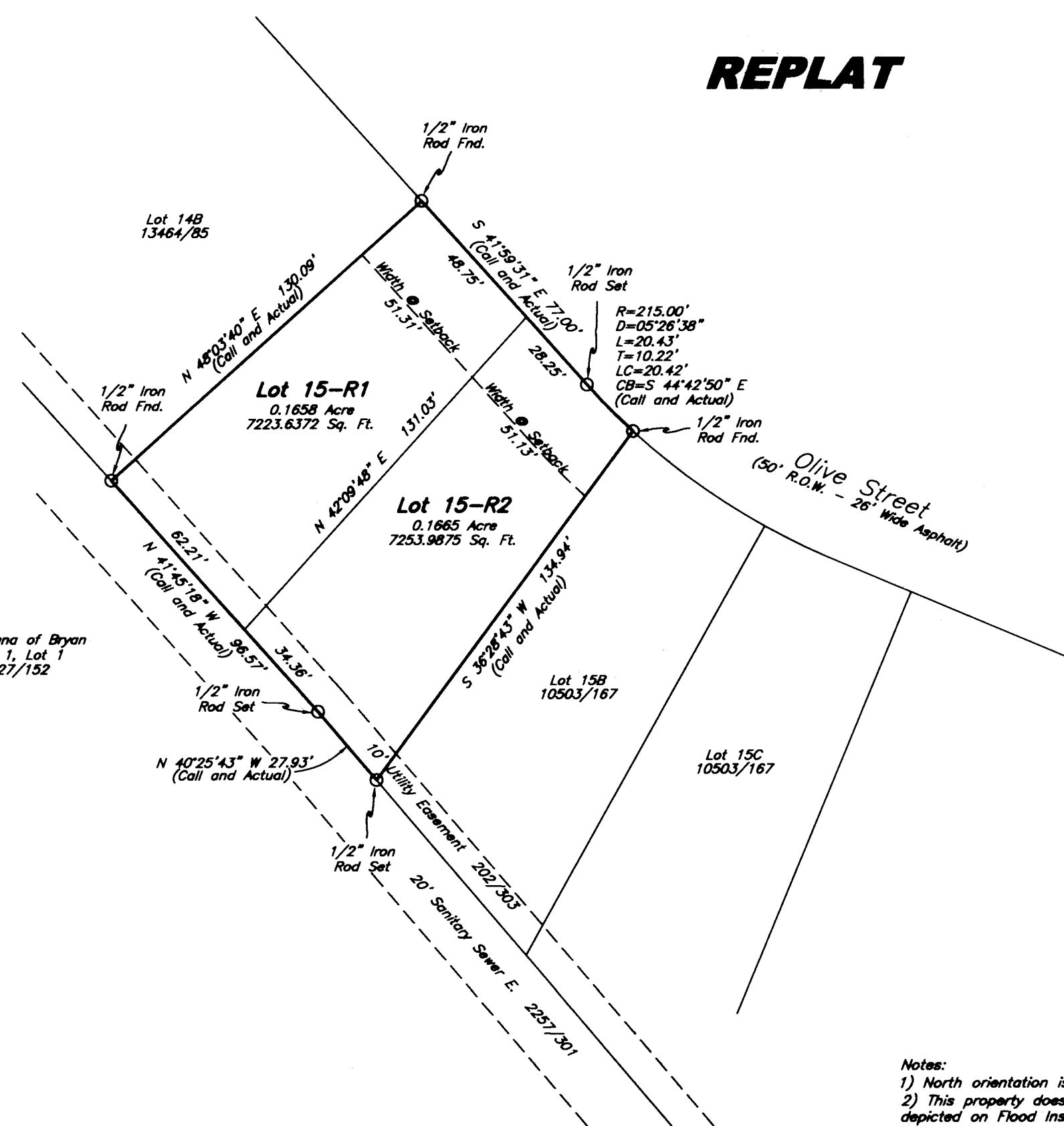
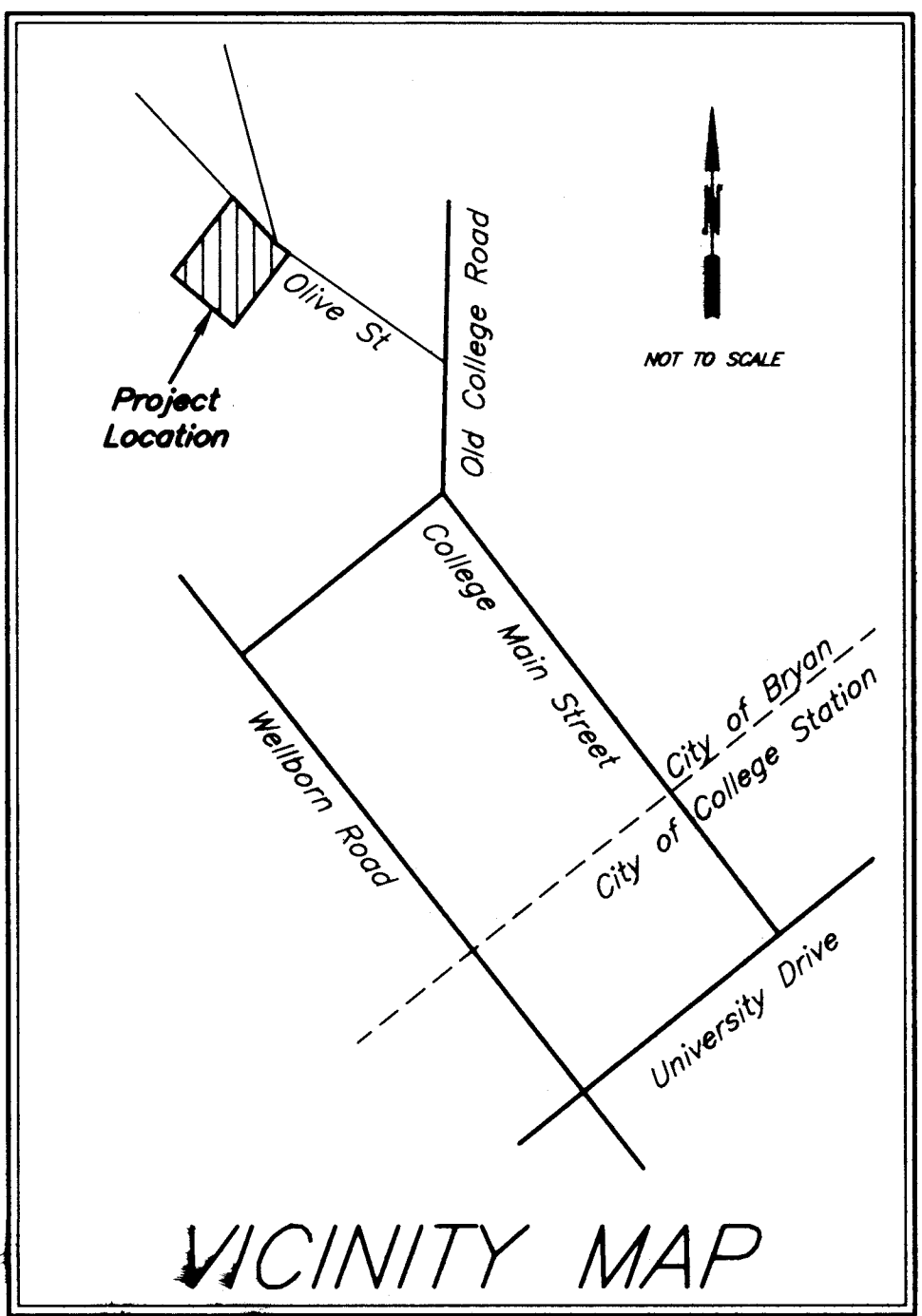


Scale: 1" = 40'



- Legend**
- Telephone □
 - Clean Out ○
 - Water Meter ⊕
 - Gas Meter ⊞
 - Power Pole ⊗
 - Power Line —P—
 - Water Line —W—
 - Sewer Line —S—



**Field Notes Of A
0.3324 Acre Tract
Being A Portion Of
Lot 15A, Block 3, Woodson Hills,
First Installment
Being out of the
J. E. Scott League, A-50
The City of Bryan, Brazos County, Texas**

Being all of that certain lot, tract, or parcel of land containing 0.3324 acres (14477.6247 Square Feet), lying and being situated in the J. E. Scott League, A-50, in The City of Bryan, Brazos County, Texas. Being a portion of Woodson Hills, First Installment, Lot 15A, Block 3, according to the revision plat recorded in Volume 10503 Page 167 of the Official Records of Brazos County, Texas. Said 0.3324 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at a point along the northwest right of way line of Olive Street, a city street. Point being the common corner of Lot 15A and Lot 14B, Block 3 as described in a revised plat of Woodson Hills, First Installment, recorded in Volume 13464 Page 85 and being **The Point beginning** of the herein described 0.3324 acre tract.

THENCE along the northwest right of way line of Olive Street, S 41° 59' 31" E, a distance of 77.00 feet to a 1/2" iron rod set at the beginning of a curve to the left, having a Radius of 215.00 feet, Delta of 05° 26' 38", and an Arc Length of 20.43 feet.

THENCE along the said curve a Chord Bearing of S 44° 42' 50" E, a distance of 20.42 feet, to a 1/2" iron rod found at a point along the northwest right of way line of Olive Street, and also being the north corner of lot 15B according to the said revision plat in Volume 10503 Page 167.

THENCE departing the northwest right of way line of Olive Street, S 36° 28' 43" W, along the common line between Lot 15A and Lot 15B, a distance of 134.94 feet to a 1/2" iron rod set at the common corner and being a point along the southwest line of the Woodson Hills original addition.

THENCE along the southwest line of the Woodson Hills original addition, N 40° 25' 43" W, a distance of 27.93 feet to a 1/2" iron rod set.

THENCE continue along the southwest line of the Woodson Hills original addition, N 41° 45' 18" W, a distance of 96.57 feet to a 1/2" iron rod found at the common west corners of Lot 14B and Lot 15A.

THENCE along the common line of Lot 14B and Lot 15A, N 48° 03' 40" E, a distance of 130.09 feet to **THE POINT OF BEGINNING** containing 0.3324 acres of land according to a survey performed on April 28, 2017 on the ground, under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743, in The State of Texas.

CERTIFICATE OF OWNERSHIP
STATE OF TEXAS
COUNTY OF BRAZOS

I (We), Holly Henry Murphy the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed in and (in, to) in the Deeds Records of Brazos County in Volume 13777, Page 172, 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.

Owner: Holly Henry Murphy Sept 7, 2017.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Holly Henry Murphy known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes stated. Given under my hand and seal of office this 28th day of April, 2017.

Notary Public, Brazos County, Texas: [Signature]

- Notes:**
- 1) North orientation is based on rotating to plat calls in 177/807.
 - 2) This property does not lie within a Special Flood Hazard Area as depicted on Flood Insurance Rate Map No. 4804-100215F dated April 2, 2014.
 - 3) All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - 4) Contours are based on GPS Texas State Plane Coordinate System and the City of Bryan topography mapping.
 - 5) As per the City of Bryan Ordinance and Regulations all structures shall be torn down and removed prior to filing of plat.
 - 6) This property is currently zoned Residential District - 5000 (RD-5).

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Bobby G. Giering, 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 and Zoning Commission of the City of Bryan on the 28th day of April, 2017 and same was duly approved on the 17th day of August, 2017 by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas: [Signature]

APPROVAL OF THE CITY PLANNER
I, Madia Zimmerman, 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 28th day of April, 2017.

City Planner, Bryan, Texas: [Signature]

APPROVAL OF THE CITY ENGINEER
I, W. Paul Williams, 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 28th day of April, 2017.

City Engineer, Bryan, Texas: [Signature]

**FINAL PLAT of
WOODSON HILLS, FIRST INSTALLMENT
Lots 15-R1 & 15-R2, Block 3
Being a Replat of
LOT 15A, Block 3
WOODSON HILLS, FIRST INSTALLMENT
Volume 10503/ Page 167
0.3324 ACRES
J. E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40' APRIL 28, 2017**

Filed for Record
in the Official Records Of:
Brazos County Clerk
On: 1/5/2018 10:04:38 AM
In the PLAT Records

Doc Number: 2018-1317771
Number of Pages: 1
Amount: 73.00
Order#: 2018010500008
By: MO

County Clerk Brazos County, Texas: Karen McQueen
By: Debbie Baker
Deputy Clerk

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Paul Williams, Registered Public Surveyor No. 5743 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.

Registered Public Land Surveyor: [Signature]

PAUL WILLIAMS
LAND SURVEYING CO.
R.P.L.S. No. 5743
Firm No. 10014300

1851 Briarcrest
Bryan, TX 77802
979-779-7870
Fax 979-779-7872
pwilliamsurveying@earthlink.net

Owner: Holly Henry Murphy
10987 FM 244 Road
Anderson, Texas 77830

Surveyor: Paul Williams
Paul Williams Land Surveying Co.
1851 Briarcrest Drive
Bryan, Texas 77802

Developer: C. W. Henry
10987 FM 244 Road
Anderson, Texas 77830

Scale: 40 0 40 80 120 Feet

p://pwilliams/clients/2017/17115plat.dwg