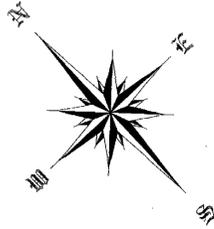
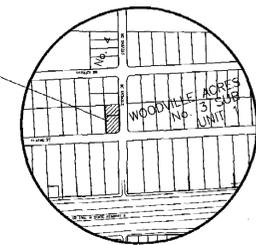


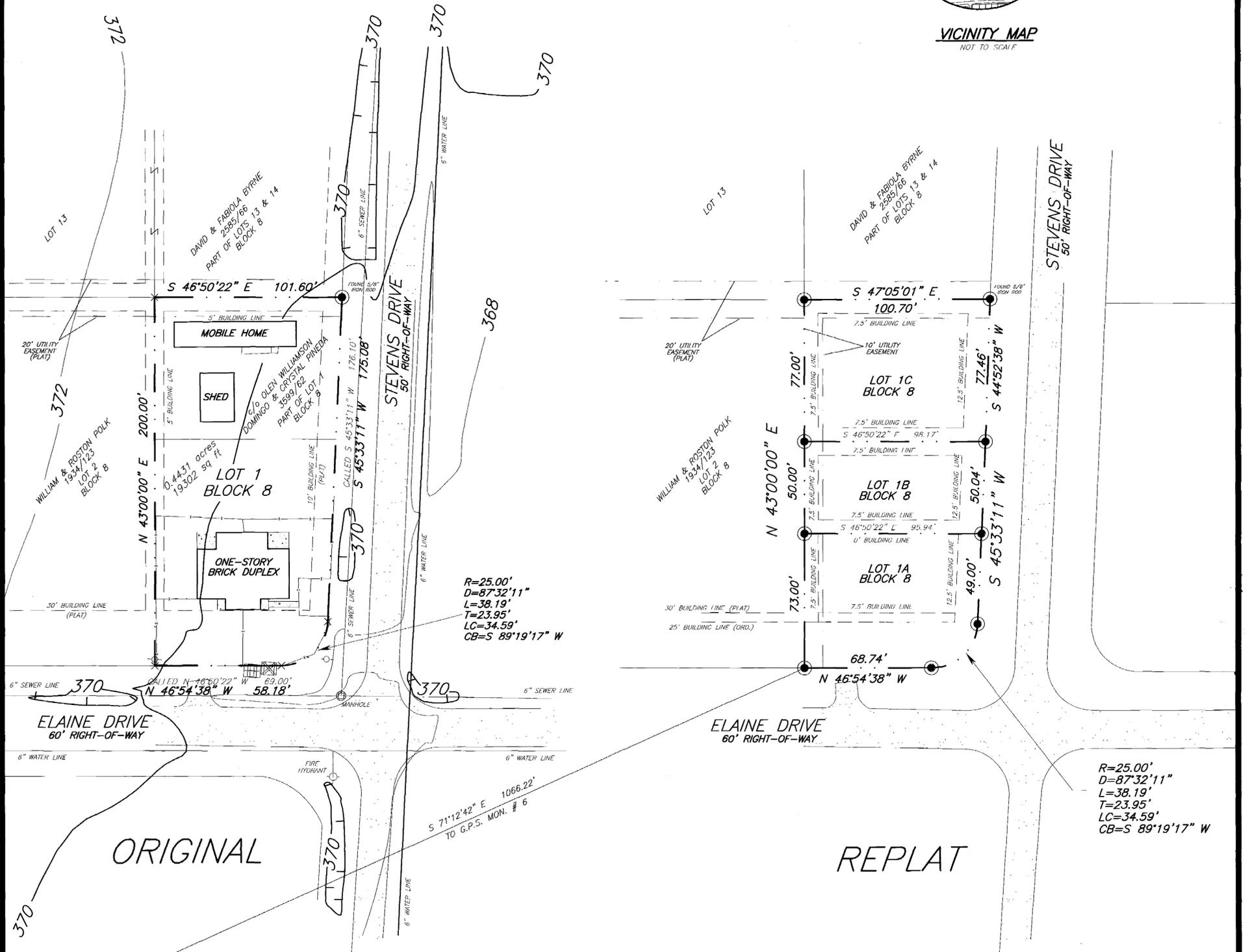
on knobcase
wd 3/102



PROJECT
LOCATION



VICINITY MAP
NOT TO SCALE



R=25.00'
D=87°32'11"
L=38.19'
T=23.95'
LC=34.59'
CB=S 89°19'17" W

R=25.00'
D=87°32'11"
L=38.19'
T=23.95'
LC=34.59'
CB=S 89°19'17" W

0735668

Filed for Record in:
BRAZOS COUNTY,
On: Feb 02, 2001 at 01:26PM
As a
Plats
Document Number: 0735668
Amount: 55.00
Receipt Number - 166178
By:
Jaime Kelley
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 02, 2001

- NOTE:
- ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON ITTD INCLINED IN 269/287 TO THE STATE OF TEXAS. THIS DEED IS THE RECORDING INFORMATION FOR THE RIGHT-OF-WAY OF HIGHWAY NO. 6 BYPASS, WHEN IT CUT THROUGH WOODVILLE ACRES NO. 3 (TYPING = N 47°12'50" W)
 - THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48002B, PANEL NO. 0131 C MAP NO. 480410013 C, EFFECTIVE DATE: JULY 2, 1992.
 - ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES.
 - THIS PROPERTY IS ZONED MIXED USE RESIDENTIAL (MU 1).
 - THE VARIANCES TO REDUCE THE FRONT SETBACK FROM 25 FEET TO 12.5 FEET, TO REDUCE THE LOT DEPTH FROM 100 FEET TO 98.50 FEET, TO REDUCE THE REAR SETBACK FROM 7.50 FEET TO 0.00 FEET, TO REDUCE THE LOT WIDTH FROM 100 FEET TO 73 FEET, WAS APPROVED ON NOVEMBER 9, 2000 BY THE ZONING BOARD OF ADJUSTMENTS. VARIANCE FILING NUMBER IS (VAR 00-17).
- AND AGAIN ON JANUARY 11, 2001

REPLAT
OF
WOODVILLE ACRES NO. 3
BLOCK 8, LOT 1
TO
BLOCK 8, LOTS 1A, 1B & 1C
0.4431 ACRES
MOSES BAINE LEAGUE, A-3
S. F. AUSTIN LEAGUE No. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40'
DECEMBER 2000

STATE OF BRAZOS COUNTY OF BRAZOS
I, Ricky Vernon, the owner and developer of the land shown on this plat, being part of the tract of land as described in the Plat of the David and Fabiola Byrne Part of Lots 13 & 14, Block 8, Moses Baine League, A-3, S. F. Austin League No. 10, A-63, Bryan, Brazos County, Texas, do hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 02 day of February, 2001.

STATE OF BRAZOS COUNTY OF BRAZOS
I, Jeannette Raines, the undersigned authority, on this day personally appeared Ricky Vernon, known to 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 purposes stated.

JEANNETTE RAINES
Notary Public
STATE OF TEXAS
My Comm. Exp. 5-24-2004

STATE OF BRAZOS COUNTY OF BRAZOS
I, Open S. Williamson, the owner and developer of the land shown on this plat, being part of the tract of land as described in the Plat of the David and Fabiola Byrne Part of Lots 13 & 14, Block 8, Moses Baine League, A-3, S. F. Austin League No. 10, A-63, Bryan, Brazos County, Texas, do hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 02 day of February, 2001.

STATE OF BRAZOS COUNTY OF BRAZOS
I, Jeannette Raines, the undersigned authority, on this day personally appeared Open S. Williamson, known to 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 purposes stated.

JEANNETTE RAINES
Notary Public
STATE OF TEXAS
My Comm. Exp. 5-24-2004

STATE OF BRAZOS COUNTY OF BRAZOS
I, Open S. Williamson, the owner and developer of the land shown on this plat, being part of the tract of land as described in the Plat of the David and Fabiola Byrne Part of Lots 13 & 14, Block 8, Moses Baine League, A-3, S. F. Austin League No. 10, A-63, Bryan, Brazos County, Texas, do hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 02 day of February, 2001.

STATE OF BRAZOS COUNTY OF BRAZOS
I, Jeannette Raines, the undersigned authority, on this day personally appeared Open S. Williamson, known to 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 purposes stated.

JEANNETTE RAINES
Notary Public
STATE OF TEXAS
My Comm. Exp. 5-24-2004



I, Danie L. Kelly, the undersigned Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, State of Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 02 day of February, 2001.

I, W.P. Kelly, the undersigned City Engineer of the City of Bryan, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 02 day of February, 2001.

| | |
|---|-------------------------------|
| OWNER RICKY VERNON, SR. 1400 ROBINHOOD BRYAN, TEXAS 77805 979-778-1485 | |
| CARTOMAGNO Surveying Inc. 2114 Fincoaster Road, Bryan, Texas 77801 Phone 409-775-2873 Fax 409-775-4787 e-mail Mstrick@AOL.com | |
| DRAWN BY: D. VANN JOB # 20679 | DRAWING NO. 1 SHEET 1 OF 1 |