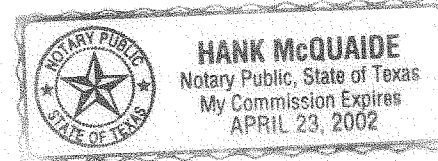


CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Carrabba Brothers, Inc. Owners and Developers of the 10.45 Acres shown on this plat, designated as Lots 1R - 7R, Block 14 being the tract of land as conveyed to us in the Official Records of Brazos County, Texas 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 purpose identified.



*Mark Carrabba VP.*  
Mark Carrabba

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 14<sup>th</sup> day of February, 2002.

*[Signature]*  
City Engineer, Bryan, Texas

12.77 Acre Tract  
All of Block 14 and Block 21  
Unit No. 2 - Woodville Acres No. 3  
and All of Lot 6 and Lot 7, Block 7  
Unit No. 1 - Woodville Acres No. 3  
Moses Baine Survey, A-3  
Bryan, Brazos County, Texas

Field notes of a 12.77 acre tract or parcel of land, lying and being situated in the Moses Baine Survey, Abstract No. 3, Bryan, Brazos County, Texas, and being all of Block 14 and Block 21, Unit No. 2 - Woodville Acres No. 3 according to the plat recorded in Volume 180, Page 83, of the Deed Records of Brazos County, Texas, and being all of Lots 6 and 7, Block 7 - Unit No. 1 - Woodville Acres No. 3, according to the plat recorded in Volume 176, Page 119 ff. of the Deed Records of Brazos County, Texas, and also being all of Claudia Street (southwest of Elaine Drive) and all of Ann Street (southwest of Elaine Drive), said streets are not in use and are to be closed and are shown on the abovementioned plots and being all of the property described in the deed to Carrabba Brothers, Inc. as recorded in Volume 3985, Page 307, of the Official Records of Brazos County, Texas, and all of the property described in the deed to Rollins Leasing Corp. as recorded in Volume 1361, Page 299, of the Official Records of Brazos County, Texas, and said 12.77 acre tract being more particularly described as follows:

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 purposes and considerations therein stated.

Given under my hand and seal this 25 day of JAN, 2002

*Hank McQuaide*  
Notary Public, Brazos County, 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 15<sup>th</sup> day of February, 2002.

*[Signature]*  
Planning Administrator, City of Bryan, Texas.

BEGINNING at the 1/2" iron rod found marking the west corner of the beforementioned Block 21, Unit No. 2 - Woodville Acres No. 3, same being at the intersection of the northeast right-of-way line of State Highway No. 6 (East By-Pass) now known as Earl Rudder Freeway with the southeast right-of-way line of Woodville Road (right-of-way varies);

THENCE along the northwest line of the beforementioned Block 21, same being the southeast right-of-way line of said Woodville Road, as follows:

N 44° 56' 00" E for a distance of 356.66 feet to a 1/2" iron rod found at the beginning of a transition curve from Woodville Road to Elaine Drive, concave to the south, having a radius of 25.00 feet, Easterly along said transition curve, for an arc length of 38.51 feet to a 1/2" iron rod found at the end of this curve in the southwest right-of-way line of Elaine Drive, the chord bears N 89° 04' 00" E - 34.82 feet;

THENCE S 46° 48' 00" E along the southwest right-of-way line of Elaine Drive, same being along the northeast line of the beforementioned Blocks 21, 14 and 7 for a distance of 1441.52 feet to the east corner of the beforementioned Lot 6, Block 7, Unit No. 1 - Woodville Acres No. 3, same being the north corner of Lot 5, Block 7, from which a chain link fence corner bears S 89° 01' 05" W - 5.9 feet and a 1/2" iron rod found (bent) bears S 18° 56' 17" W - 0.36 feet;

THENCE S 43° 16' 06" W along the southeast line of said Lot 6, Block 7, same being the northwest line of said Lot 5, Block 7, adjacent to, and approximately 4 feet southeast of a chain link fence for a distance of 375.59 feet to the south corner of Lot 6, same being the west corner of Lot 5 and same being in the northeast right-of-way line of the beforementioned State Highway No. 6 - Earl Rudder Freeway, from which a 1/2" iron rod found bears S 08° 39' 25" E - 0.23 feet;

THENCE N 47° 00' 00" W along the northeast right-of-way line of said State Highway No. 6 - Earl Rudder Freeway and along the southwest line of the beforementioned Blocks 7, 14 and 21, at a distance of 4.0 feet, pass a chain link fence corner, at a distance of 551.99 feet, the City of Bryan - GPS Monument #6 bears northeast 0.38 feet, continue on for a total distance of 1476.86 feet to the PLACE OF BEGINNING, containing 12.77 acres of land, more or less.

Commonwealth of Pennsylvania  
STATE OF Pennsylvania  
COUNTY OF Berks

We, Rollins Leasing LLC, Owners and Developers of the 2.32 Acres shown on this plat, designated as Lots 6R - 7R, Block 7 being the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 1361, Page 299, 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.

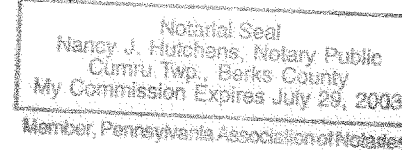
*Carlos Questell*  
CARLOS QUESTELL  
Vice President of Real Estate

Commonwealth of Pennsylvania  
STATE OF Pennsylvania  
COUNTY OF Berks

Before me, the undersigned authority, on this day personally appeared Carlos Questell, 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 25<sup>th</sup> day of JANUARY, 2002

*Nancy J. Hutchens*  
Notary Public, Brazos County, Texas Pennsylvania  
Berks



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

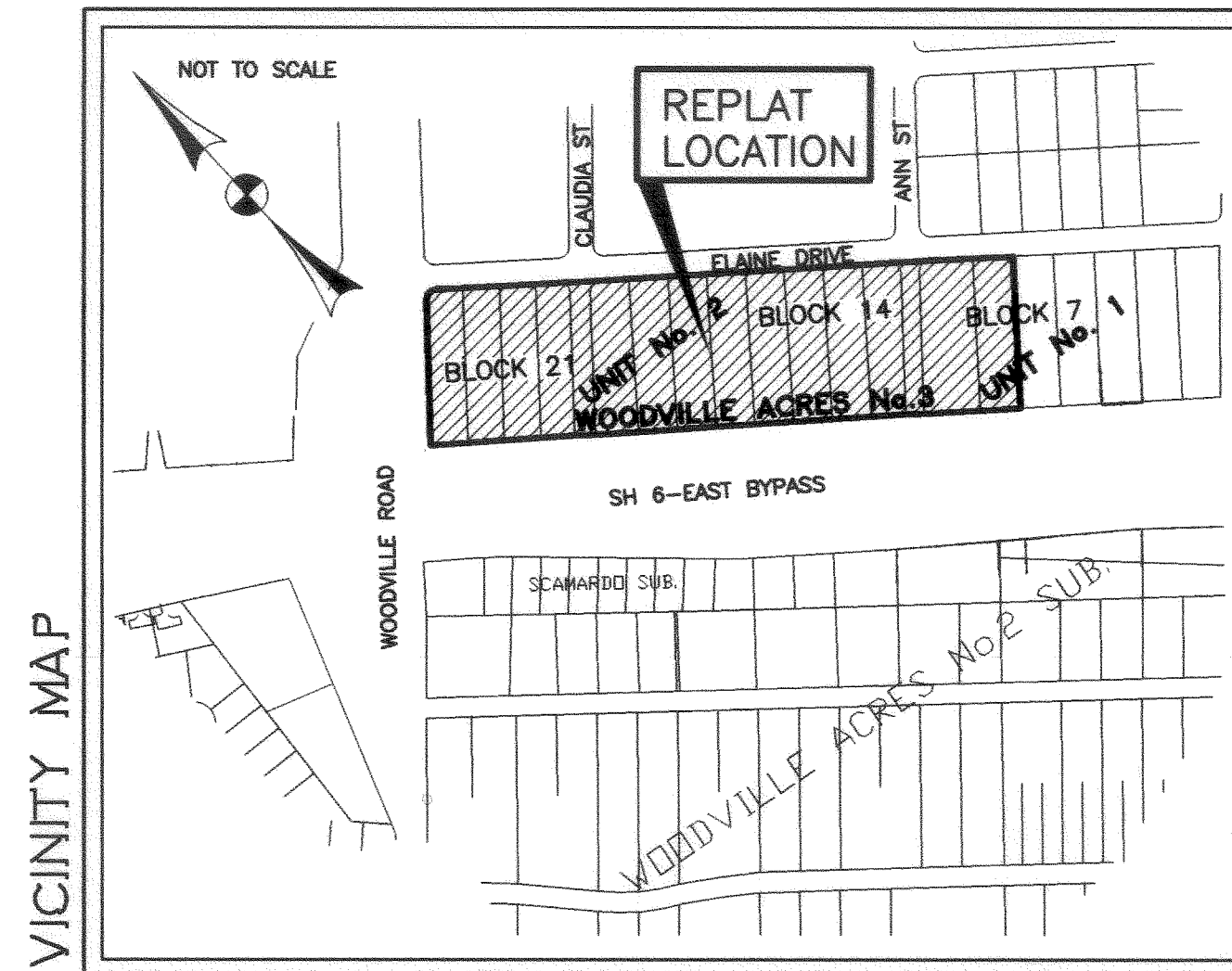
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 15<sup>th</sup> day of February, 2002, in the Official Records of Brazos County, Texas, in Volume 4473, Page 58.

*Karen McQueen*  
Karen McQueen, County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

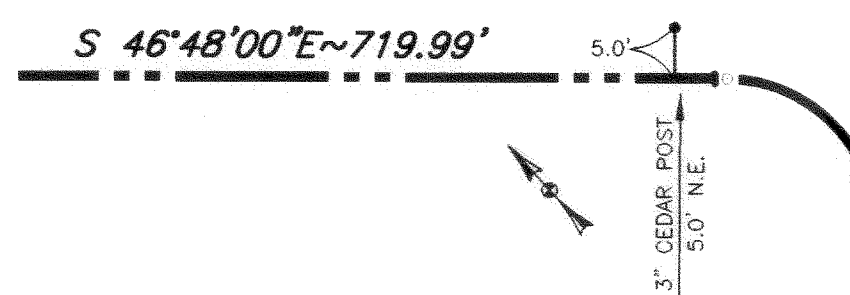
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

*S.M.Kling*  
S. M. Kling, R.P.L.S. No. 2003



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. 480082, PANEL NO. 0131C, MAP NO. 48041C0131C. EFFECTIVE DATE: JULY 2, 1992.
- 3. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.
- 4. CURRENT ZONING FOR THE LOTS WITHIN THE REPLAT AREA IS 'C' - COMMERCIAL.
- 5. BUILDING SETBACK LINES SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE No. 819, EFFECTIVE DATE MAY 22, 2001. THERE SHALL BE NO SIDE BUILDING SETBACK LINES FOR THE LOT LINES BETWEEN LOTS 5R-6R, 3R-4R UNIT NO. 2 OF WOODVILLE ACRES NO. 3 AND LOT 7R-6R UNIT NO. 1 OF WOODVILLE ACRES NO. 3 AS THESE LOTS ARE APPROVED FOR PAIRS ARE DESIGNATED FOR LOT LINE CONSTRUCTION.
- 6. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.



Doc 00767364 BK DR Vol 4493 Pg 58-A

Filed for Record in:  
BRAZOS COUNTY

On: Feb 15, 2002 at 09:18A

As a  
Plat

Document Number: 00767364

Amount 55.00

Receipt Number - 188719

By,  
Karen McQueen

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

Feb 15, 2002

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

**REPLAT**  
OF  
ALL OF BLOCK 14 AND BLOCK 21  
UNIT NO. 2 OF  
WOODVILLE ACRES NO. 3  
AND  
ALL OF LOT 6 AND LOT 7  
UNIT NO. 1 OF  
WOODVILLE ACRES NO. 3

MOSES BAINE SURVEY, A-3  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' NOVEMBER, 2001

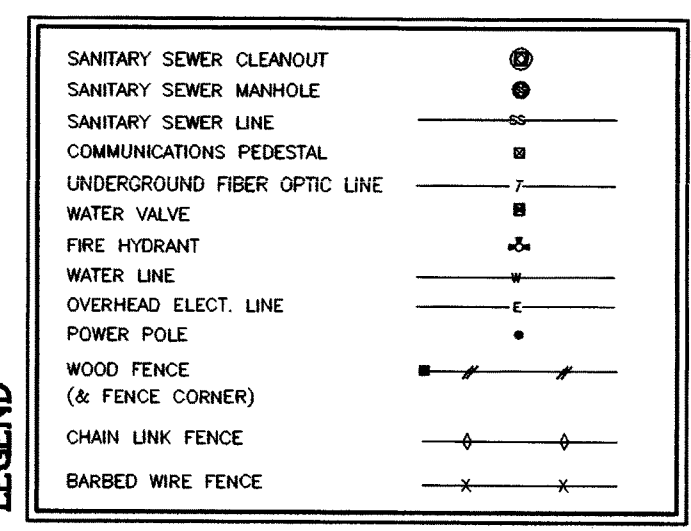
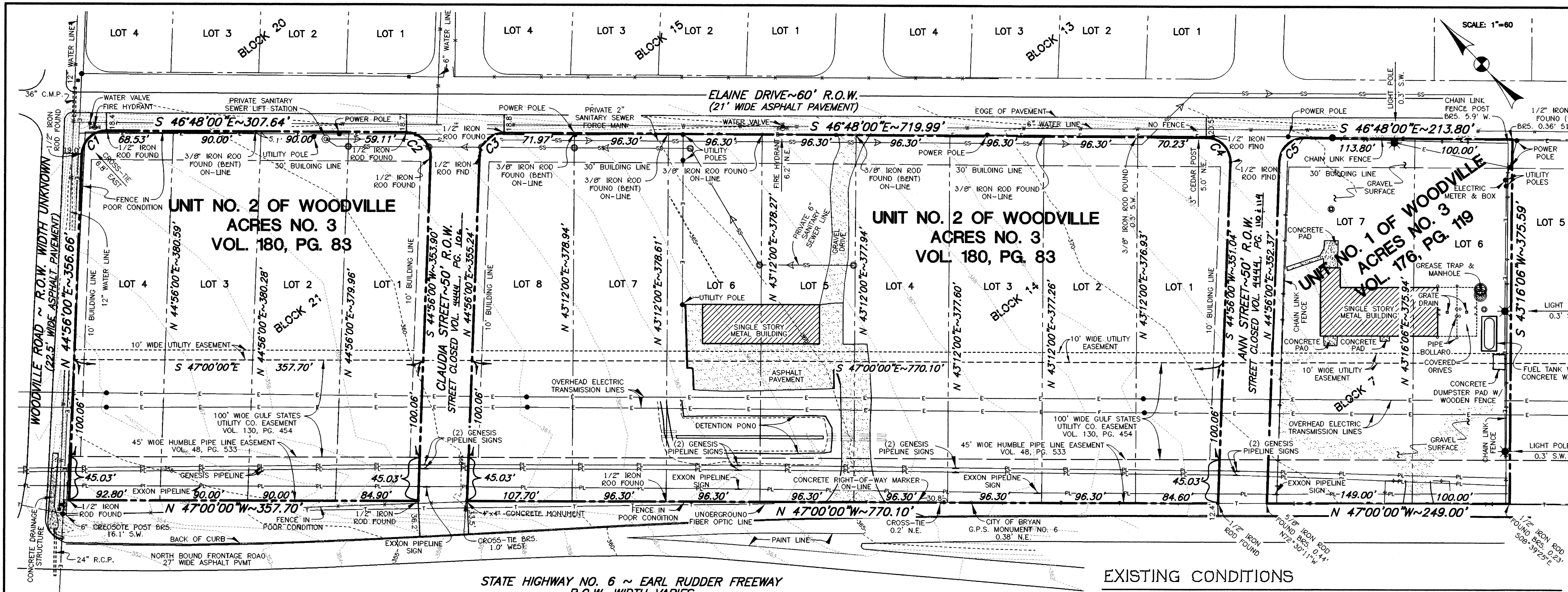
SHEET 1 OF 2

PREPARED BY:

KLING ENGINEERING & SURVEYING

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

LAND DEVELOPMENT PROJECT NAME		
WOODVILLE (and) WOODVILLE ACRES NOS		
REF. DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
0030205A.DWG	REPLAT 1 OF 2	0030205J.DWG



**REPLAT EASEMENTS:**

**EASEMENTS CREATED BY VIRTUE OF THIS REPLAT:**

LINE TABLE PRIVATE SANITARY SEWER EASEMENT 0.35 ACRE			LINE TABLE PRIVATE SANITARY SEWER EASEMENT 0.18 ACRE		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	N 43°12'00" E	20.00'	L1	S 65°50'02" E	15.33'
L2	S 46°48'00" E	880.75'	L2	S 12°13'50" W	127.69'
L3	S 43°12'00" W	15.00'	L3	S 46°48'00" E	384.26'
L4	N 46°48'00" W	474.09'	L4	S 43°12'00" W	15.00'
L5	N 65°50'02" W	15.33'	L5	N 46°48'00" W	392.76'
L6	N 46°48'00" W	392.16'	L6	N 12°13'50" E	139.35'

LINE TABLE PRIVATE ACCESS EASEMENT 0.03 ACRE			LINE TABLE PRIVATE ACCESS EASEMENT 0.14 ACRE		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	S 46°48'00" E	30.00'	L1	S 17°55'18" W	32.96'
L2	S 43°12'00" W	44.00'	L2	N 68°04'42" E	32.96'
L3	N 46°48'00" W	30.00'	L3	S 47°00'00" E	35.00'
L4	N 43°12'00" E	44.00'			

LINE TABLE PUBLIC UTILITY EASEMENT 0.03 ACRE			LINE TABLE PRIVATE MAINTENANCE EASEMENT 0.03 ACRE		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	S 46°48'00" E	20.00'	L1	N 47°00'00" W	15.00'
L2	S 43°00'00" W	199.88'	L2	N 43°12'00" E	11.05'
L3	N 47°00'00" W	20.00'	L3	N 46°48'00" W	15.00'
L4	N 43°00'00" E	199.95'	L4	S 46°48'00" E	27.16'
			L5	N 43°12'00" E	15.00'
			L6	S 46°48'00" E	15.00'

**CURVE TABLE:**

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
C1	25.00'	38.51'	88°16'00"	34.82'	N 89°04'00" E
C2	25.00'	40.03'	91°44'00"	35.89'	S 00°56'00" E
C3	25.00'	38.51'	88°16'00"	34.82'	N 89°04'00" E
C4	25.00'	40.03'	91°44'00"	35.89'	S 00°56'00" E
C5	25.00'	38.51'	88°16'00"	34.82'	N 89°04'00" E

LINE TABLE PUBLIC UTILITY EASEMENT 0.09 ACRE			LINE TABLE PUBLIC UTILITY EASEMENT 0.04 ACRE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 46°48'00" E	20.00'	L1	S 46°48'00" E	10.00'
L2	S 43°12'00" W	190.00'	L2	S 44°56'00" W	171.69'
L3	S 46°48'00" E	20.00'	L3	S 45°04'00" E	10.00'
L4	S 43°12'00" W	190.00'	L4	S 44°56'00" W	171.39'

LINE TABLE PRIVATE ACCESS EASEMENT 0.03 ACRE			LINE TABLE PRIVATE ACCESS EASEMENT 0.17 ACRE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 46°48'00" E	30.00'	L1	S 53°30'49" W	14.72'
L2	N 43°12'00" E	44.00'	L2	S 43°12'00" W	140.53'
L3	N 46°48'00" W	30.00'	L3	N 46°48'00" W	22.14'
L4	N 43°12'00" E	44.00'	L4	S 43°12'00" W	70.00'
			L5	S 46°48'00" E	24.00'
			L6	S 43°12'00" W	95.00'
			L7	S 46°48'00" E	11.14'
			L8	S 43°12'00" W	115.53'
			L9	S 53°51'11" W	14.58'

Doc 00767364 Bk 01 Val 1 Pg 58 OR 4493

**REPLAT**  
OF  
ALL OF BLOCK 14 AND BLOCK 21  
UNIT NO. 2 OF  
WOODVILLE ACRES NO. 3  
AND  
ALL OF LOT 6 AND LOT 7  
UNIT NO. 1 OF  
WOODVILLE ACRES NO. 3  
MOSES BAINE SURVEY, A-3  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=60' NOVEMBER, 2001  
SHEET 2 OF 2  
PREPARED BY:

KLING ENGINEERING & SURVEYING

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

LAND DEVELOPMENT PROJECT NAME		
WOODVILLE, WOODVILLE ACRES NO. 3		
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
0030205A.DWG	REPLAT 2 OF 2	0030205J.DWG

REVISED: JANUARY 8, 2002

SCALE: 1"=60'