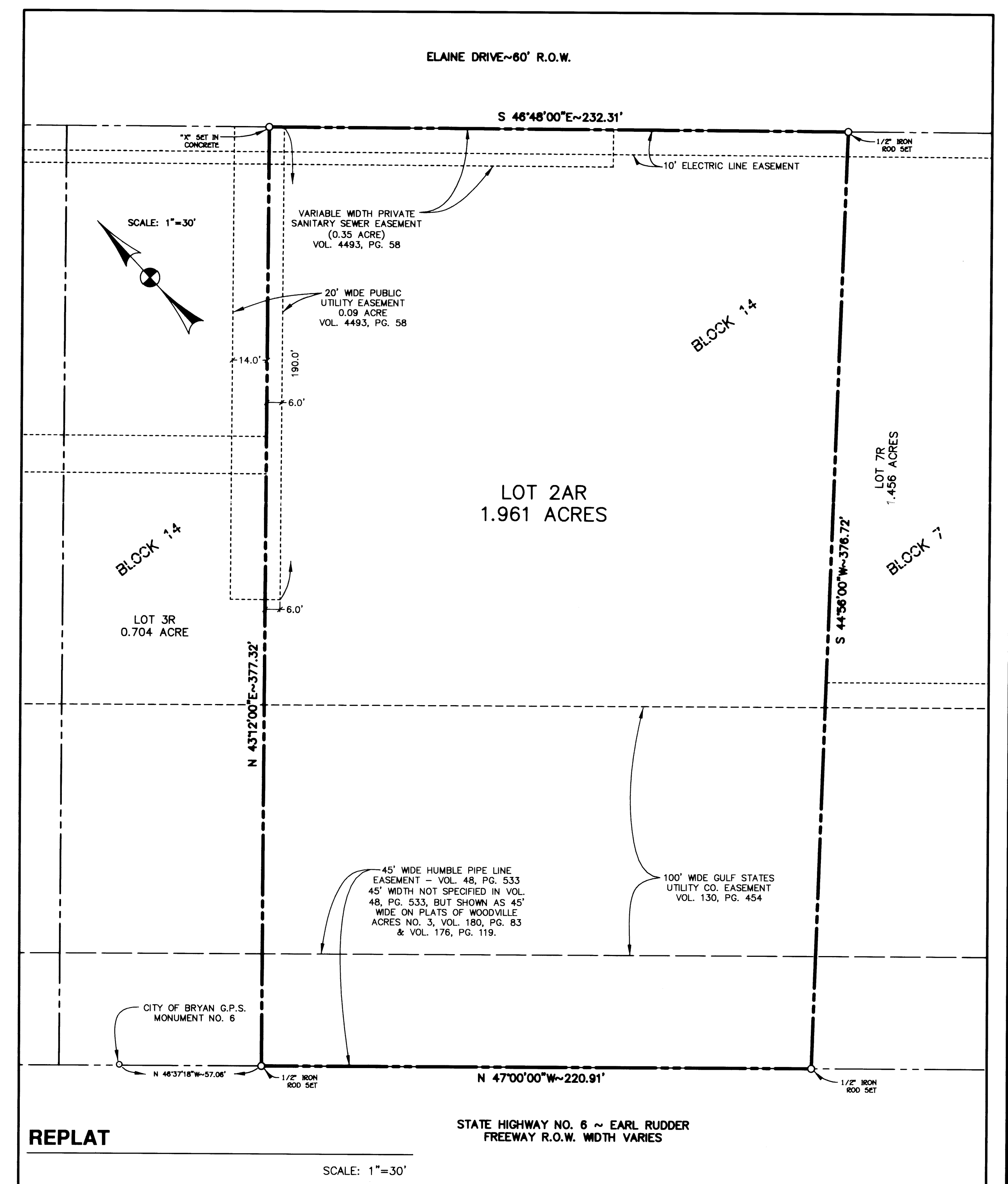
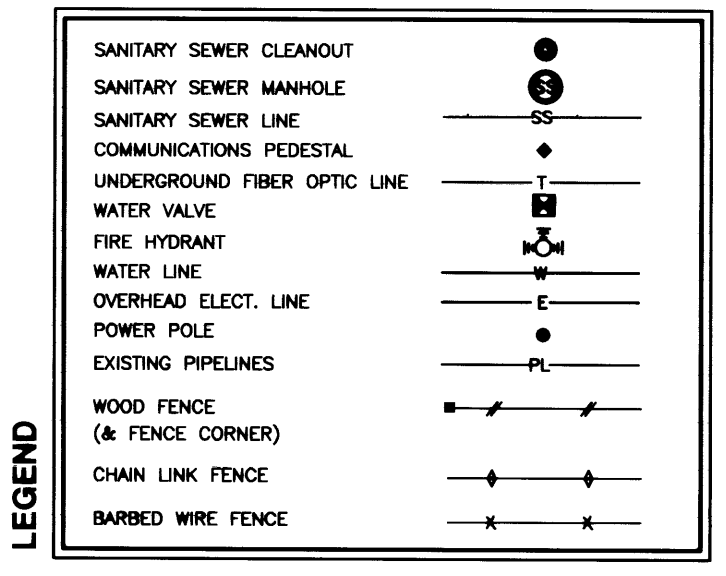


- NOTES:
1. BASIS OF BEARINGS IS THE RECONSTRUCTED SOUTHWEST LINE OF BLOCK 14 AND BLOCK 21 WITH A RECORD BEARING OF N 47°00'W ACCORDING TO THE PLAT OF UNIT NO. 2 OF WOODVILLE ACRES NO. 3 RECORDED IN VOL. 180, PG. 83.
 2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 4800R7, 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 RODS SET 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Carrabba Brothers, LLC, 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 v.p.
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 28th day of June, 2007.

Kevin J. Pflum
Notary Public, Brazos County, Texas

KEVIN J. PFLUM
MY COMMISSION EXPIRES
FEBRUARY 13, 2010

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 25 day of July, 2007, in the Official Records of Brazos County, Texas, in Volume 4493, Page 127.

Karen McQueen
Karen McQueen, County Clerk,
Brazos County, Texas
By: Ashlie Peters

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 20th day of July, 2007.

W. Paul Kruger
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 20 day of July, 2007.

Karen Russell
City Planner, City of Bryan, Texas.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Art Hughes*, 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 19th day of June, 2007 and same was duly approved on the 19th day of July, 2007 by said Commission.

Art Hughes
Chair, Planning & Zoning Commission
City of Bryan, Texas

REPLAT

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed for record in the Official Records of Brazos County, Texas, on the 19th day of June, 2007, in the Official Records of Brazos County, Texas, in Volume 4493, Page 127.

Filed for Record in: BRAZOS COUNTY
On: Jul 25, 2007 at 02:42
As a Plat
Document Number: 20970527
Amount: 58.00
Receipt Number: 321293
Shelie Peters

BRAZOS COUNTY
as attested hereon by me:
Jul 25, 2007

HONORABLE KAREN MCQUEEN, COUNTY CLERK,
BRAZOS COUNTY

S.M. KLING
REGISTERED PROFESSIONAL LAND SURVEYOR
2003

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

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, LLC.
P. O. BOX 663
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

H:\Land Projects R2\WOODVILLE ACRES\MO3\Planning\Replat Lots 1R & 2R.dwg 6/26/2007 11:36:49 AM CDT