said recorded plat of Wilson Heights Addition;

THENCE along the said northeast right-of-way of the 15' alley the following calls and distances:

North 47°44'53" West, a distance of 50.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for an a southwest corner of this tract;

North 47°44'53" West, a distance of 50.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the west corner of this tract, also being the west corner of the said Lot 18, Block 1, also being a point along the said northeast right-of-way of the 15' alley, also being the south corner of Lot Seventeen (17), Block One (1) of the said addition, from which a 1/2" iron rod found for reference bears North 68°04'21" West, a distance of 0.63 feet;

THENCE along the common line between this tract and the said Lot 17, Block 1, North 42°13'43" East, a distance of 249.99 feet to a 1" iron pipe found for the north corner of this tract, also being the north corner of the said Lot 18, Block 1, also being the east corner of the said Lot 17, Block 1, also being a point along the said southwest right-of-way of East Villa Maria Road;

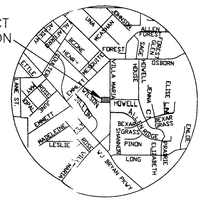
THENCE along the said southeast right-of-way of East Villa Maria Road the following calls and distances:

South 47°45'35" East, a distance of 50.10 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the northeast corner of this tract;

South 47°57'54" East, a distance of 50.00 feet to the PLACE OF BEGINNING containing 0.5743 acres.

LOTS 18-R1, 18-R2, 18-R3 & 18-R4
BLOCK 1
A REPLAT OF
LOTS 18 & 19, BLOCK 1
WILSON HEIGHTS ADDITION, 38/308
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

PROJECT LOCATION



V CINITY MAP
NCT TO SCALE

SURVEY LEGEND

- *SUBJECT PROPERTY LINE*
- *ORIGINAL PROPERTY LINE*
- *ELECTRICAL LINE*
- *WATER LINE*
- *SEWER LINE*
- *WOOD FENCE*
- *CHAINLINK FENCE*
- *ACCESS EASEMENT*
- *DRAINAGE EASEMENT*
- *ELECTRICAL EASEMENT*
- *INGRESS/EGRESS EASEMENT*
- *RIGHT-OF-WAY EASEMENT*
- *SANITARY/STORM EASEMENT*
- *UTILITY EASEMENT*
- *ORDINANCE BUILDING LINE*
- *PLATTED BUILDING LINE*
- *RESTRICTION BUILDING LINE*
- *1/2" IRON ROD FOUND*
- *1" IRON PIPE FOUND*
- *X-IN-CONC. FOUND*
- *NAIL IN CONC. FOUND*
- *5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET*
- *WATER METER*
- *WATER VALVE*
- *FIRE HYDRANT*
- *ELECTRIC METER*
- *POWER POLE*
- *LIGHT POLE*
- *TRANSFORMER*
- *SEWER LINE MARKER*
- *GAS METER*
- *PROPANE TANK*
- *SANITARY MANHOLE*
- *STORM MANHOLE*
- *CLEANOUT*
- *SEPTIC TANK*
- *TELEPHONE PEDESTAL*
- *CABLE BOX*
- *RAILROAD MARKER*
- *MONUMENT*

Bearing Basis: City of Bryan GPS Monuments referenced to Texas State Plane Coordinate System Central Zone Lambert Projection, NAD83	ACREAGE: 0.5743 ALSO BEING: SAME TRACT IN 7455/248 STREET ADDRESS: 3101 EAST VILLA MARIA ROAD SURVEYED FOR: BEN RUTLAND 3131 BRIARCREST DRIVE BRYAN, TEXAS, 77802 (979) 774-9300
PLOT DATE: 12/21/2009 REVISED: 01/21/2009	Carlomagno Surveying Inc. 2714 Finfeather Road, Bryan, Texas 77801 Phone 979-775-2873 Fax 979-775-4787 e-mail cs@carlomagnosurveying.com
DRAWN BY: *Jason Bailey* JOB # *09311*	DRAWING NO. *09311-replat.dwg* SHEET *1* OF *1*

RECEIVED
JUL 20 2010

K