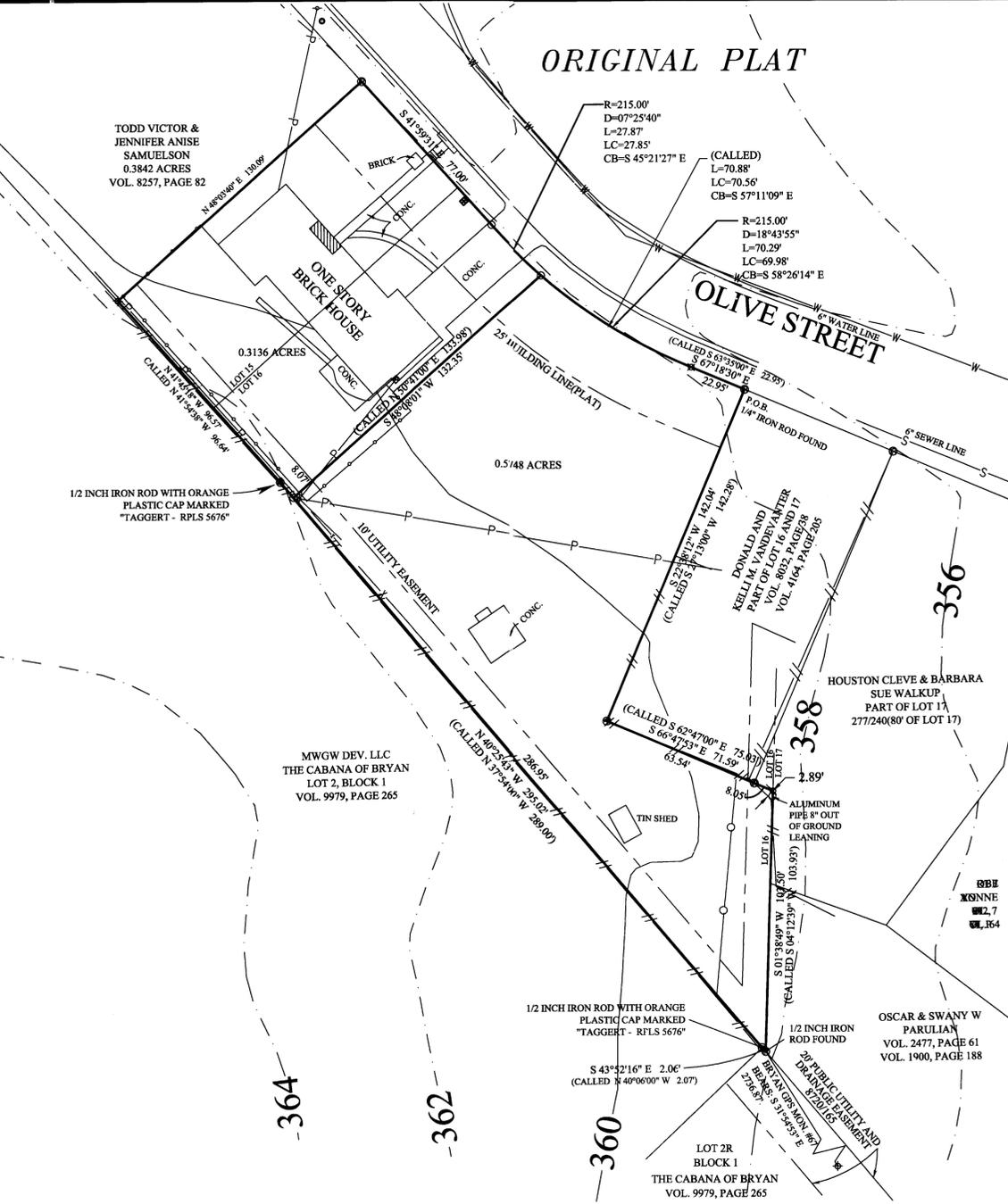
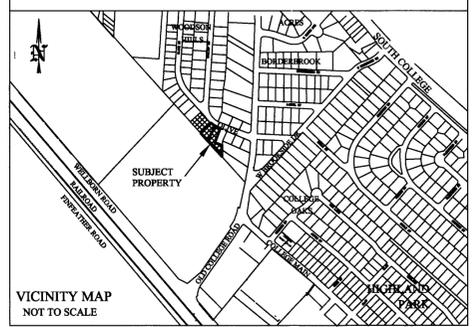
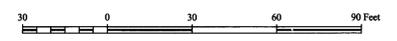


ORIGINAL PLAT

TODD VICTOR & JENNIFER ANISE SAMUELSON
0.3842 ACRES
VOL. 8257, PAGE 82



SCALE: 1" = 30'



METES AND BOUNDS DESCRIPTION
0.8884 ACRES
PART OF LOT 15, AND 16, BLOCK 3
WOODSON HILLS
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.8884 acres, and being part of Lot 15, and Lot 16, Block 3, of the Woodson Hills Subdivision in the City of Bryan, Brazos County Texas, as recorded in Vol. 202, Page 303, of the Brazos County Deed Records(B.C.D.R.), with all bearings referenced to the Texas State Plane Coordinate System, Central Zone, NAD83, and referenced to said recorded plat, and the previous deed for the property conveyed to C.W. Henry in Vol. 10108, Page 78, of the Brazos County Official Records(B.C.O.R.). This description is also referred to the plat prepared by ATM Surveying, Project No. 2011-0033-Olive.dwg, and being more particularly described as follows:

BEGINNING at a 1/4" iron rod found for the east corner of this tract, also being a point on the southwest right-of-way line of Olive Street(50' R.O.W.), also being the north corner of the Donald and Kelli M. Vandevanter part of Lot 16, and 17, as recorded in Vol. 8032, Page 38, and Vol. 4164, Page 205;

THENCE South 22°38'12" West, a distance of 142.04 feet along the common line between this tract and said Vandevanter tract to a 1/2" iron rod found for an interior corner of this tract, also being the west corner of said Vandevanter tract;

THENCE South 66°47'53" East, a distance of 71.59 feet along the common line between this tract and said Vandevanter tract to a 1/2" iron rod with a maroon plastic cap marked "ATM SURV - RPLS 6132" set for a northeast corner of this tract, also being an interior corner of the Houston Cleve and Barbara Sue Walkup, part of Lot 17, as recorded in Vol. 277, Page 240, from which a 1/2" iron rod found for the south corner of said Vandevanter tract, and the west corner of said Walkup tract bears N 66°47'53" W a distance of 8.05';

THENCE South 12°38'49" West, a distance of 105.50 feet along the common line between this tract and said Walkup tract, and then passing along the Oscar and Swany W Parulian tract, as recorded in Vol. 2477, Page 61, and Vol. 1900, Page 188 to a 1/2" iron rod found for the south corner of this tract, also being the west corner of said Parulian tract, also being a point on the north line of Lot 2R, Block 1, called The Cabana of Bryan, as recorded Vol. 9979, Page 265;

THENCE North 43°52'16" West, a distance of 2.06 feet along the common line between this tract and said Lot 2R to a 1/2" iron rod with an orange plastic cap marked "TAGGERT RPLS 5676" found for the north corner of said Lot 2R, also being the east corner of the MWGW Dev. LLC, called The Cabana of Bryan, Lot 2, Block 1, as recorded in Vol. 9969, Page 265;

THENCE North 40°25'43" West, a distance of 295.02 feet along the common line between this tract and said Lot 2 to a 1/2" iron rod with an orange plastic cap marked "TAGGERT RPLS 5676" found for a bend in this tract, also being a bend in said Lot 2;

THENCE North 41°45'18" West, a distance of 96.57 feet along the common line between this tract and said Lot 2 to a 1/2" iron rod with a maroon plastic cap marked "ATM SURV - RPLS 6132" set for the west corner of this tract, also being the south corner of the Todd Victor and Jennifer Anise Samuelson 0.3842 acre tract, as recorded in Vol. 8257, Page 82;

THENCE North 48°03'40" East, a distance of 130.09 feet along the common line between this tract and said 0.3842 acre tract to a 1/2" iron rod found for the north corner of this tract, also being the east corner of said 0.3842 acre tract, also being a point on the southwest right-of-way line of Olive Street;

THENCE along the common line between this tract and said right-of-way line of Olive Street for the following call:

South 41°59'31" East, a distance of 77.00 feet to an "X" set-in-concrete for the beginning of a curve;

Around a curve to the left having a delta angle of 26°09'35", an arc distance of 98.16 feet, a radius of 215.00 feet, and a chord of South 54°43'25" East, a distance of 97.31 feet to a 1/2" iron rod with a maroon plastic cap marked "ATM SURV - RPLS 6132" set for a point of tangency;

South 67°18'30" East, a distance of 22.95 feet to the PLACE OF BEGINNING containing 0.8884 acres.

SURVEY LEGEND

--- SUBJECT PROPERTY LINE	○ SEWER MANHOLE
--- ADJOINING PROPERTY LINE	□ WATER METER
--- UTILITY EASEMENT	□ WATER VALVE
--- PLATTED BUILDING LINE	□ SELECTED MARKER
--- METES AND BOUNDS	○ POWER POLE
--- SEWER LINE	○ METAL SIGN
--- WATER LINE	○ GAS/LINE SIGN
--- SWAIN LINE FENCE	○ LIGHT POLE
--- WOOD FENCE	

● 1/2" IRON ROD FOUND
 ● 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
 ● "X" IN CONCRETE SET

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, C.W. HENRY, owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 10108, Page 78, 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(s)

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/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 2011.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

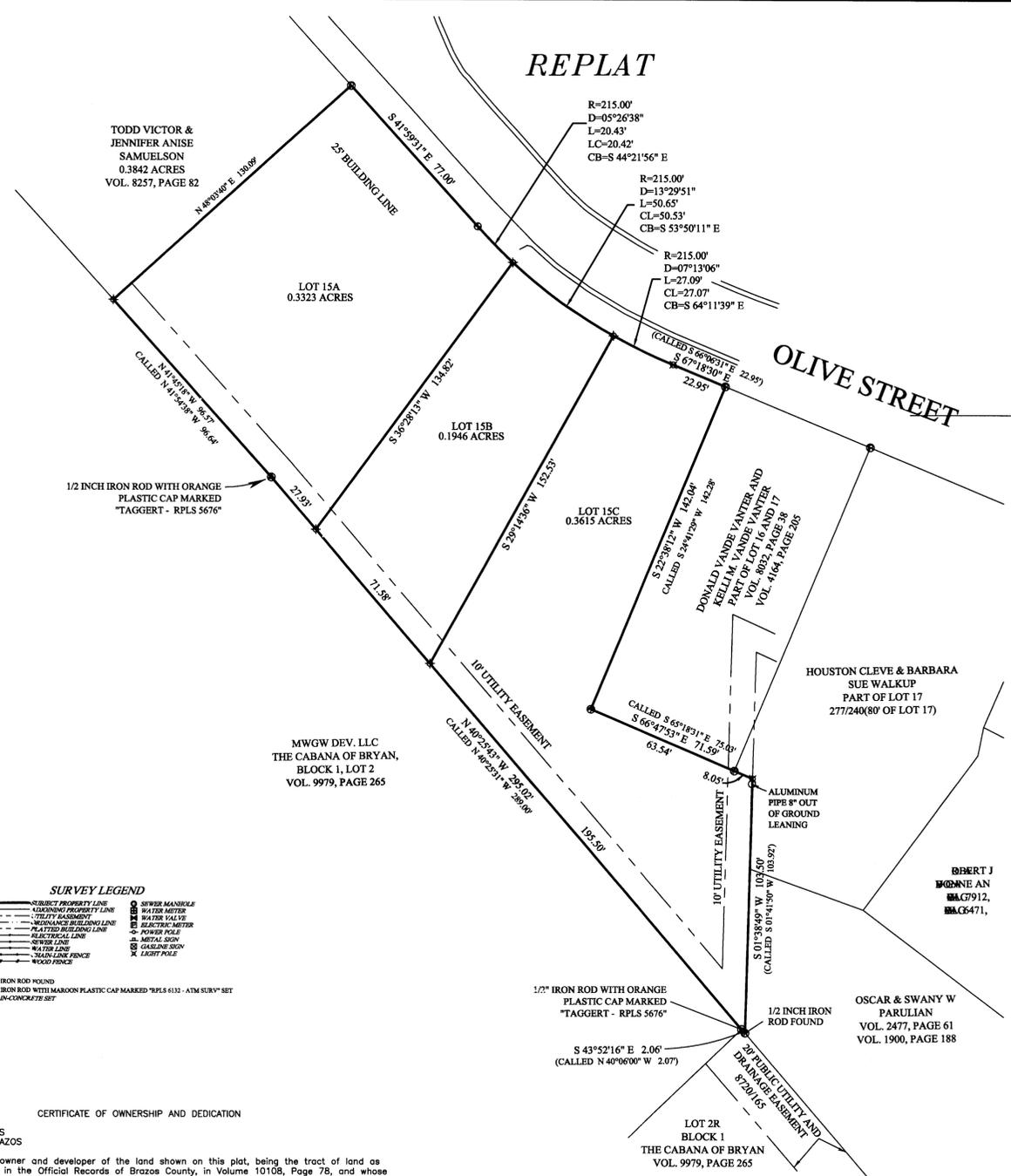
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 on the _____ day of _____, 2011, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

REPLAT

TODD VICTOR & JENNIFER ANISE SAMUELSON
0.3842 ACRES
VOL. 8257, PAGE 82



MWGW DEV. LLC
THE CABANA OF BRYAN,
BLOCK 1, LOT 2
VOL. 9979, PAGE 265

HOUSTON CLEVE & BARBARA SUE WALKUP
PART OF LOT 17
277/240(80' OF LOT 17)

ROBERT J MAGNONE AN
VOL. 6471,
PAGE 4711

OSCAR & SWANY W PARULIAN
VOL. 2477, PAGE 61
VOL. 1900, PAGE 188

LOT 2R
BLOCK 1
THE CABANA OF BRYAN
VOL. 9979, PAGE 265

REPLAT
PART OF
LOTS 15-16, BLOCK 3
WOODSON HILLS
VOLUME 202, PAGE 303
J. E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

SURVEY DATE: 5-16-11
JOB NUMBER: 2011-0033

RECEIVED
JUL 2 2011

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979) 929-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com

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 _____ day of _____, 2011.

City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and 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 _____, 2011, and same was duly approved on the _____ day of _____, 2011.

Chairman

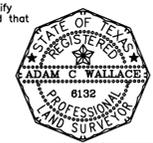
GENERAL NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, USING THE TRIMBLE VRS NETWORK.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, DATED JULY 2, 1992.
- BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
- CONTOURS SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS.
- WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS.

CERTIFICATION OF 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 _____ day of _____, 2011.

City Planner, City of Bryan



Adam Wallace, R.P.L.S. No. 6132