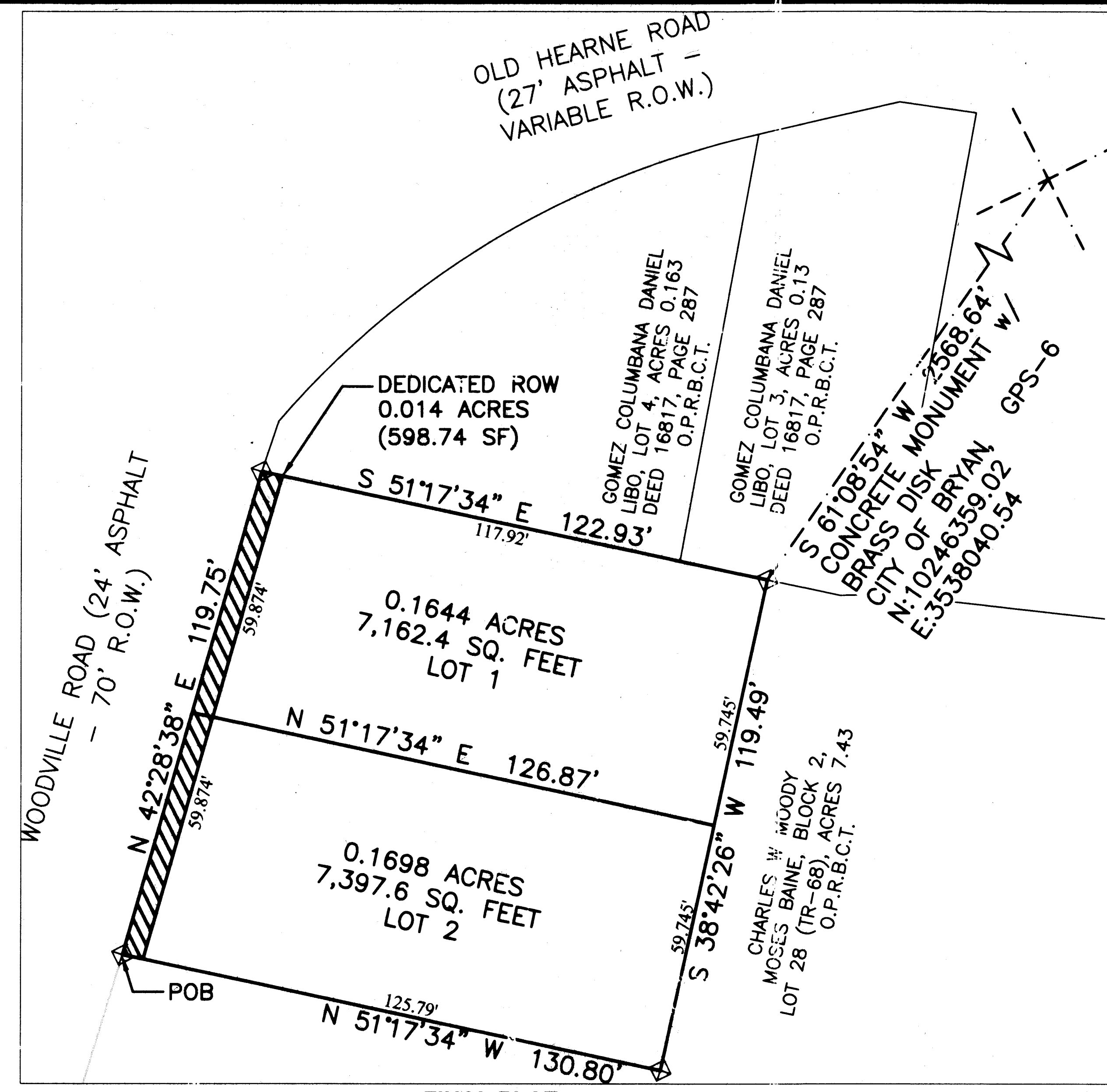


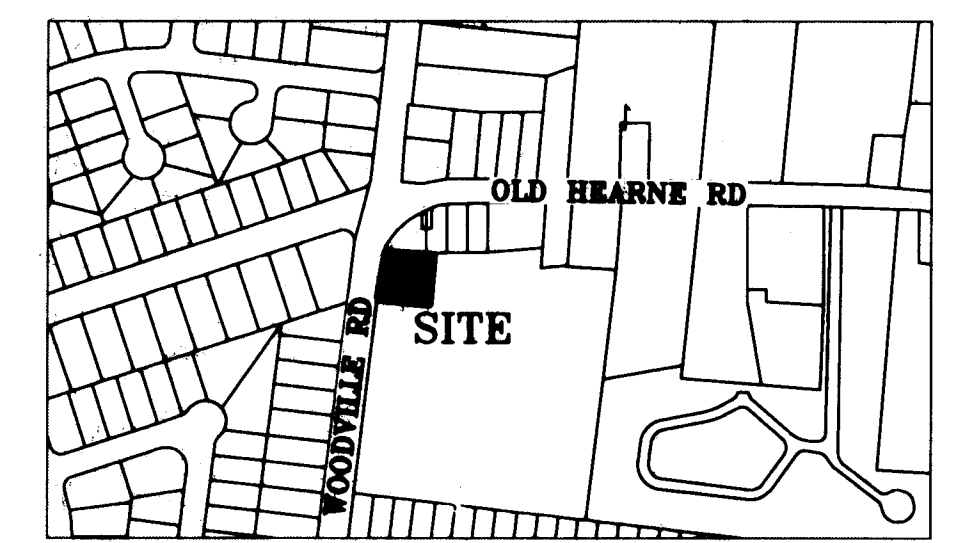
PRELIMINARY PLAN



FINAL PLAT

FIELD NOTES DESCRIPTION
OF A
0.348 ACRE TRACT
SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT 3
BRAZOS COUNTY, TEXAS

FIELD NOTES OF A 0.3480 ACRES (15,158.8 SQUARE FEET), MORE OR LESS, SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT - 3, BRAZOS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO CHARLES MOODY, IN AFFADAVIT OF HERISHIP, AS RECORDED IN VOLUME 11650, PAGE 13, OFFICIAL PUBLIC RECORDS BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF WAY (R.O.W.) OF WOODVILLE ROAD (VARIABLE WIDTH R.O.W.), SAME POINT BEING THE NORTH CORNER OF A CALLED 7.43 ACRES OF LAND AS RECORDED IN VOLUME 2753, PAGE 226, DOCUMENT NO. 621371, O.P.R.B.C.T. FOR THE "POINT OF BEGINNING" AND THE WEST CORNER OF THE HEREIN DESCRIBED 0.3480 ACRE TRACT;
THENCE NORTH 42°28'38" EAST, ALONG AND WITH THE COMMON BOUNDARY OF THE SOUTHEAST R.O.W. OF THE SAID WOODVILLE ROAD, AND THE HEREIN DESCRIBED 0.3480 ACRES, A DISTANCE OF 119.75 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST R.O.W. OF THE SAID WOODVILLE ROAD, SAME POINT BEING THE WEST CORNER OF A CALLED 0.163 ACRES, LOT 4 LIBO SUBDIVISION, AS CONVEYED TO JOSE MANUEL BELLOW CARMONA IN VOLUME 15708, PAGE 290, DOCUMENT NO. 1378783, O.P.R.B.C.T., FOR THE NORTH CORNER OF THE HEREIN DESCRIBED 0.3480 ACRE TRACT;
THENCE SOUTH 51°17'34" EAST, ALONG AND WITH THE SAID LOT 4 LIBO SUBDIVISION, A DISTANCE OF 122.93 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "CAMPBELL-SANDOVAL" SET ON THE WEST BOUNDARY LINE OF THE SAID LIBO SUBDIVISION FOR THE EAST CORNER OF THE HEREIN DESCRIBED 0.3480 ACRE TRACT;
THENCE SOUTH 38°42'26" WEST, ALONG AND WITH THE COMMON BOUNDARY OF THE CALLED 7.43 ACRES (MOODY TRACT) AND THE HEREIN DESCRIBED 0.3480 ACRES A DISTANCE OF 119.49 FEET TO THE A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "CAMPBELL-SANDOVAL" SET ON THE EAST BOUNDARY OF THE CALLED 7.43 ACRES (MOODY TRACT), FOR THE SOUTH CORNER THE HEREIN DESCRIBED 0.3480 ACRE TRACT;
THENCE NORTH 51°17'34" WEST, ALONG AND WITH THE COMMON BOUNDARY OF THE CALLED 7.43 ACRES (MOODY TRACT), AND THE HEREIN DESCRIBED 0.3480 ACRE TRACT, A DISTANCE OF 130.80 FEET, THE "POINT OF BEGINNING" AND CONTAINING 0.3480 ACRES (15,158.8 SQUARE FEET), MORE OR LESS, INSIDE THE HEREIN DESCRIBED.
BEARINGS AND DISTANCES IN THIS DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE 4203.



VICINITY MAP:

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS
I, TANZANITE HOMES, LP (c/o Kyle Kaspar), owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in Deeds Records of Brazos County in Volume 16990, Page 125 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains easements and public places hereon shown for the purposes identified.

[Signature]
2909 WOODVILLE BRYAN, TX
(TANZANITE HOMES, LP c/o Kyle Kaspar)
Owner

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appear Kyle Kaspar, 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 purpose stated.

Given under my hand and seal of office this 23rd day of September, 2021.
[Signature]
Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/5/2021 8:13:27 AM
Number of Pages: 1
Amount: 73.00
Order#: 20211005000007
By: LG *[Signature]*
County Clerk Brazos County, Texas

in and for said County, do hereby certify of authentication was filed for record in my 021, in the Official Records of Brazos County

APPROVAL OF THE CITY PLANNER

I, *[Signature]*, 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 14th day of September, 2021.
[Signature]
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *[Signature]*, 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 14th day of September, 2021.
[Signature]
City Engineer, Bryan, Texas

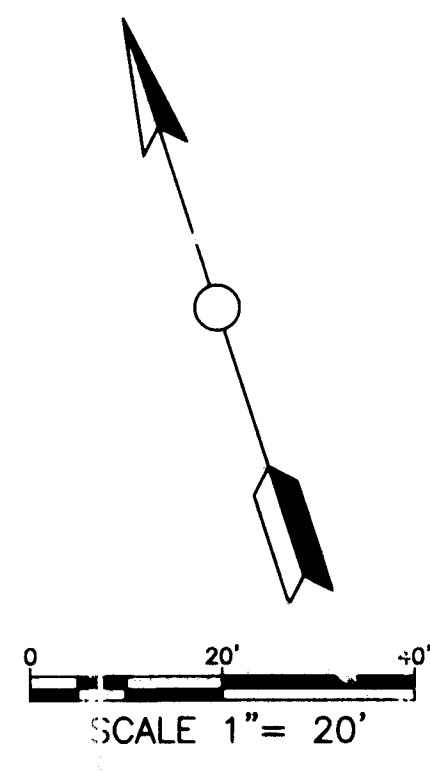
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, XAVIER SANDOVAL, Registered Professional Land Surveyor No. 5886, in the State of Texas, hereby certify that this plat is true and correct, 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.
[Signature]
XAVIER SANDOVAL, R.P.L.S. No. 5886



General Notes:

- Bearing System shown hereon is based on the Texas State Plan Central Zone Grid North as established from GPS observation Texas Central 4203 NAD83.
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.0001187 (calculated using GEOID12B)
- This tract does not lie within a designated 100 year flood plain according to the FEMA FIRM Maps, Panel No. 48041C0185E, revised date: 05-16-2012.
- This property is Zoned (RD-5), Residential 5000 District.
- All Utilities shown hereon are approximate locations.
- Minimum Setbacks:
6.1. Front - 25'
6.2. Side Setback - 7.5'
6.3. Rear - 7.5'
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.



LEGEND:

	PROPERTY BOUNDARY
	LOT LINE
	PUBLIC UTILITY EASEMENT
	AERIAL ELECTRIC LINES

FINAL PLAT
LOT 1 AND LOT 2 IN BLOCK 1
0.014 ROW DEDICATION
OF
WOOD ACRES SUBDIVISION
BEING 0.3480 ACRES
OUT OF
MOSES BAINE LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER 2021

OWNER:
TANZANITE HOMES, LP
2909 WOODVILLE RD
BRYAN, TX. 77803

 CARMONA ENGINEERING	SURVEYOR: CAMPBELL LAND SERVICES TBPELS FIRM #10018500 XAVIER SANDOVAL, RPLS No. 5886 303 S. MADISON St. MADISONVILLE, TX 77864 936-241-5020	ENGINEER: CARMONA ENGINEERING LLC TBPE FIRM # F-21905 JOSE H CARMONA, JR., P.E. 4040 HWY 6 STE 200 COLLEGE STATION, TX 77845 979-314-9021
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