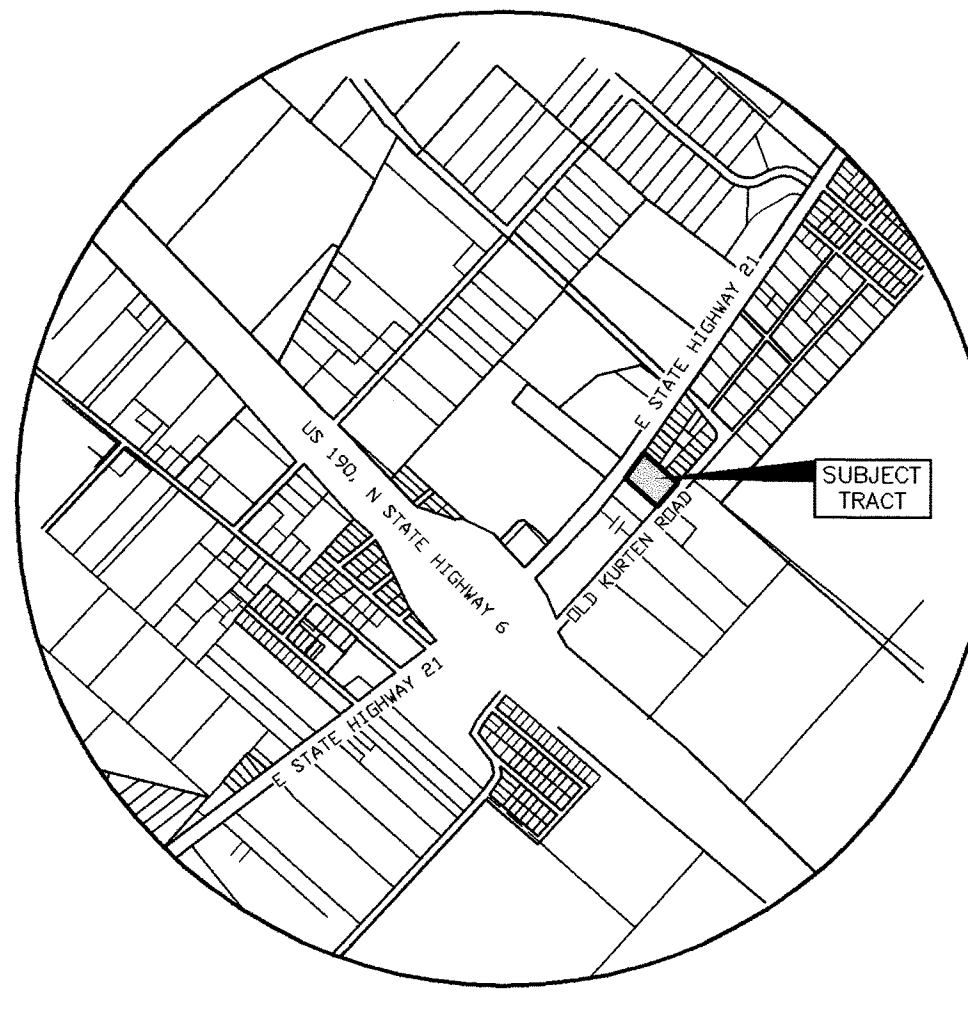


EXISTING CONDITIONS

SCALE: 1"=30'



VICINITY MAP

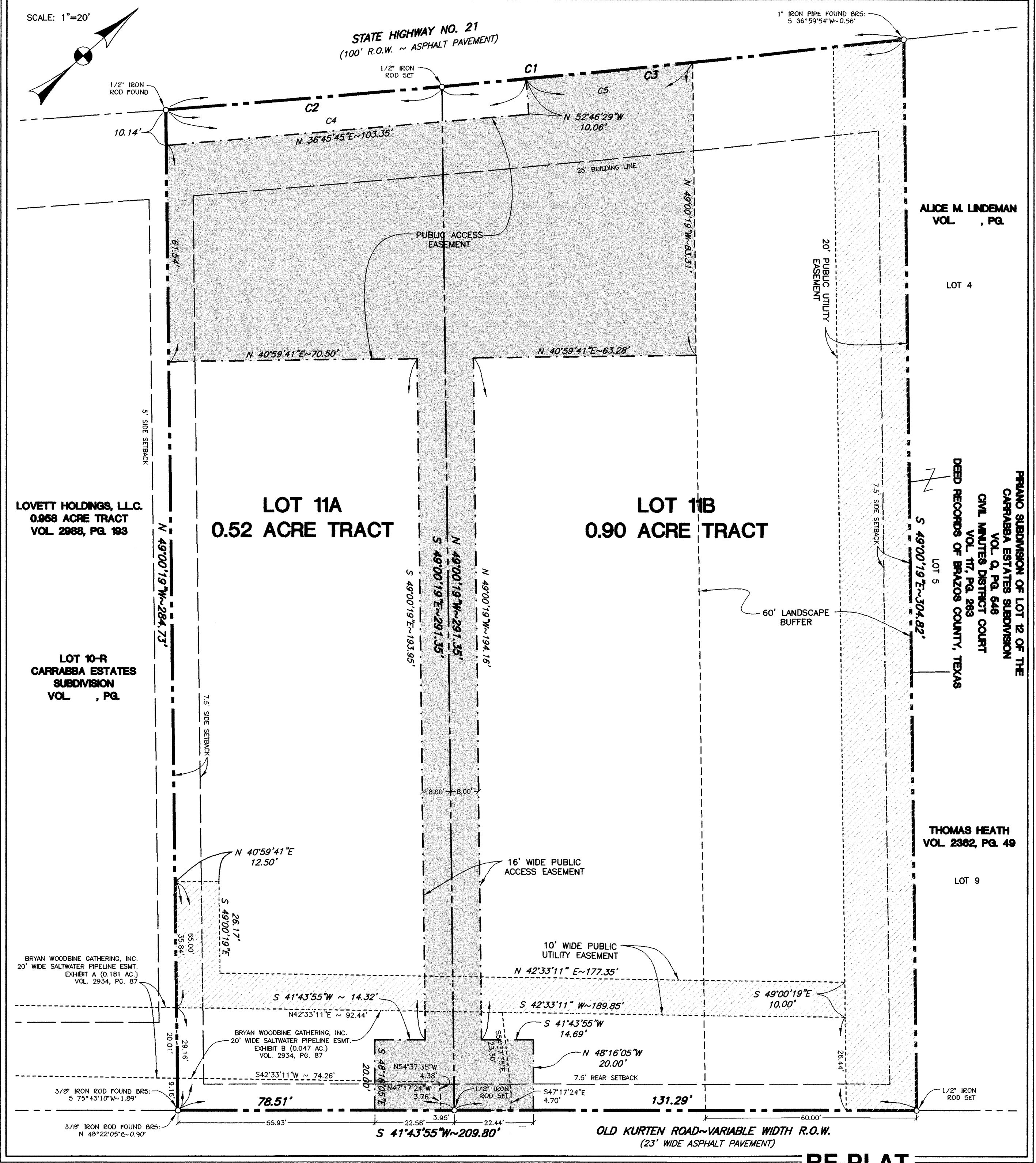
LEGEND

SANITARY SEWER MANHOLE	⊙
SANITARY SEWER LINE	—●—
STORM SEWER MANHOLE	⊙
STORM SEWER LINE	—●—
TELEPHONE PEDESTAL	⊙
TELEPHONE LINE	—●—
TELEVISION PEDESTAL	⊙
TELEVISION CABLE	—●—
WATER METER	⊙
WATER LINE	—●—
WATER VALVE	⊙
FIRE HYDRANT	⊙
OVERHEAD ELECT. LINE	—●—
POWER POLE	⊙
LIGHT POLE	⊙
WOOD FENCE (& FENCE CORNER)	—x—
CHAIN LINK FENCE	—x—
BARBED WIRE FENCE	—x—

- NOTES:**
- TITLE APPEARS TO BE VESTED IN LOVETT HOLDINGS L.L.C. BY VIRTUE OF DEED RECORDED IN VOLUME 3325, PAGE 269 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - BASIS OF BEARINGS IS NAD-27 STATE PLANE COORDINATES, TEXAS CENTRAL ZONE BASED ON 2 CITY OF BRYAN G.P.S. MONUMENTS, GPS-16 AND GPS-75 WHICH WERE BOTH SET IN 1997 BY STRONG SURVEYING. STATE PLANE COORDINATES FOR THE NORTHEAST AND SOUTHEAST CORNERS OF THE SUBJECT TRACT ARE AS FOLLOWS:
NORTHEAST CORNER: N = 397,631.2070
E = 3,250,222.6517
SOUTHEAST CORNER: N = 397,474.6417
E = 3,250,083.0008
 - BASIS OF ELEVATIONS THE CITY OF BRYAN G.P.S. MONUMENT No. 75 SET IN 1997 BY STRONG SURVEYING.
 - CURRENT ZONING IS I - INDUSTRIAL.
 - CURRENT USE - VACANT
 - THIS LOT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48041C0131 C. EFFECTIVE JULY, 1992.
 - GROSS LOT ACREAGE IS 1.416 ACRES.
NET LOT ACREAGE (MINUS 60' LANDSCAPE BUFFER) IS 1.00 ACRES.

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	210.51'	5780.20'	2°05'12"	N 36°15'20"E~210.50'
C2	78.70'	5780.20'	0°46'48"	N 36°54'32"E~78.70'
C3	131.81'	5780.20'	1°18'24"	N 35°51'56"E~131.81'
C4	102.68'	5780.20'	1°01'04"	N 36°14'24"E~102.68'
C5	47.55'	5780.20'	0°28'17"	N 36°02'43"E~47.55'



REPLAT

RE-PLAT OF LOT 11 CARRABBA ESTATES SUBDIVISION VOL. "Q", PG. 546 CIVIL MINUTES DISTRICT COURT

S.F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
LOVETT HOLDINGS, L.L.C.
3600 LOVETT LANE
BRYAN, TEXAS 77802
(979) 774-7133

SCALE: 1"=20' JULY, 2002

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, LOVETT HOLDINGS, L.L.C., Owner and Developer of the 1.42 Acre Tract shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, Texas in Volume 3325, Page 269, 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 purpose identified.

Steve Lovett
STEVE LOVETT, OWNER

Before me, the undersigned authority, on this day personally appeared STEVE LOVETT, 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 purposes and considerations therein stated.

Given under my hand and seal this 2ND day of August, 2002.

KEVIN J. PEUNTER
MY COMMISSION EXPIRES
FEBRUARY 13, 2006

Kevin J. Peunter
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 7th day of August, 2002, in the Official Records of Brazos County, Texas, in Volume 4771 Page 264

Karen McQueen
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 7th day of August, 2002.

Jab

W. Paul Kayson for Linda Huff
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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 7th day of August, 2002.

Jimmy Owen
Planning Administrator, 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
S. M. Kling, R.P.L.S. No. 2003



LAND DEVELOPMENT PROJECT NAME		
Carrabba_Estates_Sub		
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
	Replat	Replat.dwg

08/02/2002 08:11:20 AM CDT

H:\Land Projects\RE\041\Austin_SF_A-63\Carrabba_Estates_Sub\ng\Replat.dwg