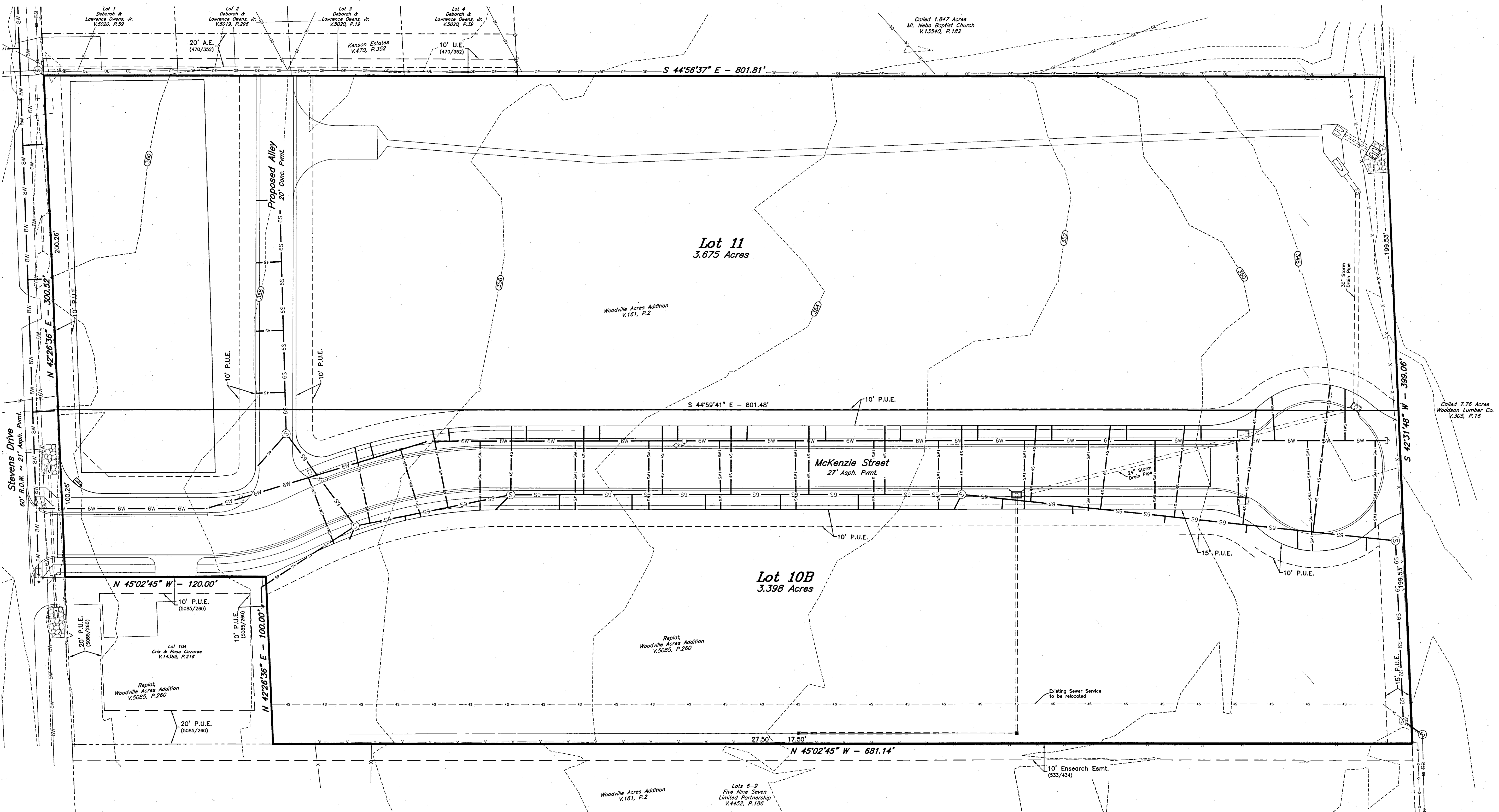
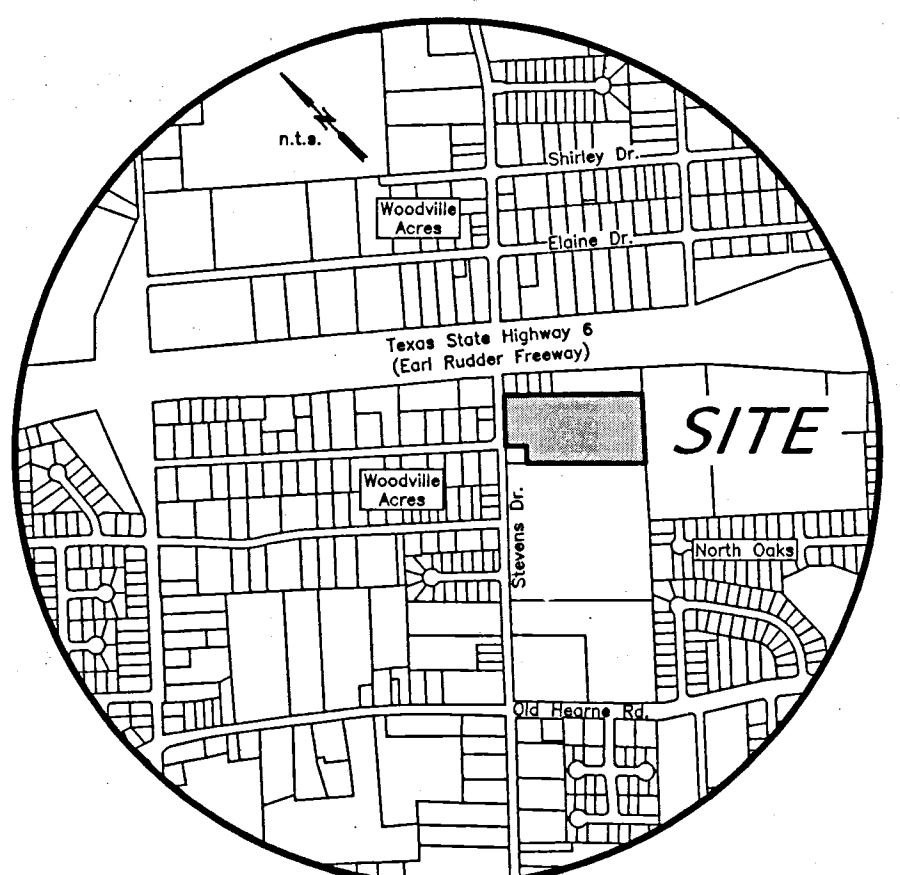


Scale: 1" = 30'



ORIGINAL PLAT



VICINITY MAP

### FINAL PLAT

LOTS 1-6, BLOCK 1, LOTS 1-14, BLOCK 2,  
LOTS 1-15, BLOCK 3  
**WOODVILLE ACRES  
ADDITION, NO. 1**

BEING A REPLAT OF WOODVILLE ACRES ADDITION, NO. 1  
RECORDED IN VOLUME 15676, PAGE 200

**7.071 ACRES**  
MOSES BAINE SURVEY, A-3  
BRYAN, BRAZOS COUNTY, TEXAS  
NOVEMBER, 2019  
SCALE: 1" = 30'

SHEET NO.  
**1**  
OF 3 SHEETS

**Owner:** Rainer & Son Development Company, LLC  
4090 S.H. 6 South  
College Station, TX 77845  
(978) 680-1222

**Surveyor:** McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 683-3638

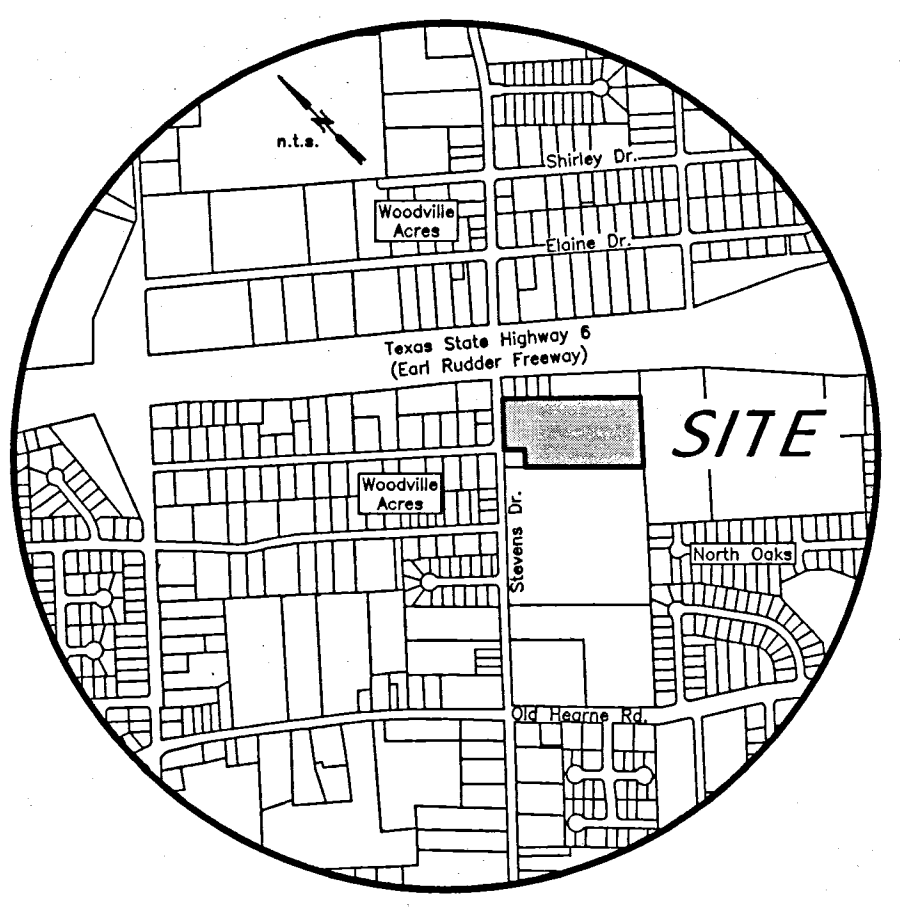
Texas Firm Registration No. 10103300



Scale: 1"=30'



**FINAL PLAT**



VICINITY MAP

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	10°38'44"	250.00'	46.45'	23.29'	N 59°04'40" W	46.38'
C2	41°24'35"	50.00'	36.14'	18.90'	N 24°20'53" W	35.36'
C3	82°49'09"	50.00'	72.27'	44.10'	S 45°03'10" E	66.14'
C4	24°53'12"	50.00'	21.72'	11.03'	S 74°01'09" E	21.55'
C5	22°02'06"	50.00'	19.23'	9.73'	N 14°39'38" W	19.11'
C6	82°49'09"	50.00'	72.27'	44.10'	N 45°03'10" W	66.14'
C7	41°24'35"	50.00'	36.14'	18.90'	S 65°45'27" E	35.36'
C8	19°43'56"	300.00'	103.32'	52.18'	N 54°55'08" W	102.81'
C9	109°43'56"	15.00'	28.73'	21.32'	N 9°55'08" W	24.53'
C10	79°24'55"	15.00'	20.79'	12.46'	S 84°39'17" W	19.17'
C11	10°35'05"	80.00'	14.78'	7.41'	N 50°20'43" W	14.76'
C12	87°30'01"	25.00'	38.18'	23.93'	N 11°18'10" W	34.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 71°35'16" E	30.72'
L2	N 11°18'10" W	34.58'

- GENERAL SURVEYOR NOTES:
- The Bearing System shown hereon is referred to the Texas State Plane Coordinate System (NAD-83), Central Zone.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0185E, Map Revised May 9, 2014, no portion of this property is located in a Special Flood Hazard Area.
  - Unless otherwise indicated, all distances shown along curves are arc distances.
  - ZONING: Residential District - 5000 (RD-5).
  - Building Setback Lines shall be in accordance with the City of Bryan Land and Site Development Ordinance.
  - Lot 1, Block 2 and Lot 1, Block 3 are to be detached dwelling units. All other lots are to be patio homes.
  - Common Areas and Landscape Easements shall be owned and maintained by Homeowners Association.
  - Right-of-way Acreeage: 1.141 Ac.
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - - 1/2" Iron Rod Found
    - - 1/2" Iron Rod Set
    - ⊙ - PK Nail Control Monuments set in Asphalt Pmnt.
  - Abbreviations:
    - A.E. - Access Easement
    - B.S.L. - Building Setback Line
    - H.O.A. - Homeowners Association
    - P.A.E. - Public Access Easement
    - P.M.E. - Public Maintenance Easement
    - P.O.B. - Point of Beginning
    - P.U.E. - Public Utility Easement
    - Pr.D.E. - Private Drainage Easement
    - R.O.W. - Right-of-Way
    - U.E. - Utility Easement
    - Vw. - Variable Width
  - The purpose of this replat is to adjust the 10' P.U.E. on the west corner of Lot 1, Block 1 to be parallel with the existing Variable Width Homeowners Association easement.

**FINAL PLAT**

LOTS 1-6, BLOCK 1, LOTS 1-14, BLOCK 2,  
LOTS 1-15, BLOCK 3

**WOODVILLE ACRES  
ADDITION, NO. 1**

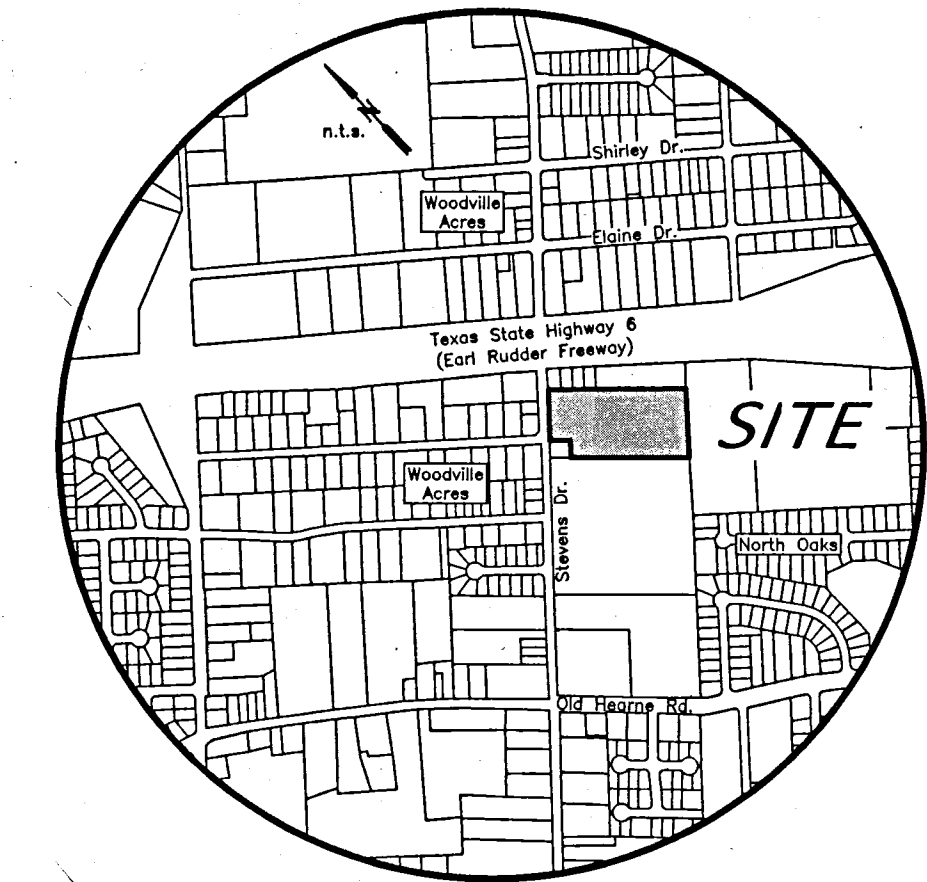
BEING A REPLAT OF WOODVILLE ACRES ADDITION, NO. 1  
RECORDED IN VOLUME 15676, PAGE 200

**7.071 ACRES**  
MOSES BAINE SURVEY, A-3  
BRYAN, BRAZOS COUNTY, TEXAS  
NOVEMBER, 2019  
SCALE: 1" = 30'

OWNER:  
Röiner & Son Development Company, LLC  
4090 S.H. 6 South  
College Station, TX 77845  
(979) 690-1222

SURVEYOR:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

SHEET NO.  
**2**  
OF 3 SHEETS



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MOSES BAINE SURVEY, Abstract No. 3 in Bryan, Brazos County, Texas and being all of the 7.071 acre tract described in the deed from Beltrav, LLC to Ranier & Son Development Company, LLC recorded in Volume 15015, Page 181 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common north corner of this herein described tract and the said 7.071 acre Ranier & Son, LLC tract, said iron rod also being the north corner of Lot 11, WOODVILLE ACRES ADDITION according to the plat recorded in Volume 161, Page 2 of the Brazos County Deed Records (B.C.D.R.), the west corner of Lot 1, KENSEN ESTATES Subdivision according to the final plat recorded in Volume 470, Page 332 of the Brazos County Deed Records (B.C.D.R.) and being in the southeast right-of-way line of Stevens Drive (based on a 60-foot width);

THENCE: S 44° 57' 40" E along common line of the said 7.071 acre Ranier & Son, LLC tract, said Lot 11, the said KENSEN ESTATES Subdivision tract and the called 1.847 acre Mt. Nebo Baptist Church tract recorded in Volume 13540, Page 182 (O.R.B.C.) for a distance of 801.68 feet to a found 1/2-inch iron rod marking the east corner of this tract and the south corner of the called 1.847 acre Mt. Nebo Baptist Church tract, said iron rod also being in the northwest line of the called 7.76 acre Woodson Lumber Company tract recorded in Volume 305, Page 16 (B.C.D.R.);

THENCE: S 42° 28' 41" W along the common line of the said 7.071 acre Ranier & Son, LLC tract, said Lot 11, Lot 10B, WOODVILLE ACRES ADDITION, according to the replat recorded in Volume 5085, Page 260 and the called 7.76 acre Woodson Lumber Company tract for a distance of 398.96 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract and the east corner of Lot 9 of said WOODVILLE ACRES ADDITION;

THENCE: N 45° 03' 10" W along the common line of the said 7.071 acre Ranier & Son, LLC tract and said Lot 9 for a distance of 681.41 feet to a found 1/2-inch iron rod marking the most westerly south corner of this tract and the south corner of Lot 10A of WOODVILLE ACRES ADDITION according to the replat recorded in Volume 5085, Page 260 (O.R.B.C.);

THENCE: along the common line of the said 7.071 acre Ranier & Son, LLC tract and said Lot 10A for the following two (2) calls:

- 1.) N 42° 26' 51" E for a distance of 100.00 feet to a found 1/2-inch iron rod marking an interior ell corner of the said 7.071 acre tract and the east corner of said Lot 10A, and
- 2.) N 45° 03' 10" W for a distance of 120.00 feet to a found 1/2-inch iron rod marking the mostnorthwesterly corner of this tract and the north corner of said Lot 10A, said iron also being in the southeast right-of-way line of said Stevens Drive;

THENCE: N 42° 26' 51" E along the southeast right-of-way line of said Stevens Drive for a distance of 300.25 feet to the POINT OF BEGINNING and containing 7.071 acres of land, more or less.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Betty Gutierrez, 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 and Zoning Commission of the City of Bryan on the 20th day of November, 2019 and same was duly approved on the 19th day of December, 2019 by said Commission.

[Signature]  
Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER

I, W. P. [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 20th day of December, 2019.

[Signature] P.M.  
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Madia 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 compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 21st day of December, 2019.

[Signature]  
City Planner, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, Ranier & Son Development Company, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 15015, Page 181 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.

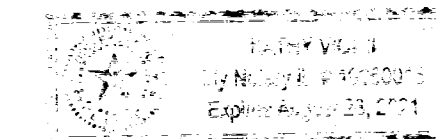
[Signature]  
Doug French, Vice President  
Ranier & Son Development Company, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Doug French, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 4th day of December, 2019.

[Signature]  
Notary Public, Brazos County, Texas



Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 12/30/2019 3:41:44 PM  
in the PLAT Records  
Ranier & Son Dev Co LLC  
Doc Number: 2019-1381473  
Volume - Page: 15772 - 67  
Number of Pages: 3  
Amount: 73.00  
Order#: 201912300010132  
By: MG



County, do hereby  
authentication was  
Texas in Volume

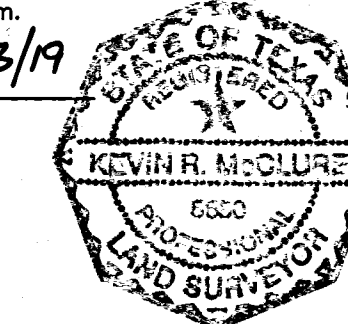
Karen McQueen By: Betty Gutierrez  
County Clerk, Brazos County, Texas Deputy Clerk

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

[Signature] 12/3/19  
Kevin R. McClure, R.P.L.S. No. 5650



FINAL PLAT

LOTS 1-6, BLOCK 1, LOTS 1-14, BLOCK 2,  
LOTS 1-15, BLOCK 3  
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BEING A REPLAT OF WOODVILLE ACRES ADDITION, NO. 1  
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NOVEMBER, 2019  
SCALE: 1" = 30'

SHEET NO.

3  
OF 3 SHEETS

Owner:  
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College Station, TX 77845  
(979) 690-1222

SURVEYOR:  
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