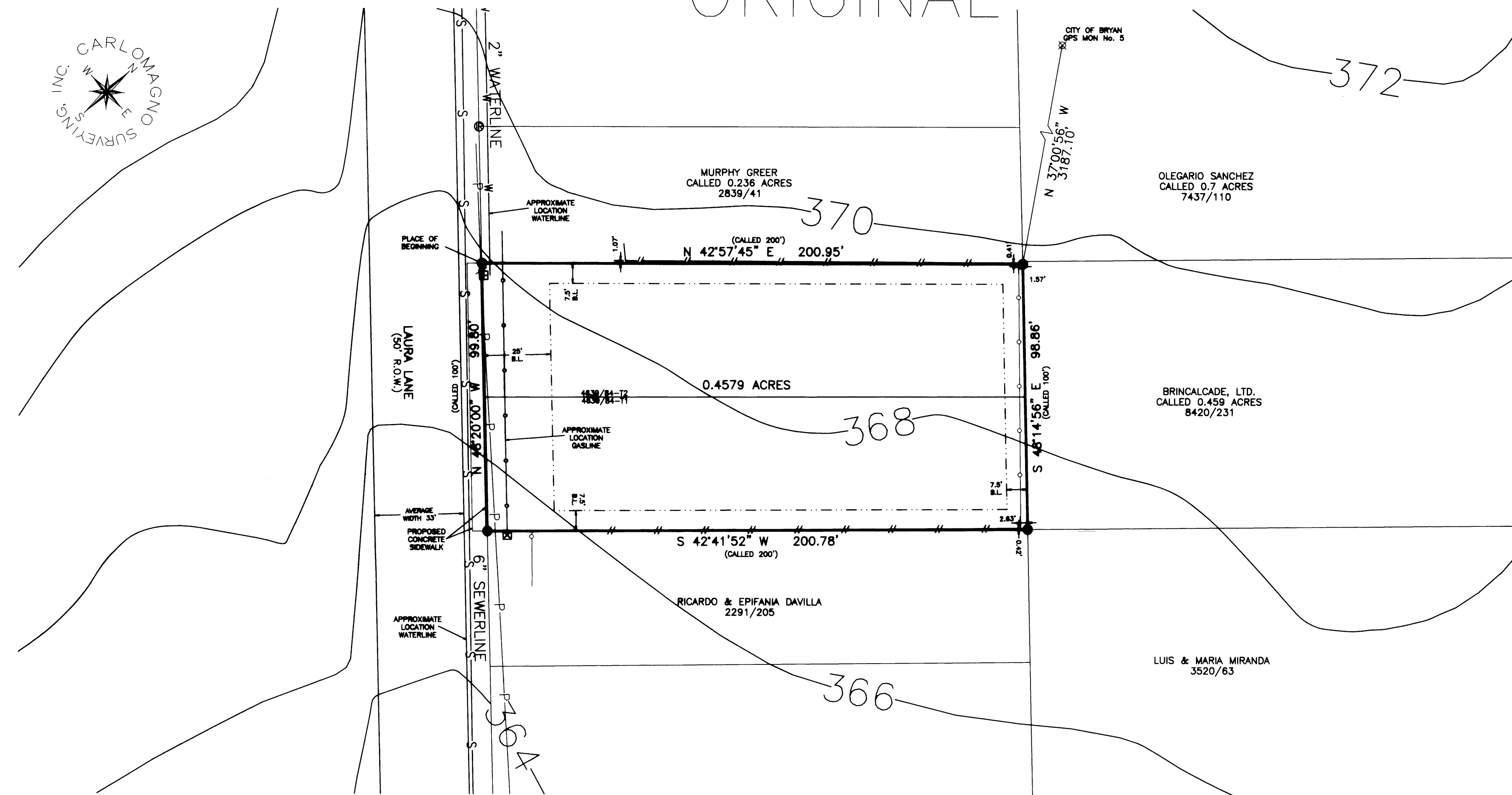


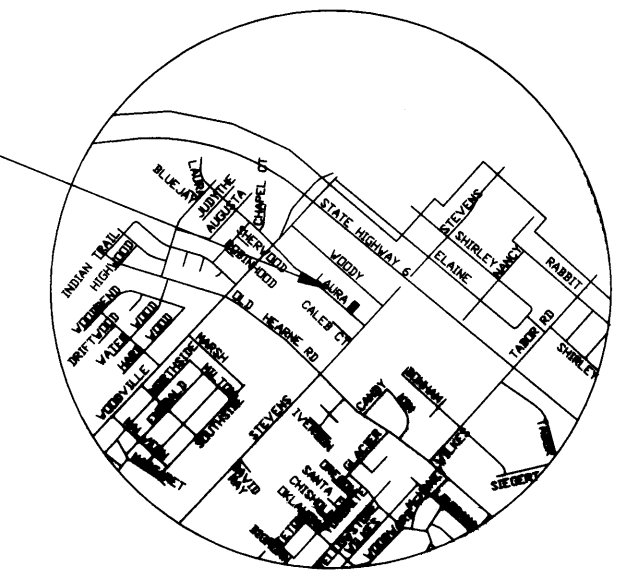
ORIGINAL



Survey Notes:

- 1) The bearings of this survey are referenced to the Texas State Plane Coordinate System, Lambert Projection, Central Zone, NAD83.
2) All setbacks shall be in accordance with applicable City of Bryan ordinances and regulations.
3) No portion of said lot appears to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0313 C. Dated: July 2, 1992.
4) Drawing Scale is 1"=30'
5) Technician: J. Bailey; Field Crew: R. Rivera

PROJECT LOCATION



VICINITY MAP NOT TO SCALE

METES AND BOUNDS DESCRIPTION OF A 0.4579 ACRE TRACT WOODVILLE ACRES CITY OF BRYAN MOSES BAINE SURVEY, A-3 BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.4579 acres, out of the Moses Baine Survey, A-3, Brazos County, Texas, also being part of Lots Fourteen (14) and Fifteen (15), Woodville Acres, an addition to the City of Bryan, according to the plat thereof, as recorded in Volume 161, Page 2 of the Brazos County Deed Records (B.C.D.R.), also being the same tracts of land owned by Susan Chavez as recorded in Volume 4369, Page 84 of the Brazos County Official Records (B.C.O.R.), also being the same tract of land owned by Alfredo Sifuentes-Merino and Rocio E. Alcazar Villanueva de Sifuentes as recorded in Volume 9815, Page 232 of the B.C.O.R., the 0.4579 acre tract being the same tract of land shown on the Plat of Survey, prepared by Carlomagno Surveying, having the file name 10237--replat.dwg, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the west corner of this tract, also being a point along the northeast right-of-way line of Laura Lane, a 50' right-of-way, also being the south corner of the called 0.236 acres tract of land owned by Murphy Greer as recorded in Volume 2839, Page 41 of the B.C.O.R.;

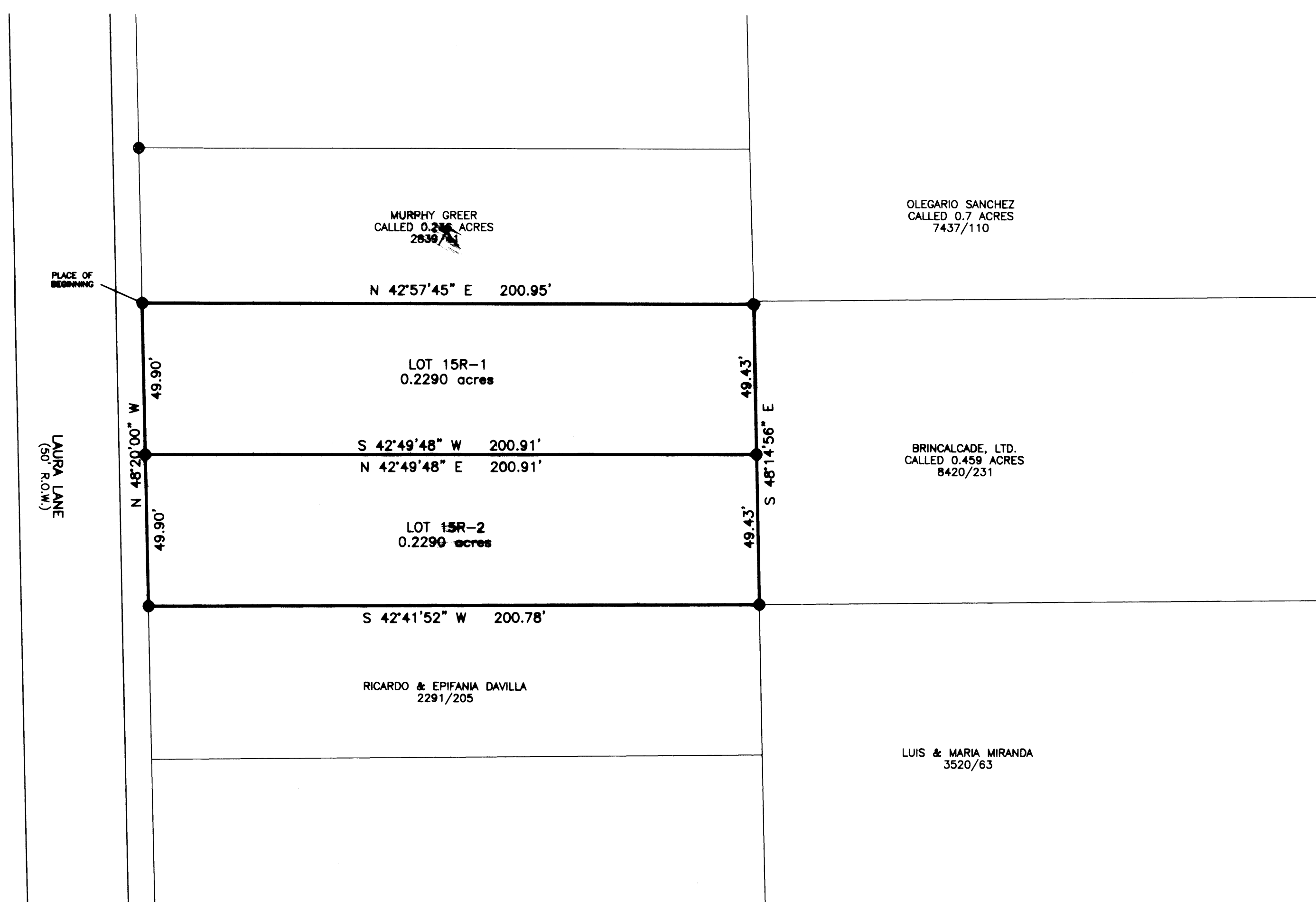
THENCE along the common line between this tract and the said called 0.236 acres Greer tract, North 42°57'45" East, a distance of 200.95 feet to a 1/2" iron rod found for the north corner of this tract, also being the east corner of the said called 0.236 acres Greer tract, also being a point along the southwest boundary line of the called 0.459 acres tract of land owned by Brincalcade, LTD, as recorded in Volume 8420, Page 231 of the B.C.O.R.;

THENCE along the common line between this tract and the said called 0.459 acres Brincalcade tract, South 48°14'56" East, a distance of 99.86 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 called 0.459 acres Brincalcade tract, also being the west corner of the Luis and Maria Miranda tract of land as recorded in Volume 3520, Page 63 of the B.C.O.R., also being the north corner of the Ricardo and Epifania Davilla tract of land as recorded in Volume 2291, Page 205 of the B.C.O.R.;

THENCE along the common line between this tract and the said Davilla tract, South 42°41'52" West, a distance of 200.78 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the south corner of this tract, also being the west corner of the said Davilla tract, also being a point along the said northeast right-of-way of Laura Lane;

THENCE along the said northeast right-of-way of Laura Lane, North 48°20'00" West, a distance of 99.80 feet to the PLACE OF BEGINNING containing 0.4579 acres.

REPLAT



Doc Bk Vol Ps 01093307 DR 10026 113

Filed for Record in: BRAZOS COUNTY

On: Feb 09 2011 at 10:06A

As a Plat

Document Number: 01093307

Amount: \$1.00

Receipt Number: 404824

By: Susie Cohen

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.

Feb 09 2011

HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

I, [Signature], 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 15th day of August, 2010, and the same was duly approved on the 14th day of October, 2010, by said Commission.

[Signature] 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 15th day of October, 2010.

[Signature] City Engineer, Bryan, Texas

I, [Signature], 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 15th day of October, 2010.

[Signature] City Planner, Bryan, Texas

STATE OF TEXAS COUNTY OF BRAZOS I, [Signature], 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 15th day of FEB 2011. Official Record Book Brazos County in Volume 10237 Page 113

[Signature] County Clerk, Brazos County, Texas

Rocio E. Alcazar Villanueva de Sifuentes and Alfredo Sifuentes Merino owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Vol(s) 9815, Page(s) 232, 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.

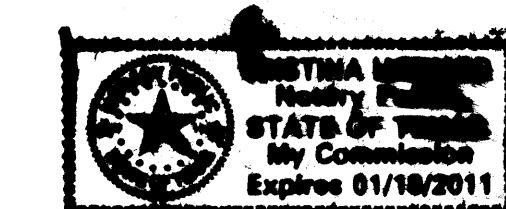
[Signature]

STATE OF TEXAS COUNTY OF BRAZOS I, Donita 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 figure.

[Signature] Donita Carlomagno, Texas Registered Professional Land Surveyor, Number 1562

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally Alfredo Sifuentes-Merino & Rocio Alcazar-Villanueva de Sifuentes and 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 17th day of Feb 2011.

[Signature] Notary Public, Brazos County, Texas



SURVEY LEGEND table with symbols for SUBJECT PROPERTY LINE, ORIGINAL PROPERTY LINE, EASEMENT POINT, WATER METER, etc.

REPLAT OF PART OF LOTS FOURTEEN (14) & FIFTEEN (15) WOODVILLE ACRES INTO LOT 15R-1 & 15R-2 0.4579 ACRES MOSES BAINE SURVEY, A-3 CITY OF BRYAN BRAZOS COUNTY, TEXAS

ACREAGE: 0.4579 LOCATED IN: WOODVILLE ACRES, 161/2 CALLED: PARTS OF LOTS FOURTEEN (14) & FIFTEEN (15) ALSO BEING: SAME TRACTS IN 4639/84 SURVEY: MOSES BAINE SURVEY, A-3 STREET ADDRESS: 3903 LAURA LANE CITY: BRYAN COUNTY: BRAZOS SURVEYED FOR: ALFREDO SIFUENTES-MERINO AND ROCIO E. ALCAZAR-VILLANUEVA DE SIFUENTES 3703 MERSON DRIVE BRYAN, TX, 77803

Carlomagno Surveying Inc. 2714 Finfeather Road, Bryan, Texas 77801 Phone 979-775-2873 Fax 979-775-4787 e-mail cc@carlomagnosurveying.com

DRAWING NO. 10237--replat.dwg SHEET 1 OF 1 AUGUST 18, 2010