

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, Z-AXIS, LLC, OWNERS OF THE LAND CONVEYED TO US BY DEEDS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BRAZOS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBERS 1506004 AND 1506077 DESIGNATED HEREIN AS THE FINAL PLAT OF LOT 1R AND 13R-A, BLOCK 1, WOODVILLE ACRES NO. 3, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

[Signature]
OWNER

[Signature]
OWNER

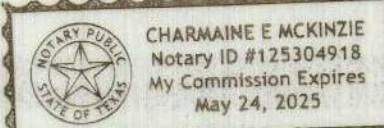
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY

PERSONALLY APPEARED FIRDIOUS ALI AND BARKATALI MOMIN KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSE HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 15th DAY OF

December, 2023.



NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

BENCHMARK:

CITY OF BRYAN GPS-20 IS A BRASS OR ALUMINUM DISK SET IN CONCRETE LOCATED 108.1 FEET NORTHWEST OF LIGHT POLE AT THE INTERSECTION OF MISSOURI AND RUSSELL AND 29.9 FEET SOUTHWEST OF LIGHT POLE ALONG MISSOURI.

ELEVATION = 328.54' (NGVD 1929)

TBM:

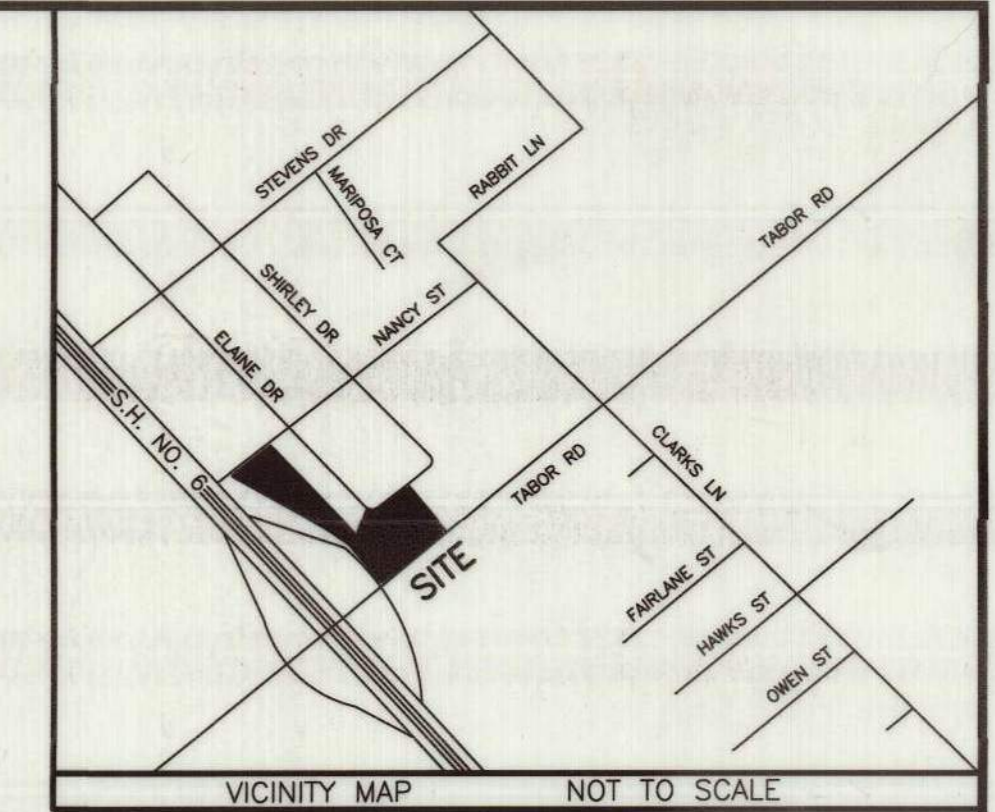
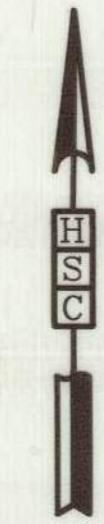
RAILROAD SPIKE IN POWER POLE LOCATED AT THE INTERSECTION OF TABOR ROAD AND SHIRLEY DRIVE AS INDICATED HEREON.

ELEVATION = 360.26'

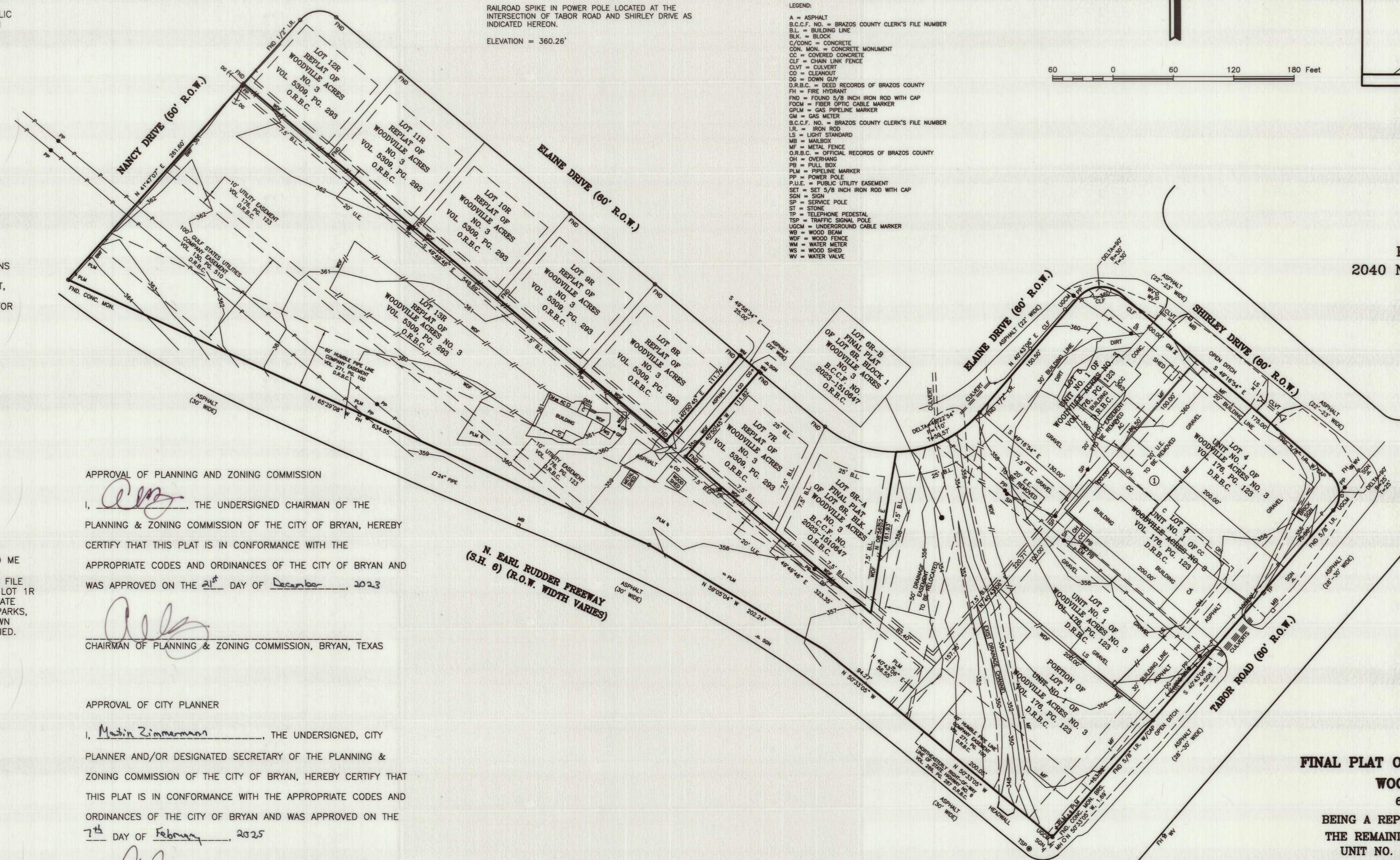
LEGEND:

- A = ASPHALT
- B.C.C.F. NO. = BRAZOS COUNTY CLERK'S FILE NUMBER
- BL = BUILDING LINE
- BLK = BLOCK
- C/CONC = CONCRETE
- CON. MON. = CONCRETE MONUMENT
- CT = COVERED CONCRETE
- CLF = CHAIN LINK FENCE
- CLV = CULVERT
- CO = CLEANOUT
- DG = DOWN GUY
- D.R.B.C. = DEED RECORDS OF BRAZOS COUNTY
- FH = FIRE HYDRANT
- FND = FOUND 5/8 INCH IRON ROD WITH CAP
- FOCM = FIBER OPTIC CABLE MARKER
- GPM = GAS PIPELINE MARKER
- GM = GAS METER
- B.C.C.F. NO. = BRAZOS COUNTY CLERK'S FILE NUMBER
- IR = IRON ROD
- LS = LIGHT STANDARD
- M = MANDREL
- MF = METAL FENCE
- O.R.B.C. = OFFICIAL RECORDS OF BRAZOS COUNTY
- OH = OVERHANG
- PULL BOX
- PLM = PIPELINE MARKER
- PP = POWER POLE
- P.U.E. = PUBLIC UTILITY EASEMENT
- SET = SET 5/8 INCH IRON ROD WITH CAP
- SGM = SIGN
- SP = SERVICE POLE
- ST = STONE
- TP = TELEPHONE PEDESTAL
- TSP = TRAFFIC SIGNAL POLE
- UGCM = UNDERGROUND CABLE MARKER
- WB = WOOD BEAM
- WDF = WOOD FENCE
- WM = WATER METER
- WS = WOOD SHED
- WV = WATER VALVE

60 0 60 120 180 Feet



OWNERS
Z-AXIS, LLC
3405 TABOR ROAD
BRYAN, TEXAS 77803
AND
KATHLEEN ANN LEIGHMAN
2040 NORTH EARL RUDDER FREEWAY
BRYAN, TEXAS 77803



APPROVAL OF PLANNING AND ZONING COMMISSION

I, [Signature], THE UNDERSIGNED CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 21st DAY OF December, 2023

[Signature]
CHAIRMAN OF PLANNING & ZONING COMMISSION, BRYAN, TEXAS

APPROVAL OF CITY PLANNER

I, Matin Zimmerman, 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 CONFORMANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 7th DAY OF February, 2025

[Signature]
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W Paul Kasper, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 7th DAY OF February, 2025

W Paul Kasper
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, KATHLEEN ANN LEIGHMAN, OWNER OF THE LAND CONVEYED TO ME BY DEED RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BRAZOS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER 00863141 DESIGNATED HEREIN AS THE FINAL PLAT OF LOT 1R AND 13R-A, BLOCK 1, WOODVILLE ACRES NO. 3, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

[Signature]
OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kathleen Leighman, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSE HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 20th DAY OF

December, 2023.



NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

EXISTING PLATS
VOL. 176, PG. 123 D.R.B.C.
AND
VOL. 5309, PG. 293 O.R.B.C.
AND
B.C.C.F. NO. 2023-1510647 O.R.B.C.

FINAL PLAT OF LOT 1R AND 13R-A, BLOCK 1
WOODVILLE ACRES NO. 3
6.2613 ACRES OF LAND
BEING A REPLAT OF LOTS 2-5, BLOCK 1 AND
THE REMAINING PORTION OF LOT 1, BLOCK 1
UNIT NO. 1 OF WOODVILLE ACRES NO. 3
VOL. 176, PG. 123 D.R.B.C.
AND
BEING A REPLAT OF LOT 6R-B
OF THE FINAL PLAT OF LOT 6R, BLOCK 1
WOODVILLE ACRES NO. 3
B.C.C.F. NO. 2023-1510647 O.R.B.C.
AND
BEING A REPLAT OF LOT 13R, BLOCK 1
OF THE REPLAT OF
WOODVILLE ACRES NO. 3
VOL. 5309, PG. 293 O.R.B.C.
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

SHEET 1 OF 2

H HOVIS SURVEYING COMPANY
Land Surveys - Computer Mapping
5000 Cabbage Street - Spring, Texas 77379
(281) 320-9591 - hovis@hovissurveying.com
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

DATE: DECEMBER 2023 SCALE: 1" = 60' JOB NO. 22-071-00

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/12/2025 12:03:25 PM
In the PLAT Records

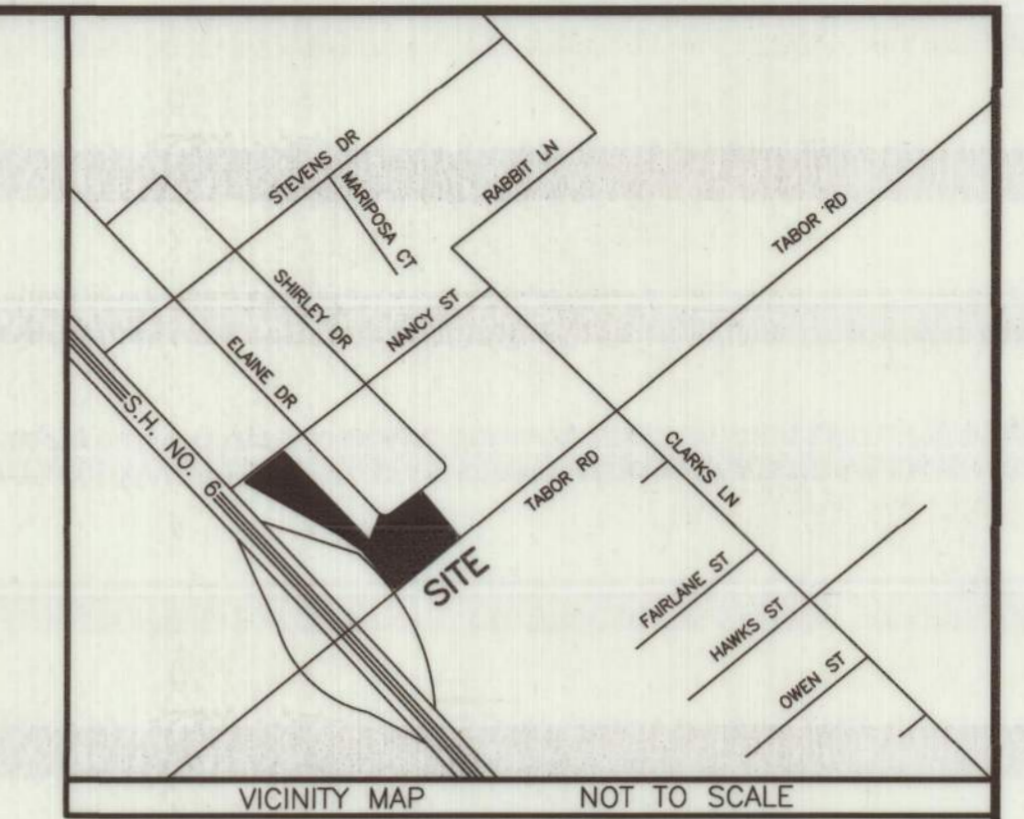
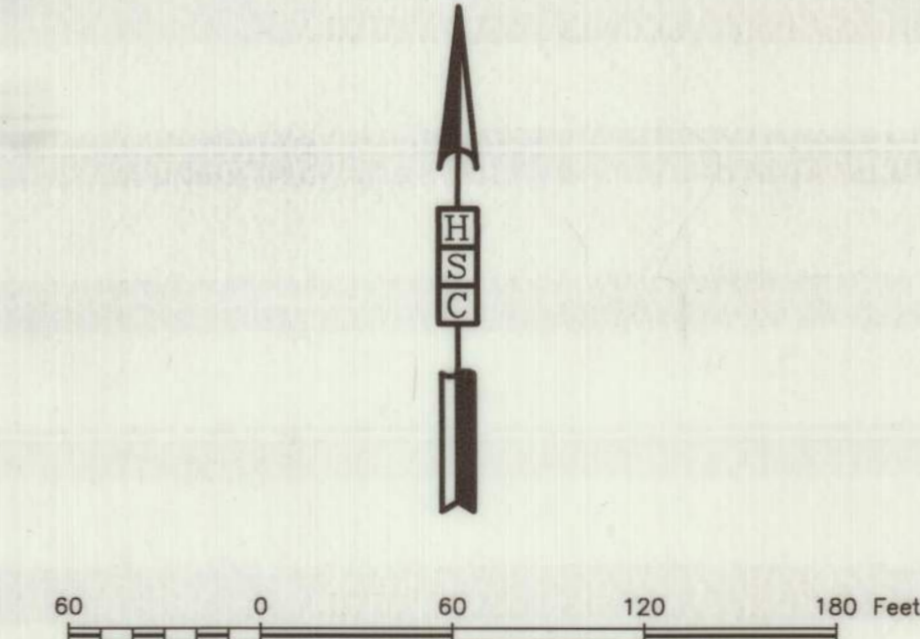


Doc Number: 2025-1549431
Volume-Page: 19677-61
Number of Pages: 2
Amount: 72.00
Order#: 20250212000050
By: PS

Karen McQueen
COUNTY CLERK BRAZOS COUNTY, TEXAS

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	110.00	49°22'54"	94.81	50.57	N 64°54'29" E	91.90
C2	30.00	90°00'00"	47.12	30.00	N 85°43'06" E	42.43
C3	25.00	90°00'00"	39.27	25.00	S 04°16'54" E	35.36
C4	25.00	90°00'00"	39.27	25.00	S 04°16'54" E	35.36

LINE	DISTANCE	BEARING
L1	111.76'	N 40°50'45" E
L2	25.00'	S 49°58'34" E
L3	111.82'	S 40°50'45" W
L4	161.93'	N 08°56'52" E



CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, HARRY H. HOVIS, IV, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4827, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WITH THE SURVEY, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY, THAT MONUMENTS WERE PLACED ON THE GROUND UNDER MY SUPERVISION AND THAT THE METES AND BOUNDS DESCRIBED THE SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.

[Signature]

HARRY H. HOVIS, IV, R.P.L.S.



REPLAT

DESCRIPTION

6.2613 acres of land situated in the City of Bryan, Brazos County, Texas, being a portion of that certain Lot 1, Block 1 of Unit No. 1 of Woodville Acres No. 3, a subdivision as shown on map or plat recorded under Volume 176, Page 123 of the Deed Records of Brazos County, Texas, those certain Lots 2 thru 5, Block 1 of said Unit No. 1 of Woodville Acres No. 3, Lot 6R-B of the Final Plat of Lot 6R, Block 1 Woodville Acres No. 3, a subdivision as shown on map or plat recorded under County Clerk's File Number 2023-1510647 of the Official Public Records of Brazos County, Texas and Lot 13R, Block 1 of the Replat of Woodville Acres No. 3, a subdivision as shown on map or plat recorded under Volume 5309, Page 293 of the Official Public Records of Brazos County, Texas, said 6.2613 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the Northeastly right-of-way line of State Highway No. 6 (right-of-way width varies) with the Northwestly right-of-way line of Tabor Road (50 foot right-of-way), from which a found concrete monument bears N 50°33'05" W, 1.69 feet;

Thence, N 50°33'05" W, along the Northeastly right-of-way line of said State Highway No. 6, a distance of 294.32 feet to a 5/8 inch iron rod with cap set for an angle point;

Thence, N 59°05'04" W, continuing along the Northeastly right-of-way line of said State Highway No. 6, a distance of 202.24 feet to a 5/8 inch iron rod with cap set for an angle point;

Thence, N 65°29'08" W, continuing along the Northeastly right-of-way line of said State Highway No. 6, a distance of 634.55 feet to a concrete monument found at the intersection with the Southeastly right-of-way line of Nancy Drive (50 foot right-of-way);

Thence, N 41°47'07" E, along the Southeastly right-of-way line of said Nancy Drive, a distance of 261.60 feet to a 5/8 inch iron rod with cap found for the most Westerly corner of that certain Lot 12R of said Replat of Woodville Acres No. 3;

Thence, S 49°48'46" E, along the Southwestly line of Lots 8R thru Lot 12R of said Replat of Woodville Acres No. 3, a distance of 549.69 feet to a 5/8 inch iron rod with cap found for the most Southern corner of said Lot 8R;

Thence, N 40°50'45" E, along the Southeastly line of said Lot 8R, a distance of 111.76 feet to a 5/8 inch iron rod with cap found in the Southeastly right-of-way line of Elaine Drive (60 foot right-of-way);

Thence, S 49°58'34" E, along the Southwestly right-of-way line of said Elaine Drive, a distance of 25.00 feet to a 5/8 inch iron rod with cap found for the most Northern corner of that certain Lot 7R of said Replat of Woodville Acres No. 3;

Thence, S 40°50'45" W, along the Northwestly line of said Lot 7R, a distance of 111.82 feet to a 5/8 inch iron rod with cap found for the most Westerly corner of said Lot 7R;

Thence, S 49°48'46" E, along the Southwestly line of said Lot 7R and along the Southwestly line of that certain Lot 6R-A of said Final Plat of Lot 6R, Block 1 Woodville Acres No. 3, a distance of 240.95 feet to a 5/8 inch iron rod with cap set for the most Southern corner of said Lot 6R-A;

DESCRIPTION CONTINUED

Thence, N 08°56'52" E, along the Easterly line of said Lot 6R-A, a distance of 161.93 feet to the Southeastly right-of-way line of said Elaine Drive, for the most Easterly corner of said Lot 6R-A;

Thence, in a Northeastly direction, along the Southeastly right-of-way line of said Elaine Drive, with a curve to the left, having a central angle of 49°22'54", a radius of 110.00 feet, an arc length of 94.81 feet, a chord bearing of N 64°54'29" E and a chord distance of 91.90 feet to a 1/2 inch iron rod found for a point of non-tangency;

Thence, N 40°43'06" E, continuing along the Southeastly right-of-way line of said Elaine Drive, a distance of 150.50 feet to the Westerly end of a 30 foot radius return between the Southeastly right-of-way line of said Elaine Drive and the Southwestly right-of-way line of Shirley Drive (80 foot right-of-way);

Thence, in a Northeastly direction, along said 30 foot radius return, and a curve to the right, having a central angle of 90°00'00", a radius of 30.00 feet, an arc length of 47.12 feet, a chord bearing of N 85°43'06" E and a chord distance of 42.43 feet to the Easterly end of said return and a point of tangency;

Thence, S 49°16'54" E, along the Southwestly right-of-way line of said Shirley Drive, a distance of 275.00 feet to a 5/8 inch iron rod with cap found at the Northern end of a 25 foot radius return between the Southwestly right-of-way line of said Shirley Drive and the Northeastly right-of-way line of said Tabor Road;

Thence, in a Southeastly direction, along said 25 foot radius return, with a curve to the right, having a central angle of 90°00'00", a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of S 04°16'54" E and a chord distance of 35.36 feet to a 5/8 inch iron rod found at the Southern end of said 25 foot radius return and a point of tangency;

Thence, S 40°43'06" W, along the Northwestly right-of-way line of said Tabor Road, a distance of 428.32 feet to the POINT OF BEGINNING and containing 6.2613 acres of land.

OWNERS
Z-AXIS, LLC
3405 TABOR ROAD
BRYAN, TEXAS 77803
AND
KATHLEEN ANN LEIGHMAN
2040 NORTH EARL RUDDER FREEWAY
BRYAN, TEXAS 77803

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SHEET 2 OF 2

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