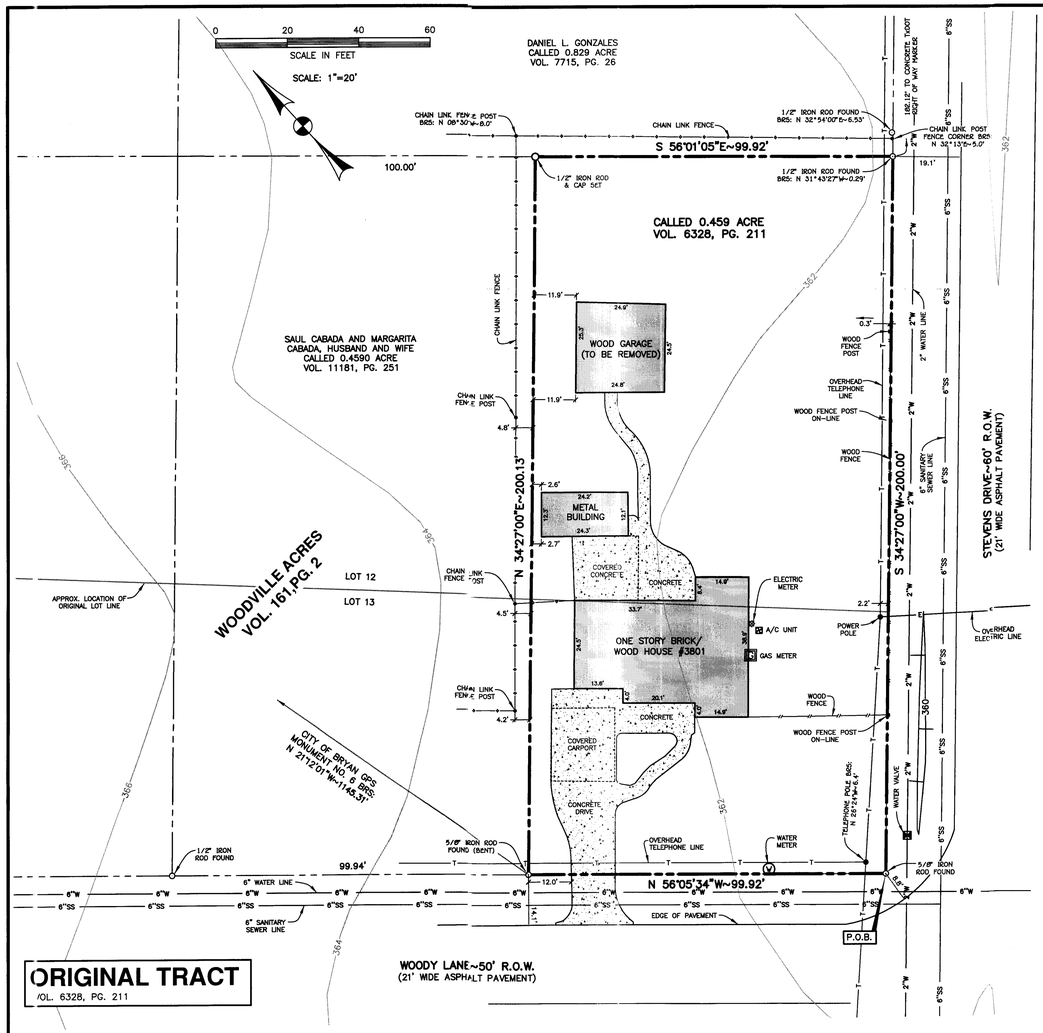


ORIGINAL TRACT
VOL. 6328, PG. 211

0.46 Acre Tract
Part of Lots 12 and 13,
Woodville Acres
Volume 161, Page 2
Moses Baine Survey, A-3
Bryan, Brazos County, Texas

Field notes of a 0.46 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 the 0.459 acre tract described in the deed from Ernest E. Box to Mary S. Caudill, Separate Property Trust, recorded in Volume 6328, Page 211, of the Official Records of Brazos County, Texas, and also being part of Lots 12 and 13, Woodville Acres, according to the plat recorded in Volume 161, Page 2, of the Deed Records of Brazos County, Texas, and said 0.46 acre tract being more particularly described as follows:

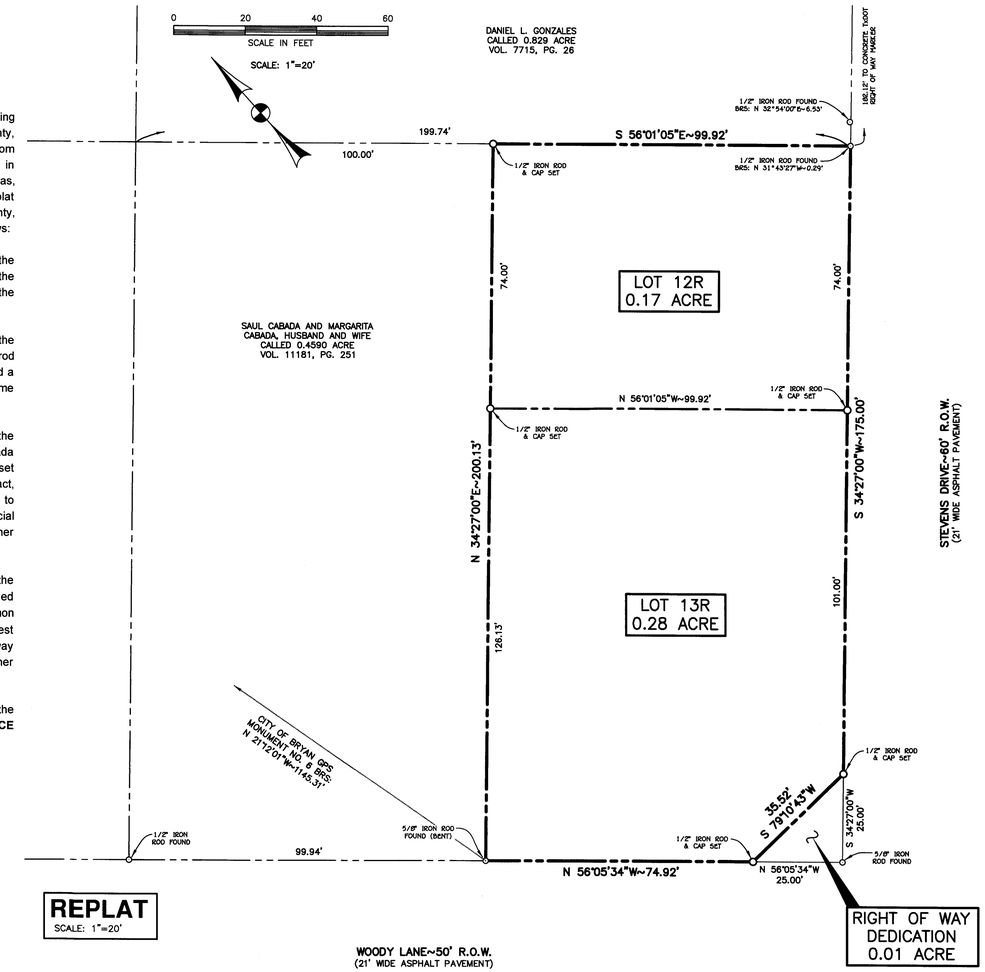
BEGINNING at a 5/8" iron rod found marking the intersection of the northwest right-of-way line of Stevens Drive - 60' right-of-way with the northeast right-of-way line of Woody Lane - 50' right-of-way, same being the south corner of the beforementioned 0.459 acre tract;

THENCE N 56° 05' 34" W along the northeast right-of-way line of the beforementioned Woody Lane, for a distance of 99.92 feet to a 5/8" iron rod found marking the common corner between the said 0.459 acre tract and a 0.4590 acre tract described in the deed to Saul Cabada recorded in Volume 11181, Page 291, of the Official Records of Brazos County, Texas;

THENCE N 34° 27' 00" E along the common line between the beforementioned Caudill - 0.459 acre tract and the beforementioned Cabada - 0.4590 acre tract, for a distance of 200.13 feet to a ½" iron rod and cap set at the common corner between the said Caudill Tract and the Cabada Tract, and in the southwest line of a 0.829 acre tract described in the deed to Daniel L. Gonzales, recorded in Volume 7715, Page 26, of the Official Records of Brazos County, Texas, from which a chain link fence corner bears N 08° 30' W - 8.0 feet;

THENCE S 56° 01' 05" E along the common line between the beforementioned Caudill - 0.459 acre tract and the beforementioned Gonzales - 0.829 acre tract, for a distance of 99.92 feet to the common corner between the said Caudill and Gonzales tracts, and in the northwest right-of-way line of Stevens Drive, from which a concrete right-of-way marker bears N 34° 27' 00" E - 182.12 feet, and a chain link fence corner bears N 32° 13' E - 5.0 feet;

THENCE S 34° 27' 00" W along the northwest right-of-way line of the beforementioned Stevens Drive, for a distance of 200.00 feet to the **PLACE OF BEGINNING**, containing 0.46 acre of land, more or less.



REPLAT
SCALE: 1"=20'

LEGEND

SANITARY SEWER MANHOLE	S
SANITARY SEWER LINE	SS
STORM SEWER MANHOLE	
STORM SEWER LINE	ST
TELEPHONE PEDESTAL	
TELEPHONE LINE	T
TELEVISION PEDESTAL	
TELEVISION CABLE	TV
WATER METER	V
WATER LINE	W
WATER VALVE	
FIRE HYDRANT	
OVERHEAD ELECT. LINE	E
POWER POLE	
LIGHT POLE	
WOOD FENCE (& FENCE CORNER)	
CHAIN LINK FENCE	

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, MARY S. CAUDILL SEPARATE PROPERTY TRUST, 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 6328, Page 211, 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.

_____
Mary S. Caudill

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mary S. Caudill, 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 _____ day of _____, 2014.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____, 2014 and same was duly approved on the _____ day of _____, 2014 by said Commission.

_____
Chair, Planning & Zoning Commission
City of 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 _____ day of _____, 2014.

_____
City Planner, City of Bryan, Texas.

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 _____ day of _____, 2014, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, Texas

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 _____, 2014.

_____
City Engineer, Bryan, Texas

STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

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, R.P.L.S. No. 2003

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST RIGHT OF WAY LINE OF WOODY LANE ACCORDING TO THE DEED RECORDED IN VOL. 6328, PG. 211 WITH A RECORD BEARING OF N 56°05'34"W

2. CURRENT TITLE APPEARS VESTED IN MARY S. CAUDILL SEPARATE PROPERTY TRUST BY VIRTUE OF DEED RECORDED IN VOL. 6328, PG. 211 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

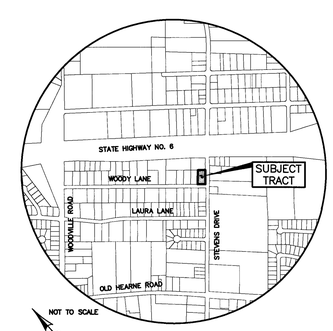
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0185E, MAP NO. 48041C0185E. EFFECTIVE DATE: MAY 16, 2012.

4. CURRENT ZONING: RD-5 (RESIDENTIAL DISTRICT - 5000)

SETBACKS ARE AS FOLLOWS:
- 25' FRONT;
- 7.5' SIDE;
- 25' SIDE STREET ARTERIAL;
- 15' SIDE STREET;
- 7.5' REAR;

5. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

6. CONTOURS AND UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRIC DATA.



VICINITY MAP
NOT TO SCALE

REPLAT
OF
A PORTION OF LOTS 12 & 13
WOODVILLE ACRES
VOL. 161, PG . 2
BEING A
FINAL PLAT
OF
LOTS 12R & 13R
WOODVILLE ACRES

0.46 ACRE

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

OWNED AND DEVELOPED BY:
MARY S. CAUDILL SEPARATE PROPERTY TRUST
7810 P.R. 103
CALDWELL, TEXAS 77836
(979) 567-3581

SCALE: 1"=20' JULY, 2014

PREPARED BY:
KLING ENGINEERING & SURVEYING (A DIVISION OF)
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A+ BRYAN, TX +PH.979/846-6212

H:\Land Projects R2\041\Baine Moses A-3\Woodville Acres NAD83\dwg\Platting\Phase 1\Part Lots 12-13\Replat.dwg 7/2/2014 3:34:13 PM CDT