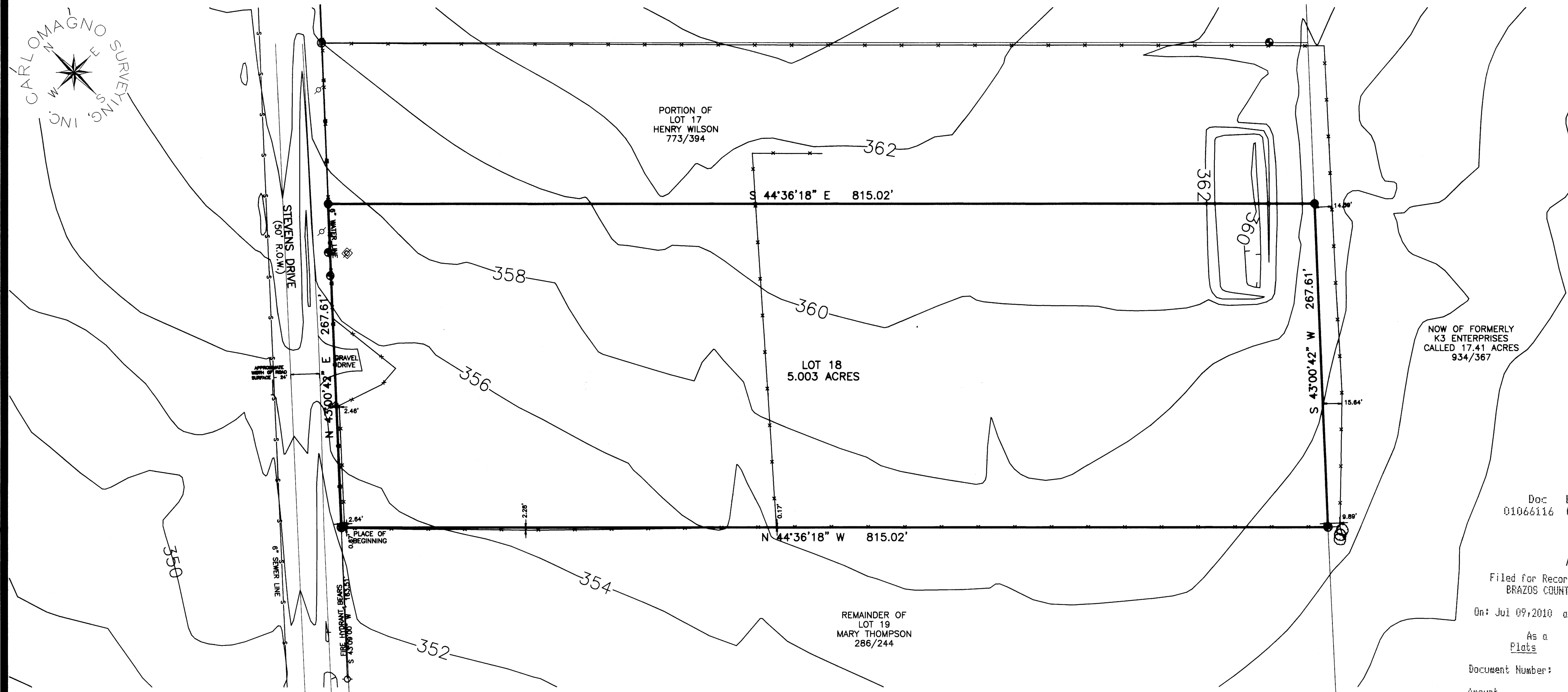


PLAT



1/We, Bonnie Webb, the owner(s) and developer of the land shown on this plat, being part of the tract of land as conveyed to me/us in the Official Records of Brazos County in Vol. 773, Page 394, and whose name(s) is/are 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.

Bonnie Webb
Owner

STATE OF ~~TEXAS~~ VIRGINIA
COUNTY OF ~~BRAZOS~~ FAIRFAX
Before me, the undersigned authority, on this day personally appeared Bonnie Webb 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 30th day of April, 2010.

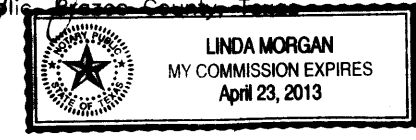
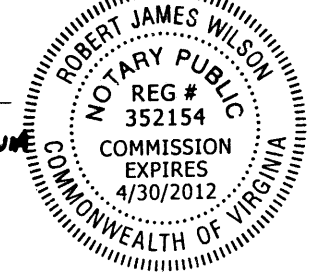
Rolt J. Bl...
Notary Public, Brazos County, Texas
FAIRFAX

1/We, Neil M. Lyons, the owner(s) and developer of the land shown on this plat, being part of the tract of land as conveyed to me/us in the Official Records of Brazos County in Vol. 773, Page 394, and whose name(s) is/are 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.

Neil M. Lyons
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Neil M. Lyons 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 24th day of June, 2010.

Neil M. Lyons
Notary Public, Brazos County, Texas



STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, the County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 14th day of July, 2010, in the Official Records of Brazos County in Volume 9722, Page 156.

Karen McQueen
County Clerk, Brazos County, Texas
By: Susan Romig

I, Michael Beckendorf, 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 13th day of February, 2010, and the same was duly approved 15th day of April, 2010, by said Commission.

Michael Beckendorf
Chairman Planning & Zoning Commission, Bryan, 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 2nd day of July, 2010.

W.P. Hagan
City Engineer, Bryan, Texas

I, Kevin Russell, 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 July, 2010.

Kevin Russell
City Planner, Bryan, Texas

Doc Bk Vol Ps
01066116 OR 9722 156

Filed for Record in:
BRAZOS COUNTY

On: Jul 09, 2010 at 03:45P

As a
Plat

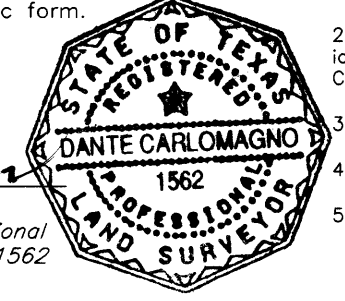
Document Number: 01066116

Amount: 63.00

Receipt Number - 392799
By: Teresa Ramirez

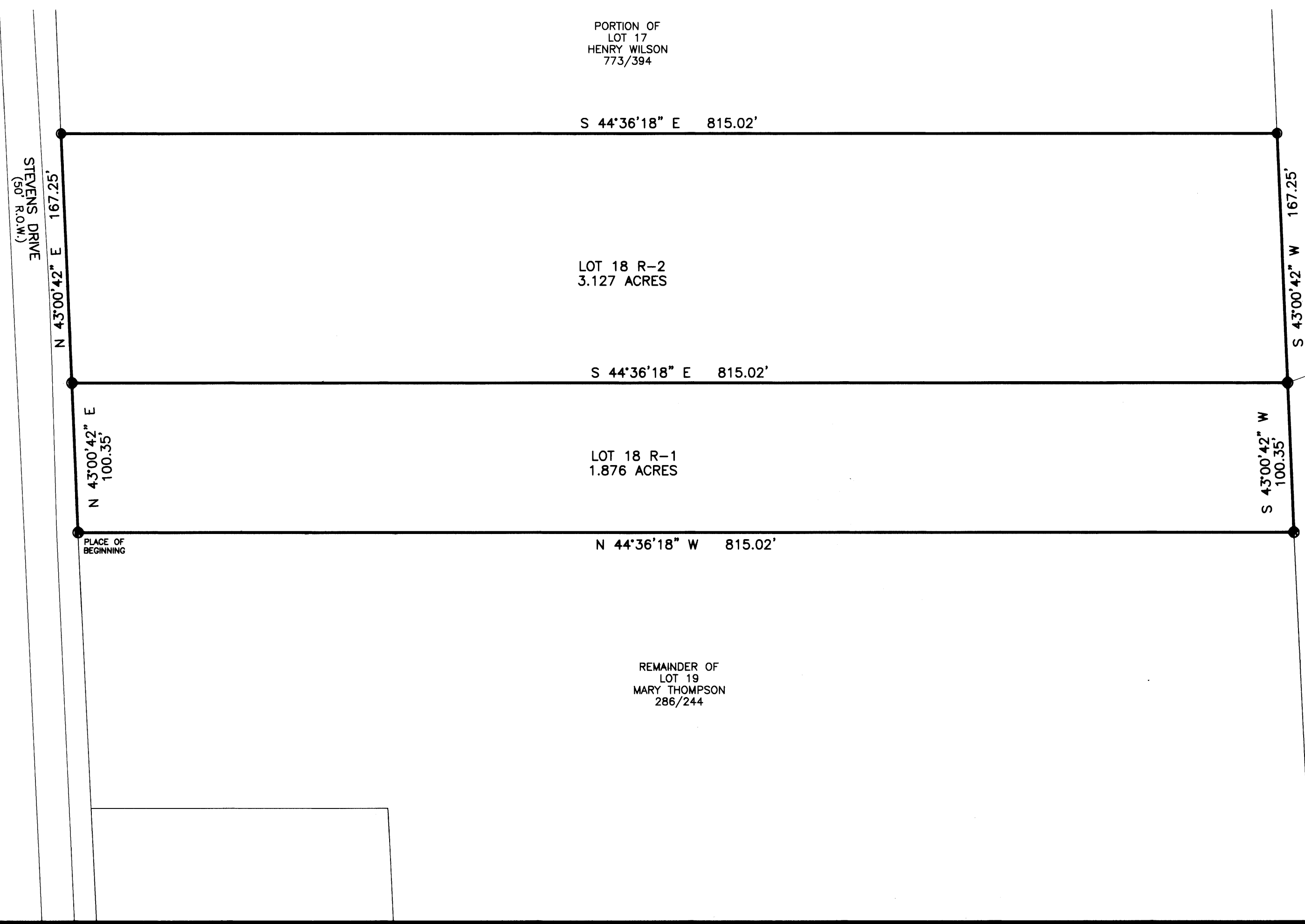
I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Dante Carlomagno
Texas Registered Professional Land Surveyor, Number 1562



- 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. 4804100133 C. Dated: July 2, 1992.
3) Drawing Scale is 1"=60'
4) Technician: Jason Bailey; Field Crew: R. Rivera
5) File name: 10022-replat.dwg; Plot Date: 04/20/2010

REPLAT



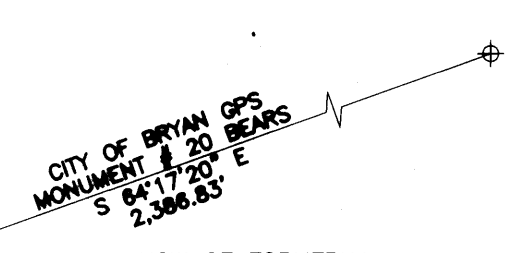
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY
as stamped hereon by me.
Jul 09, 2010
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION
OF A 5.003 ACRE TRACT
MOSES BAINE SURVEY, A-3
BRAZOS COUNTY, TEXAS

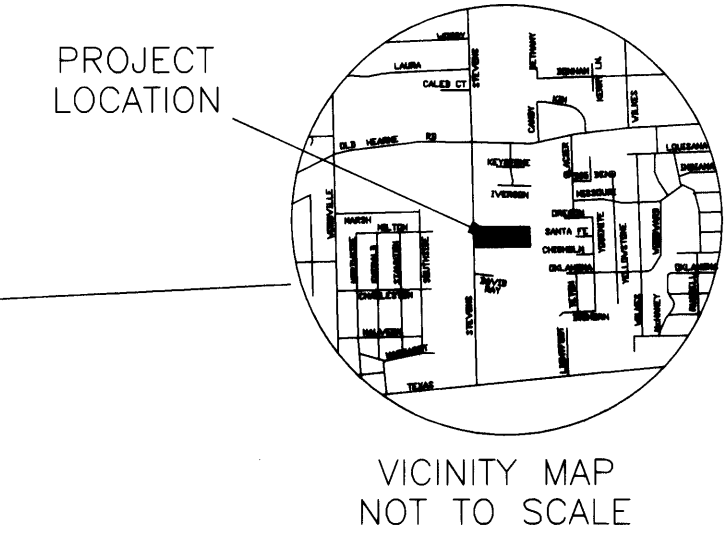
Being a tract of land containing 5.003 acres, out of the Moses Baine Survey, A-3, Brazos County, Texas, also being Lot Eighteen (18), Williams Subdivision, a subdivision in the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 104, Page 49 of the Brazos County Deed Records (B.C.O.R.), also being the same called 1.875 acre tract owned by Bonnie Webb as recorded in Volume 773, Page 394 of the Brazos County Official Records (B.C.O.R.), being more particularly described in "Exhibit A" of the said Volume 773, Page 394 of the B.C.O.R., and being part of the same called 5.625 acre tract of land owned by Henry Wilson as recorded in Volume 773, Page 394 of the B.C.O.R., the 5.003 acre tract being the same tract of land shown on the Plat of Survey prepared by Carlomagno Surveying and having the File name 10022-replat.dwg and being more particularly described as follows:

- BEGINNING at a 1/2" iron rod found for the west corner of this tract, also being the north corner of the remainder of Lot Nineteen (19), of the said Williams Subdivision, said remainder of Lot 19 being now or formerly owned by Mary Thompson, also being a point along the south right-of-way line of Stevens Drive, a 50' right-of-way;
- THENCE along the said south right-of-way of Stevens Drive, North 43°00'42" East, a distance of 267.61 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the north corner of this tract, also being the said south right-of-way of Stevens Drive, also being the north corner of the said Lot 18, also being the west corner of the remainder of Lot Seventeen (17) of the said Williams Subdivision, a portion of the called 5.625 acre tract of land owned by Henry Wilson as recorded in the said Volume 773, Page 394 of the B.C.O.R., said 5.625 acre Wilson being parts of Lots Seventeen (17) and Eighteen (18) of the said Williams Subdivision, being more particularly described in "Exhibit B" of the said Volume 773, Page 394 of the B.C.O.R.;
- THENCE along the common line between this tract and the said remainder of Lot 17 (Wilson tract), South 44°36'18" East, a distance of 815.02 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the east corner of this tract, also being the south corner of the said remainder of Lot 17 (Wilson tract), also being a point along the north boundary line of the called 17.41 acre tract of land now or formerly owned by K3 Enterprises as recorded in Volume 934, Page 367 of the B.C.O.R.;
- THENCE along the common line between this tract and the said 17.41 acre K3 tract, South 43°00'42" West, a distance of 267.61 feet to a 1/2" iron rod found for the south corner of this tract, also being the south corner of the said Lot 18, also being a point along the said north boundary line of the K3 tract, also being the east corner of the said Thompson tract;
- THENCE along the common line between this tract and the said Thompson tract, North 44°36'18" West, a distance of 815.02 feet to the PLACE OF BEGINNING containing 5.003 acres.



CITY OF BRYAN GPS MONUMENTS TO BE SET
S 44°36'18" E 2,306.81'
E 100.35'

NOW OF FORMERLY K3 ENTERPRISES CALLED 17.41 ACRES 934/367



VICINITY MAP
NOT TO SCALE

- SURVEY LEGEND**
SUBJECT PROPERTY LINE
ORIGINAL PROPERTY LINE
ELECTRICAL LINE
WATER LINE
SEWER LINE
POWER POLE
LIGHT POLE
TRANSFORMER
GAS LINE MARKER
NAILS
GAS METER
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
5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET
WATER METER
WATER VALVE
FIRE HYDRANT
ELECTRIC METER
ELECTRIC METER
SEWER TANK
SANITARY MANHOLE
STORM MANHOLE
CLEANOUT
SEPTIC TANK
IRON PIPE FOUND
NAIL IN CONC. FOUND
WATER METER
WATER VALVE
FIRE HYDRANT
ELECTRIC METER
ELECTRIC METER
SEWER TANK
SANITARY MANHOLE
STORM MANHOLE
CLEANOUT
SEPTIC TANK
IRON PIPE FOUND
NAIL IN CONC. FOUND

LOTS 18 R-1 & 18 R-2
A REPLAT OF
ALL OF LOT 18
WILLIAMS SUBDIVISION, 104/49
CITY OF BRYAN
MOSES BAINE SURVEY, A-3
BRAZOS COUNTY, TEXAS

Bearing Basis: City of Bryan GPS monuments referenced to Texas State Plane Coordinate System Centric Zone NAD83 Boundary Basis: West face of the tract related to the south corner of this tract 104/49	LOT NO.: EIGHTEEN R-ONE (18 R-1) & EIGHTEEN R-TWO (18 R-2) ACREAGE: 5.003 ALSO BEING: ALL OF TRACT "A" & PART OF TRACT "B" IN 773/394 STREET ADDRESS: 2401 STEVENS DRIVE
PLAT DATE: 04/20/2010	SURVEYED FOR: DAVID & BONNIE WEBB HENRY WILSON 13375 GLEN TAYLOR LANE 3927 PURDUE STREET OAK HILL, VA, 20717-4050 HOUSTON, TX, 77005-1131 (703) 904-0830 (713) 302-9484
DRAWN BY: Jason Bailey JOB # 10022	Carlomagno Surveying Inc. 2714 Finfather Road, Bryan, Texas 77801 Phone 979-775-2873 Fax 979-775-4787 e-mail c@carlomagnosurveying.com
	SHEET 1 OF 1