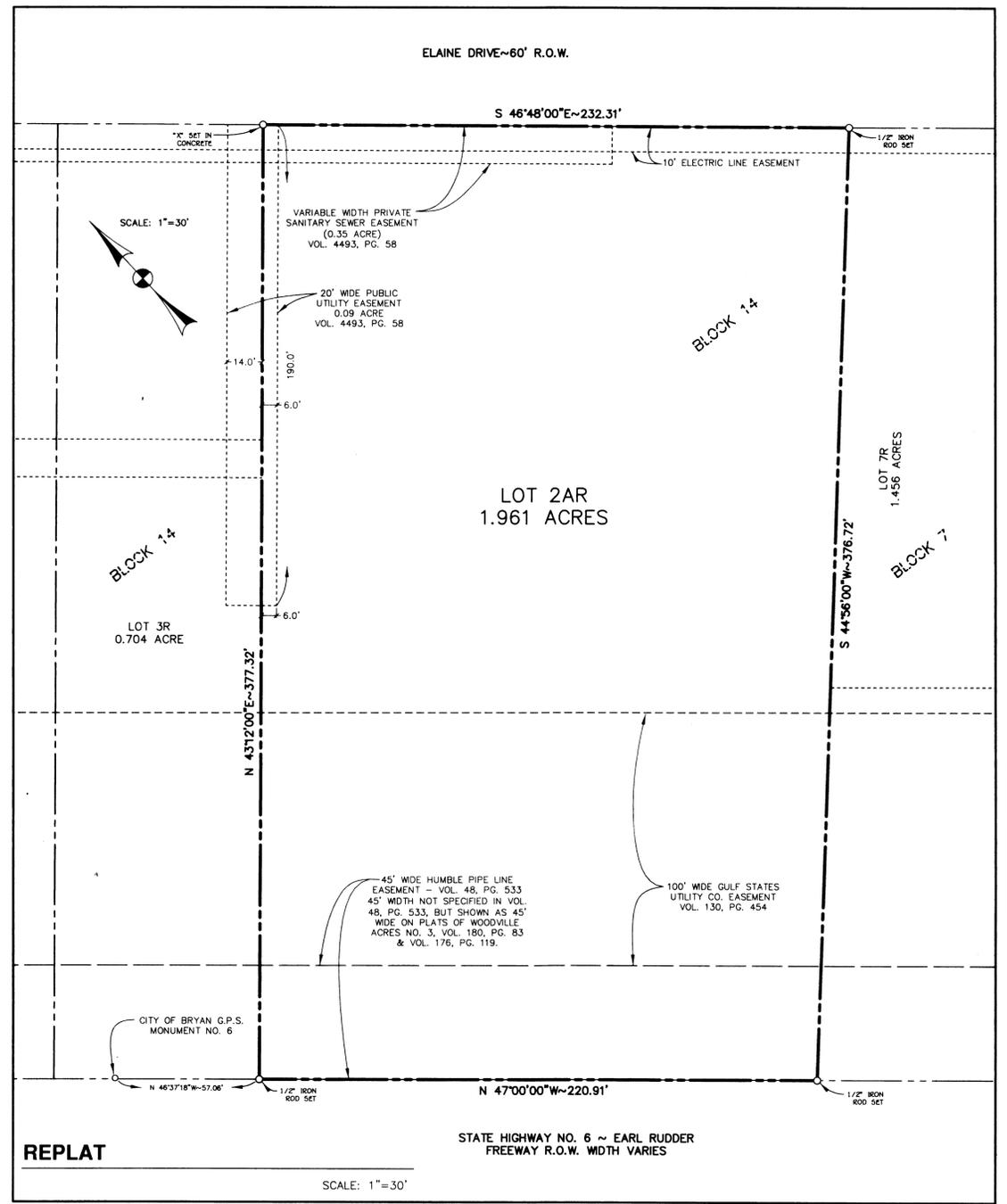


- NOTES:
1. BASIS OF BEARINGS IS THE RECONSTRUCTED SOUTHWEST LINE OF BLOCK 14 AND BLOCK 21 WITH A RECORD BEARING OF N 47°00'W ACCORDING TO THE PLAT OF UNIT NO. 2 OF WOODVILLE ACRES NO. 3 RECORDED IN VOL. 180, PG. 83.
 2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0131C, MAP NO. 48041C0131C, EFFECTIVE DATE: JULY 2, 1992.
 3. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCES AND REGULATIONS.
 4. 1/2" IRON SETBACKS SHALL BE AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
 5. THE PURPOSE OF THIS REPLAT IS AS FOLLOWS:
 1. TO REMOVE THE LOT LINE BETWEEN LOTS 1R & 2R, AS WELL AS THE ASSOCIATED ACCESS EASEMENTS;
 2. TO REMOVE THE 10' WIDE PUBLIC UTILITY EASEMENT (0.04 ACRE) ADJOINING THE SOUTHEAST LINE OF LOT 1R;
 3. TO REMOVE THE PRIVATE MAINTENANCE EASEMENT (0.02 ACRE) ADJACENT TO THE NORTHWEST LINE OF LOT 2R, AND;
 4. TO REMOVE THAT PORTION OF THE 15' WIDE PRIVATE SANITARY SEWER EASEMENT (0.18 ACRE) THAT IS ON LOT 2R.

LEGEND

SANITARY SEWER CLEANOUT	⊙
SANITARY SEWER MANHOLE	⊕
SANITARY SEWER LINE	—SS—
COMMUNICATIONS PEDESTAL	⊙
UNDERGROUND FIBER OPTIC LINE	—FO—
WATER VALVE	⊕
FIRE HYDRANT	⊕
WATER LINE	—W—
OVERHEAD ELECT. LINE	—E—
POWER POLE	⊕
EXISTING PIPELINES	—PL—
WOOD FENCE	—W—
(& FENCE CORNER)	⊕
CHAIN LINK FENCE	—CL—
BARBED WIRE FENCE	—B—



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Carrabba Brothers, Inc. the owners and developers 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 3985, Page 307, 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.

Mark Carrabba - Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mark Carrabba, 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 stated.

Given under my hand and seal of office this ____ day of _____, 2007.

Notary Public, Brazos County, Texas

CERTIFICATION BY 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 _____, 2007, in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

Karen McQueen, County Clerk,
Brazos County, 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 ____ day of _____, 2007.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

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 _____, 2007.

City Planner, City of Bryan, Texas.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair 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 _____, 2007 and same was duly approved on the ____ day of _____, 2007 by said Commission.

Chair, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

S. M. Kling, R.P.L.S. No. 2003

REPLAT
OF
LOTS 1R & 2R, BLOCK 14
REPLAT OF UNIT NO. 2 OF
WOODVILLE ACRES NO. 3
VOL. 4493, PG. 58
1.961 ACRE TRACT
MOSES BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
CARRABBA BROTHERS, INC.
P. O. BOX 643
BRYAN, TEXAS 77806
(979) 778-8850

SCALE: 1"=30' JUNE, 2007
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

Received
JUN 27 2007
Development & Engineering
Services

H:\Land Projects\B2\WOODVILLE\dwg\WOODVILLE\Replat Lots 1R & 2R.dwg 6/26/2007 11:36:49 AM CDT