



METES AND BOUNDS DESCRIPTION
 0.8884 ACRES
 PART OF LOT 15, AND 17, BLOCK 3
 WOODSON HILLS
 CITY OF BRYAN
 BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.8884 acres, and being part of Lot 15, and Lot 17, Block 3, of the Woodson Hills Subdivision in the City of Bryan, Brazos County Texas, as recorded in Vol. 202, Page 303, of the Brazos County Deed Records(B.C.D.R.), with all bearings referred to the Texas State Plane Coordinate System, Central Zone, NAD83, and referred to said recorded plat, and the previous deed for the property conveyed to C.W. Henry in Vol. 10108, Page 78, of the Brazos County Official Records(B.C.O.R.). This description is also referred to the plat prepared by ATM Surveying, Project No. 2011-0033-Olive-dwg, and being more particularly described as follows:

BEGINNING at a 1/4" iron rod found for the east corner of this tract, also being the point on the southwest right-of-way line of Olive Street(50' R.O.W.), also being the north corner of the Donal and Kell m. Vandevanter part of Lot 16, and 17, as recorded in Vol. 8032, Page 38, and Vol. 4164, Page 205;

THENCE South 22°38'12" West, a distance of 142.04 feet along the common line between this tract and said Vandevanter tract to a 1/2" iron rod found for an interior corner of this tract, also being the west corner of said Vandevanter tract;

THENCE South 66°47'53" East, a distance of 71.59 feet along the common line between this tract and said Vandevanter tract to a 1/2" iron rod found for the south corner of this tract, also being the west corner of said Parulian tract, also being a point on the north line of Lot 2R, Block 1, called The Cabana of Bryan, as recorded Vol. 9979, Page 265;

THENCE South 1°38'49" West, a distance of 103.50 feet along the common line between this tract and said Walkup tract, and then passing along the Oscar and Swany W Parulian tract, as recorded in Vol. 2477, Page 61, and Vol. 1900, Page 188 to a 1/2" iron rod found for the south corner of this tract, also being the west corner of said Parulian tract, also being a point on the north line of Lot 2R, Block 1, called The Cabana of Bryan, as recorded Vol. 9979, Page 265;

THENCE North 43°52'16" West, a distance of 2.06 feet along the common line between this tract and said Lot 2R to a 1/2" iron rod with an orange plastic cap marked "TAGGERT - RPLS 5676" found for the north corner of said Lot 2R, also being the east corner of the MWGW Dev. LLC, called The Cabana of Bryan, Lot 2, Block 1, as recorded in Vol. 9979, Page 265;

THENCE North 40°25'43" West, a distance of 295.02 feet along the common line between this tract and said Lot 2 to a 1/2" iron rod with an orange plastic cap marked "TAGGERT RPLS 5676" found for a bend in this tract, also being a bend in said Lot 2;

THENCE North 41°45'18" West, a distance of 96.57 feet along the common line between this tract and said Lot 2 to a 1/2" iron rod with a maroon plastic cap marked "ATM SURV - RPLS 6132" set for the west corner of this tract, also being the south corner of the Todd Victor and Jennifer Anise Samuelson 0.3842 acre tract, as recorded in Vol. 8257, Page 82;

THENCE North 48°03'40" East, a distance of 130.09 feet along the common line between this tract and said 0.3842 acre tract to a 1/2" iron rod found leaning for the north corner of this tract, also being the east corner of said 0.3842 acre tract, also being a point on the southwest right-of-way line of Olive Street;

THENCE along the common line between this tract and said right-of-way line of Olive Street for the following call:
 South 41°59'31" East, a distance of 77.00 feet to an "X" set-in-concrete for the beginning of a curve;

Around a curve to the left having a delta angle of 36°09'35", an arc distance of 98.16 feet, a radius of 215.00 feet, and a chord of South 54°43'25" East, a distance of 97.31 feet to a 1/2" iron rod with a maroon plastic cap marked "ATM SURV - RPLS 6132" set for a point of tangency;

South 67°18'30" East, a distance of 22.95 feet to the **PLACE OF BEGINNING** containing 0.8884 acres.

- GENERAL NOTES**
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, USING THE TRIMBLE VRS NETWORK.
 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, DATED JULY 2, 1992.
 3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
 4. CONTOURS SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS.
 5. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS.

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 22nd day of January, 2012.

Karin Russell
 City Planner, City of Bryan

SURVEY LEGEND

--- SUBJECT PROPERTY LINE	--- SEWER MAIN/PIPE
--- ALUMINUM PROPERTY LINE	--- WATER MAIN/PIPE
--- UTILITY EASEMENT	--- WATER VALVE
--- CHAIN LINE	--- ELECTRICAL METER
--- PLATTED BOUNDARY LINE	--- POWER POLE
--- METEOROLOGICAL LINE	--- METAL SIGN
--- SEWER LINE	--- GALVANIZED IRON
--- WATER LINE	--- LIGHT POLE
--- CHAIN LINE FENCE	--- WOOD FENCE
--- WOOD FENCE	

● 1/2" IRON ROD WITH ORANGE PLASTIC CAP MARKED "TAGGERT - RPLS 5676"
 ● 1/2" IRON ROD FOUND
 ● 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
 ● 3/4" IN CONCRETE SET

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, C.W. HENRY, owner and developer 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 10108, Page 78, 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.

Given under my hand and seal on this 13th day of January, 2012.

C.W. Henry
 Owner(s)

John M. St...
 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *C.W. Henry*, 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 13th day of January, 2012.

John M. St...
 Notary Public, Brazos County, Texas

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 13th day of January, 2012, in the Official Public Records of Brazos County, Texas, in Volume 202, Page 303.

Karen McQueen
 County Clerk
 Brazos County, Texas
By: Ashlie Peters

REPLAT
 OF PART OF
 LOTS 15-16, BLOCK 3
 WOODSON HILLS
 VOLUME 202, PAGE 303
 J. F. SCOTT LEAGUE, A-50
 BRYAN, BRAZOS COUNTY, TEXAS

SURVEY DATE: 5-16-11
 JOB NUMBER: 2011-0033

A.M. Surveying
 P.O. Box 10133, College Station, TX 77840
 PHONE: (979) 209-9291 email: Adam@AMSurveying.com
 www.AMSurveying.com

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 22nd day of January, 2012.

W. Paul Kagan
 City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Michael Berendsoff*, 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 22nd day of January, 2011, and same was duly approved on the 22nd day of January, 2011.

Michael Berendsoff
 Chairman

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Adam Wallace, Registered Public Surveyor No. 6132, 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.

Adam Wallace
 Adam Wallace, R.P.L.S. No. 6132