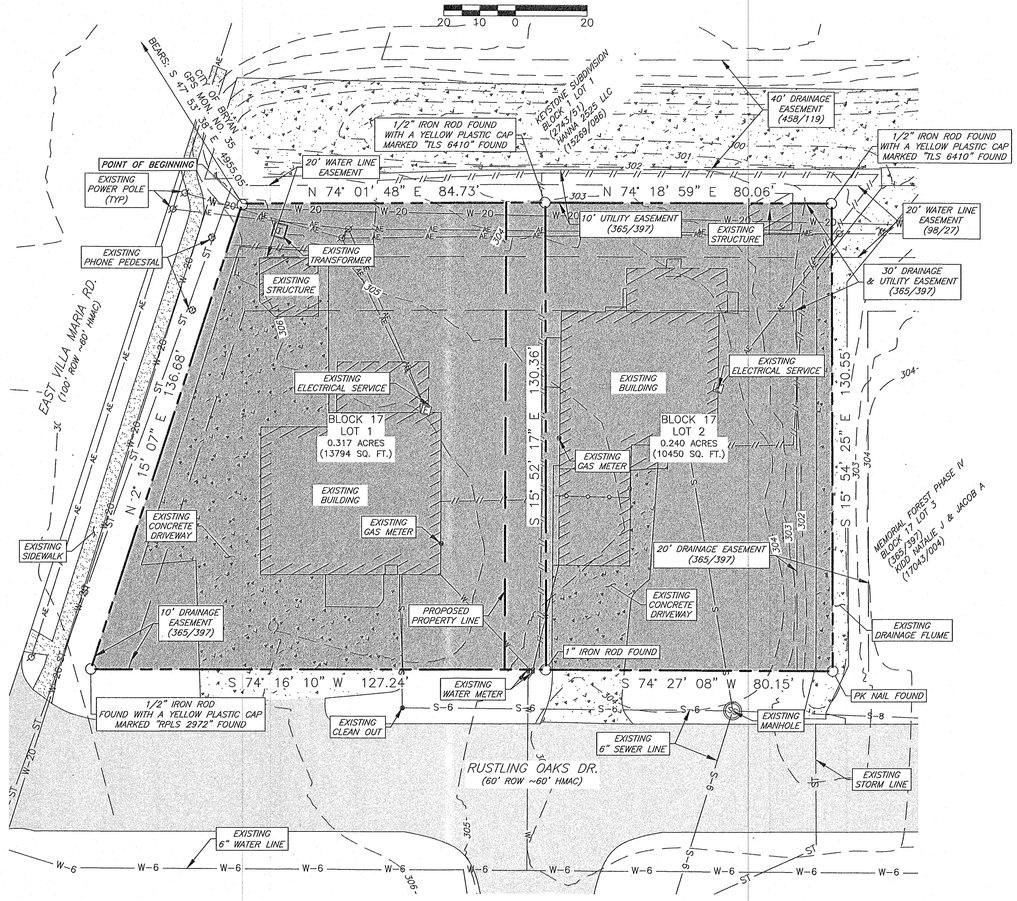
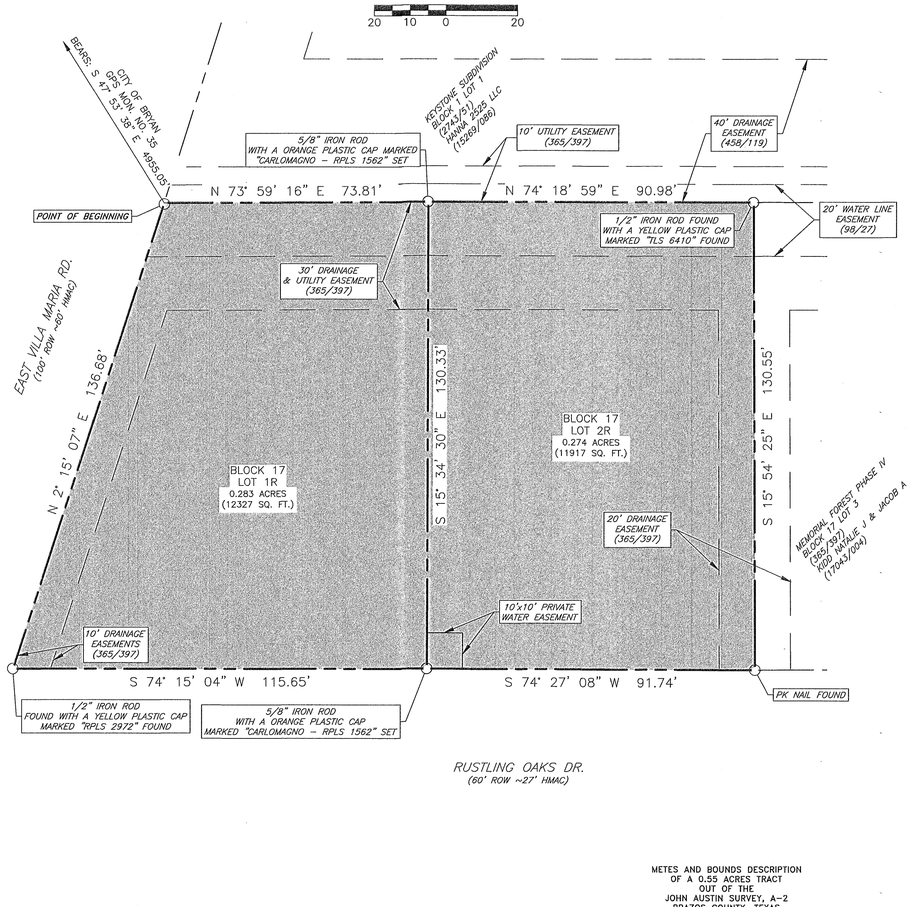
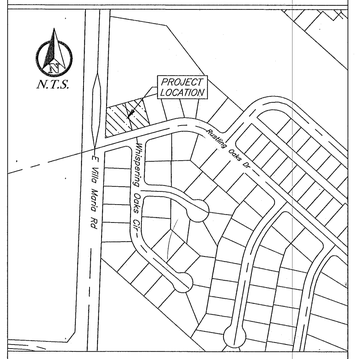
ORIGINAL PLAT
(365/397)



REPLAT



Vicinity Map:



General Notes:

1. The purpose of this plat is to shift the property line separating the two lots.
2. Boundary Line Agreement, Volume 20516, Page 291 applies to both lots.
3. Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
4. Said lots are not under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F Dated: 4/2/2014.
5. 5/8" Iron rods with plastic cap stamped "Carlomagno – RPLS 1562" will be set at all angle points and lot corners unless otherwise stated.
6. The topography shown is based on survey data.
7. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
8. This property is zoned Residental Neighborhood Conservation (R-NC).
9. Where electric facilities are installed, the BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nikolas Bogost, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in Deeds of Records of Brazos County in Volume 18873, Page 7, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose identified.

Nikolas Bogost

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Nikolas Bogost, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this 12 day of October, 2026

Karen Rudasill
Notary Public, Brazos County , Texas

Karen Rudasill
My Commission Expires
7/10/2029
Notary ID 11120217

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Stephen O. & Abimbola Babalola, owners and developers of the land shown on this plat, being the tract of land as conveyed to us, it in Deeds of Records of Brazos County in Volume 1330, Page 160, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose identified.

Stephen O. Babalola

Abimbola Babalola

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Stephen O. & Abimbola Babalola, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this 15 day of October, 2026

Notary Public, Brazos County , Texas

LETICIA GARCIA SERNA
Notary Public, State of Texas
Comm. Expires 04-10-2030
Notary ID 135554141

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, 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.

STATE OF TEXAS
REGISTERED
DANTE CARLOMAGNO
1562
PROFESSIONAL
LAND SURVEYOR

Dante Carlomagno, R.P.L.S. No. 1562

APPROVAL OF THE CITY ENGINEER

I, Jayson Barfknecht, 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 30th day of October, 2026.

Jayson Barfknecht
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Allison Kay, 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 30th day of October, 2026.

Allison Kay
City Planner
Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/2/2026 2:08:55 PM
In the PLAT Records

Doc Number: 2026–1600622
Volume–Page: 20894–69
Number of Pages: 1
Amount: 72.00
Order#: 20261102000107
By: AG

Karen McQueen
County Clerk, Brazos County, Texas
BY: Alma G.

METES AND BOUNDS DESCRIPTION
OF A 0.55 ACRES TRACT
OUT OF THE
JOHN AUSTIN SURVEY, A–2
BRAZOS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 0.55 ACRES, OUT OF THE JOHN AUSTIN SURVEY, A–2, LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING ALL OF LOT 1 (LOT 1) AND LOT 2 (LOT 2), BLOCK 17, OUT OF THE MEMORIAL FOREST IV SUBDIVISION (MEMORIAL FOREST SUB.), PHASE 2, AS RECORDED IN VOLUME 365, PAGE 397 OF THE DEED RECORDS OF BRAZOS COUNTY, THE SAID 0.55 ACRES TRACT BEING THE SAME TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY PREPARED BY CARLOMAGNO SURVEYING, INC., HAVING THE FILE NAME 25063.DWG AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL CONTROL REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83:

COMMENCING AT A BRASS DISK SET IN CONCRETE MARKED "CITY OF BRYAN GPS–35" FOUND FOR A POINT WITHIN THE JOHN AUSTIN SURVEY, A–2, ALSO BEING A POINT WITHIN THE CITY LIMITS OF BRYAN, TEXAS, HAVING THE TEXAS COORDINATE VALUE OF X= 10,230,985.49 AND Y= 3,545,537.09;

THENCE CROSSING THE SAID JOHN AUSTIN SURVEY, A–2, SOUTH 47°53'38" EAST, A DISTANCE OF 4,955.05 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE PLACE OF BEGINNING OF THIS TRACT, ALSO BEING THE WEST CORNER OF THIS TRACT, ALSO BEING THE WEST CORNER OF THE SAID LOT 1, ALSO BEING A POINT ALONG THE EAST RIGHT–OF–WAY LINE OF VILLA MARIA ROAD (VILLA MARIA RD.), A CALLED 100 FOOT RIGHT–OF–WAY, ALSO BEING THE SOUTH CORNER OF KEYSTONE SUBDIVISION (KEYSTONE SUB.), A SUBDIVISION RECORDED VOLUME 2195, PAGE 301 OF THE D.R.B.C., HAVING THE TEXAS COORDINATE VALUE OF X= 10,227,663.10 AND Y= 3,549,213.26;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID KEYSTONE SUB., NORTH 73°59'16" EAST, A DISTANCE OF 73.81 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR A NORTHWEST ANGLE POINT OF THIS TRACT, ALSO BEING A POINT ALONG THE NORTHWEST BOUNDARY LINE OF THE SAID LOT 1, ALSO BEING A POINT ALONG THE SOUTHEAST BOUNDARY LINE OF THE SAID KEYSTONE SUB., FROM WHICH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TLS 6410" FOUND FOR REFERENCE BEARS: NORTH 74°18'59" EAST, A DISTANCE OF 10.92 FEET;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID KEYSTONE SUB., NORTH 74°18'59" EAST, A DISTANCE OF 90.98 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TLS 6410" FOUND FOR THE NORTH CORNER OF THIS LOT, ALSO BEING THE NORTH CORNER OF THE SAID LOT 2, ALSO BEING A POINT ALONG THE SOUTHEAST BOUNDARY LINE OF THE SAID KEYSTONE SUB., ALSO BEING THE WEST CORNER OF LOT 3 (LOT 3), BLOCK 17, OF THE SAID MEMORIAL FOREST SUB.;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID LOT 3, SOUTH 15°54'25" EAST, A DISTANCE OF 130.55 FEET TO A PK NAIL IN CONCRETE FOUND FOR THE EAST CORNER OF THIS TRACT, ALSO BEING THE EAST CORNER OF THE SAID LOT 2, ALSO BEING THE SOUTH CORNER OF THE SAID LOT 3, ALSO BEING A POINT ALONG THE NORTHWEST RIGHT–OF–WAY LINE OF RUSTLING OAKS DRIVE (RUSTLING OAKS DR.), A 50 FOOT RIGHT–OF–WAY;

THENCE ALONG THE COMMON LINE OF THIS TRACT, AND THE SAID RUSTLING OAKS DR., SOUTH 74°27'08" WEST, A DISTANCE OF 91.74 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR A SOUTHEAST ANGLE POINT OF THIS TRACT, ALSO BEING A POINT ALONG THE SOUTHEAST BOUNDARY LINE OF THE SAID LOT 1, ALSO BEING A POINT ALONG THE NORTHWEST BOUNDARY LINE OF THE SAID RUSTLING OAKS DR., FROM WHICH A 1" IRON ROD FOUND FOR REFERENCE BEARS: NORTH 74°15'04" EAST, A DISTANCE OF 11.59 FEET;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RIGHT–OF–WAY OF THE SAID RUSTLING OAKS DR., SOUTH 74°15'04" WEST, A DISTANCE OF 115.65 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "RPLS 2972" FOUND FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING THE SOUTH CORNER OF THE SAID LOT 1, ALSO BEING A POINT ALONG THE NORTHWEST RIGHT–OF–WAY LINE OF THE SAID RUSTLING OAKS DR, ALSO BEING A POINT ALONG THE EAST RIGHT–OF–WAY LINE OF THE SAID VILLA MARIA RD.;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RIGHT–OF–WAY OF THE SAID VILLA MARIA RD., NORTH 02°15'07" EAST, A DISTANCE OF 136.68 FEET TO THE PLACE OF BEGINNING CONTAINING 0.55 ACRES.

Annotations:

ROW–	Right–of–Way
HMAC–	Hot mix Asphaltic concrete
DRBCT–	Deed Records Of Brazos County, Texas
ORBCT–	Official Records Of Brazos County, Texas
OPRBCT–	Official Public Records Of Brazos County, Texas
()–	Record information
(CM)–	Controlling Monument used to establish property boundaries
PUE–	Public Utility Easement
CAE–	Cross Access Easement
PAE–	Public Access Easement
DE–	Drainage Easement
PrDE–	Private Drainage Easement
TYP–	Typical
N/F–	Now or Formerly

FINAL PLAT

Memorial Forest IV Subdivision, Phase 2 Block 17, Lots 1R & 2R 0.55 Acres

Being a Replat of Block 17 Lots 1 & 2
Memorial Forest IV Phase 2
Volume 365, Page 397
John Austin Survey, A-2
Bryan, Brazos County, Texas
June 2026

Owner:
Bogost Nikolas
2501 Rustling Oaks Dr
Bryan, TX 77802

Owner:
Stephen O. & Abiunbola Babalola
2503 Rustling Oaks Dr
Bryan, TX 77802

Surveyor:
Carlomagno Surveying, Inc.
2651 Boonville Rd, Unit 140,
Bryan, Texas 77808
(979)775-2873

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9051