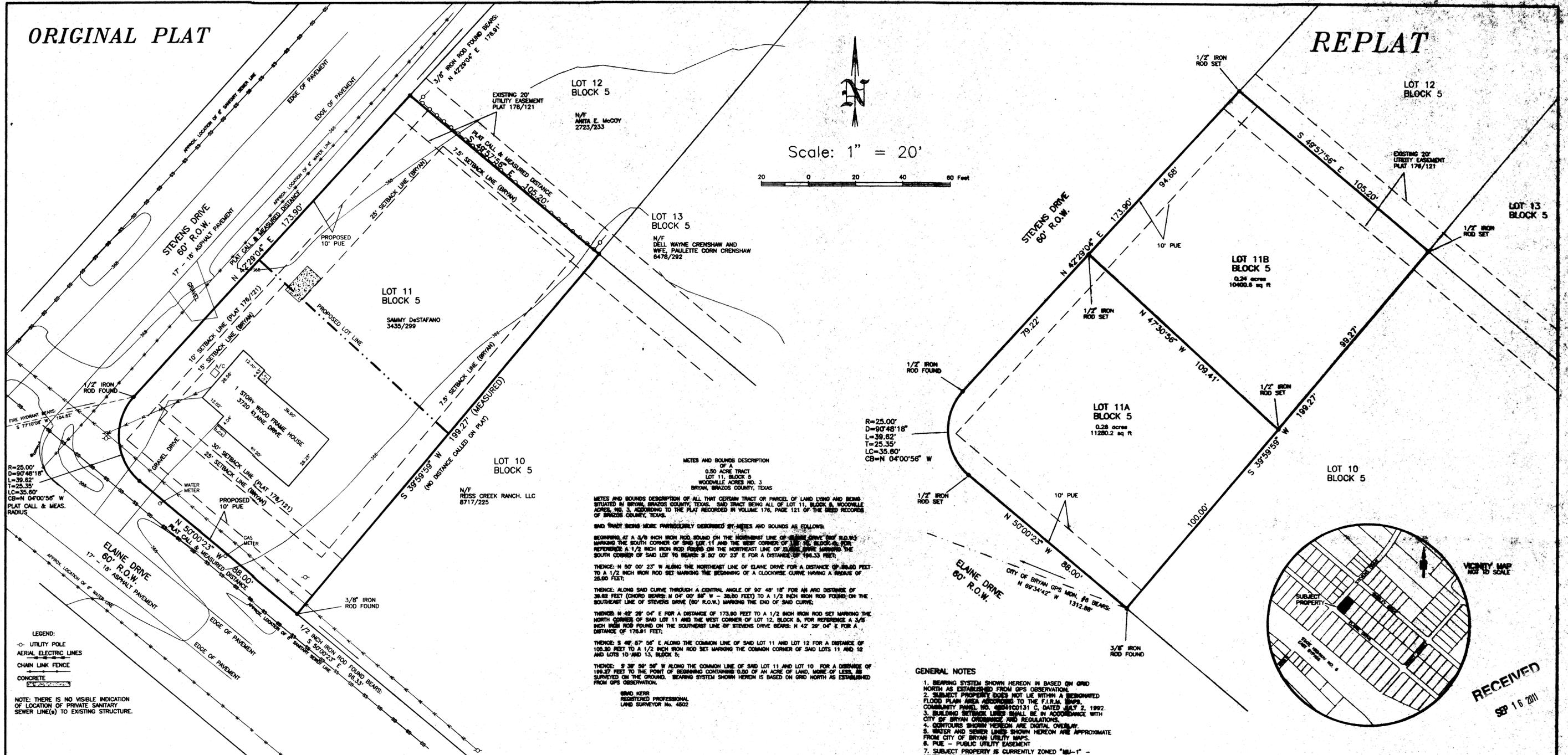
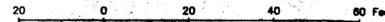


ORIGINAL PLAT

REPLAT

Scale: 1" = 20'



- LEGEND:
- UTILITY POLE
 - AERIAL ELECTRIC LINES
 - CHAIN LINK FENCE
 - CONCRETE

NOTE: THERE IS NO VISIBLE INDICATION OF LOCATION OF PRIVATE SANITARY SEWER LINE(S) TO EXISTING STRUCTURE.

METES AND BOUNDS DESCRIPTION OF A 0.50 ACRE TRACT LOT 11, BLOCK 5 WOODVILLE ACRES NO. 3 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 11, BLOCK 5, WOODVILLE ACRES NO. 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 176, PAGE 121 OF THE PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE WESTERN LINE OF STEVENS DRIVE (60' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 11 AND THE WEST CORNER OF SAID BLOCK 5, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF ELAINE DRIVE MARKING THE SOUTH CORNER OF SAID LOT 10 BEARS: S 30° 00' 23" E FOR A DISTANCE OF 176.81 FEET;

THENCE N 50° 00' 23" W ALONG THE NORTHEAST LINE OF ELAINE DRIVE FOR A DISTANCE OF 98.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 48' 18" FOR AN ARC DISTANCE OF 39.82 FEET (CHORD BEARS: N 04° 00' 56" W - 35.80 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STEVENS DRIVE (60' R.O.W.) MARKING THE END OF SAID CURVE;

THENCE N 42° 29' 04" E FOR A DISTANCE OF 173.90 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID LOT 11 AND THE WEST CORNER OF LOT 12, BLOCK 5, FOR REFERENCE A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STEVENS DRIVE BEARS: N 42° 29' 04" E FOR A DISTANCE OF 176.81 FEET;

THENCE S 49° 57' 56" E ALONG THE COMMON LINE OF SAID LOT 11 AND LOT 12 FOR A DISTANCE OF 103.30 FEET TO A 1/2 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID LOTS 11 AND 12 AND LOTS 10 AND 13, BLOCK 5;

THENCE S 30° 50' 50" W ALONG THE COMMON LINE OF SAID LOT 11 AND LOT 10 FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 1/800 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BY: KERR SURVEYING, L.L.C. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ADDRESSED TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 0804100131 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
4. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE FROM CITY OF BRYAN UTILITY MAPS.
6. P.U.E. - PUBLIC UTILITY EASEMENT
7. SUBJECT PROPERTY IS CURRENTLY ZONED "MU-1" - MIXED USE RESIDENTIAL.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, SAMMY DeSTAFANO, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 3435, Page 289, 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.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____.

Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 _____ day of _____, 20____.

City Planner, City of Bryan

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 _____ day of _____, 20____.

City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF 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 on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk, Brazos County, Texas

REPLAT
OF
LOT 11, BLOCK 5
WOODVILLE ACRES NO. 3
VOLUME 176, PAGE 121
0.50 ACRES, MOSES BAINE LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 20 FEET
SURVEY DATE: 09-12-11
PLAT DATE: 09-14-11

JOB NUMBER: 11-460
CAD NAME: 11-460
CR5 FILE: WOOD-3 (cont); 11-460 (job)

PREPARED BY: KERR SURVEYING, L.L.C.
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: SAMMY DeSTEFANO
7180 WOOD OAK DRIVE
BRYAN, TEXAS 77808
PHONE (979) 776-8676

RECEIVED
SEP 16 2011