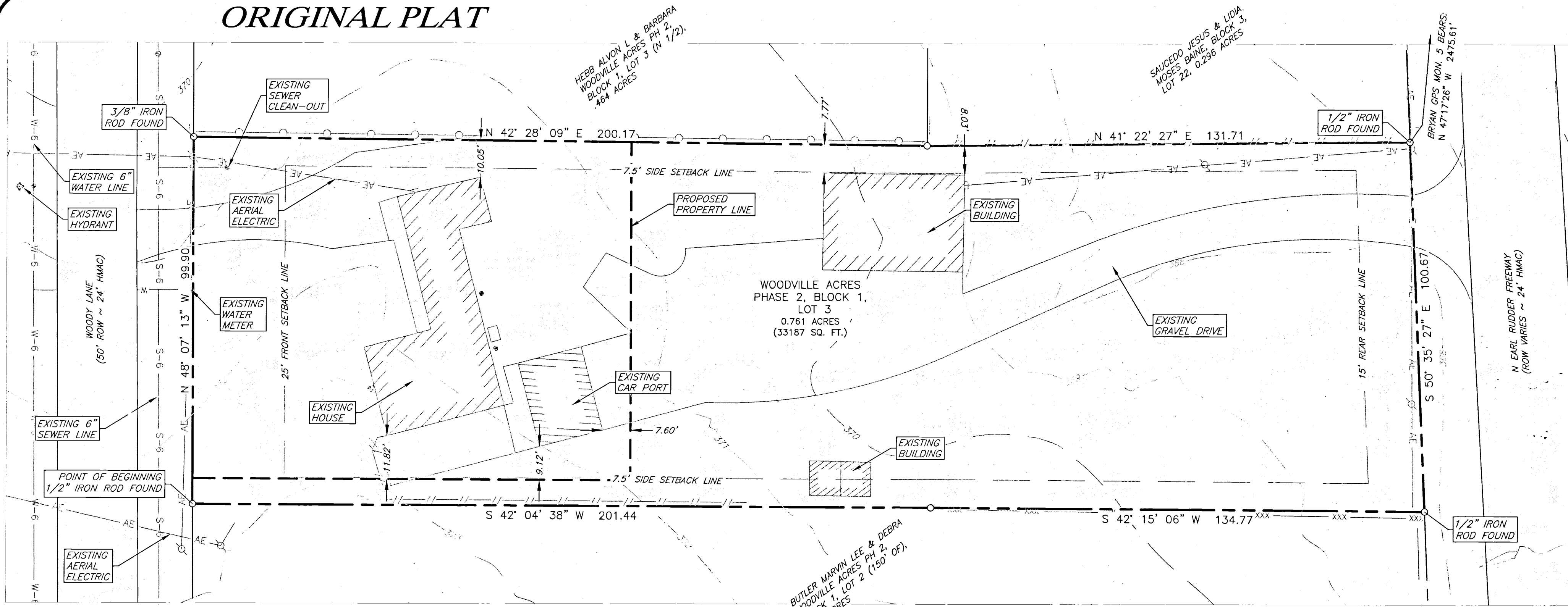
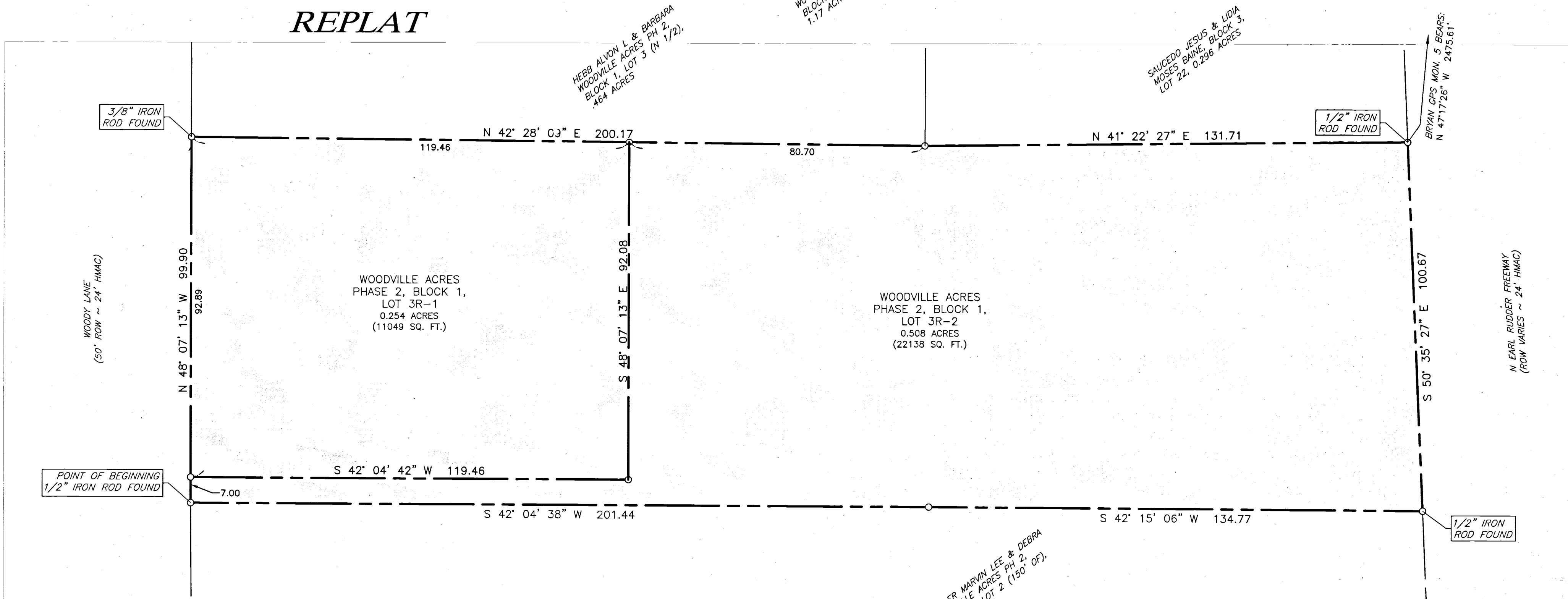


ORIGINAL PLAT



REPLAT



METES AND BOUNDS DESCRIPTION
OF A
0.761 ACRE TRACT
WOODVILLE ACRES NO. 2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SOUTH ONE-HALF OF LOT 3, BLOCK 1, WOODVILLE ACRES NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 168, PAGE 123 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE ADJOINING 0.305 ACRES, AND BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO NELDA DAVIS RILEY RECORDED IN VOLUME 9840, PAGE 191 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF WOODY LANE (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 3 AND THE WEST CORNER OF LOT 2, BLOCK 1 (PLAT 168/123), SAME BEING THE WEST CORNER OF A CALLED 1.17 ACRE TRACT AS DESCRIBED BY A DEED TO MARVIN LEE BUTLER AND DEBRA BUTLER RECORDED IN VOLUME 6623, PAGE 48 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD 83 (TEXAS STATE PLAIN CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-5 (Y:10247804.93; X:3535993.09) AND AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011938738659 (CALCULATED USING GEOID 12B).

THENCE: N 48° 07' 13" W ALONG THE NORTHEAST LINE OF WOODY LANE FOR A DISTANCE OF 99.90 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID RILEY TRACT AND THE SOUTH CORNER OF A CALLED TRACT OF LAND DESCRIBED AS BEING THE NORTH ONE-HALF OF SAID LOT 3 BY A DEED TO ALVON HEBB AND BARBARA HEBB RECORDED IN VOLUME 8972, PAGE 35 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 28' 09" E THROUGH SAID LOT 3 AND ALONG THE COMMON LINE OF SAID RILEY TRACT AND SAID HEBB TRACT FOR A DISTANCE OF 200.17 FEET TO A CONCRETE MONUMENT FOUND MARKING THE SOUTH CORNER OF A CALLED 0.296 ACRE TRACT AS DESCRIBED BY A DEED TO JESUS SAUCEDO AND LIDIA SAUCEDO RECORDED IN VOLUME 5933, PAGE 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 22' 27" E ALONG THE COMMON LINE OF SAID RILEY TRACT AND SAID SAUCEDO TRACT FOR A DISTANCE OF 131.71 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF N. EARL RUDDER FREEWAY (STATE HIGHWAY NO. 6 - VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 50° 35' 27" E ALONG THE SOUTHWEST LINE OF N. EARL RUDDER FREEWAY FOR A DISTANCE OF 100.67 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID BUTLER TRACT;

THENCE: S 42° 15' 06" W ALONG THE COMMON LINE OF SAID RILEY TRACT AND SAID BUTLER TRACT FOR A DISTANCE OF 134.77 FEET TO A CONCRETE MONUMENT FOUND MARKING THE COMMON CORNER OF SAID LOT 3 AND SAID LOT 2;

THENCE: S 42° 04' 42" W CONTINUING ALONG THE COMMON LINE OF SAID RILEY TRACT AND SAID BUTLER TRACT, SAME BEING THE COMMON LINE OF SAID LOT 3 AND SAID LOT 2, FOR A DISTANCE OF 201.44 FEET TO THE POINT OF BEGINNING CONTAINING 0.761 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, James Riley, owner of the 0.761 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 9840, Page 191, and designated herein as Woodville Acres, Phase 2, Block 1, Lots 3R-1 and 3R-2, in the City of Bryan, Texas, and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

James Riley
James Riley, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, James Riley, 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 purposes stated.

Given under my hand and seal on this 9th day of December, 2019.

Raige Johnson
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 6410, 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 450

APPROVAL OF THE CITY PLANNER

I, *Hartin Zimmermann*, 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 21st day of December, 2019.

Hartin Zimmermann
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *W. Kelly*, 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.

W. Kelly
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobby Gutierrez*, 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 19th day of December, 2019, and same was duly approved on the 19th day of December, 2019, by said Commission.

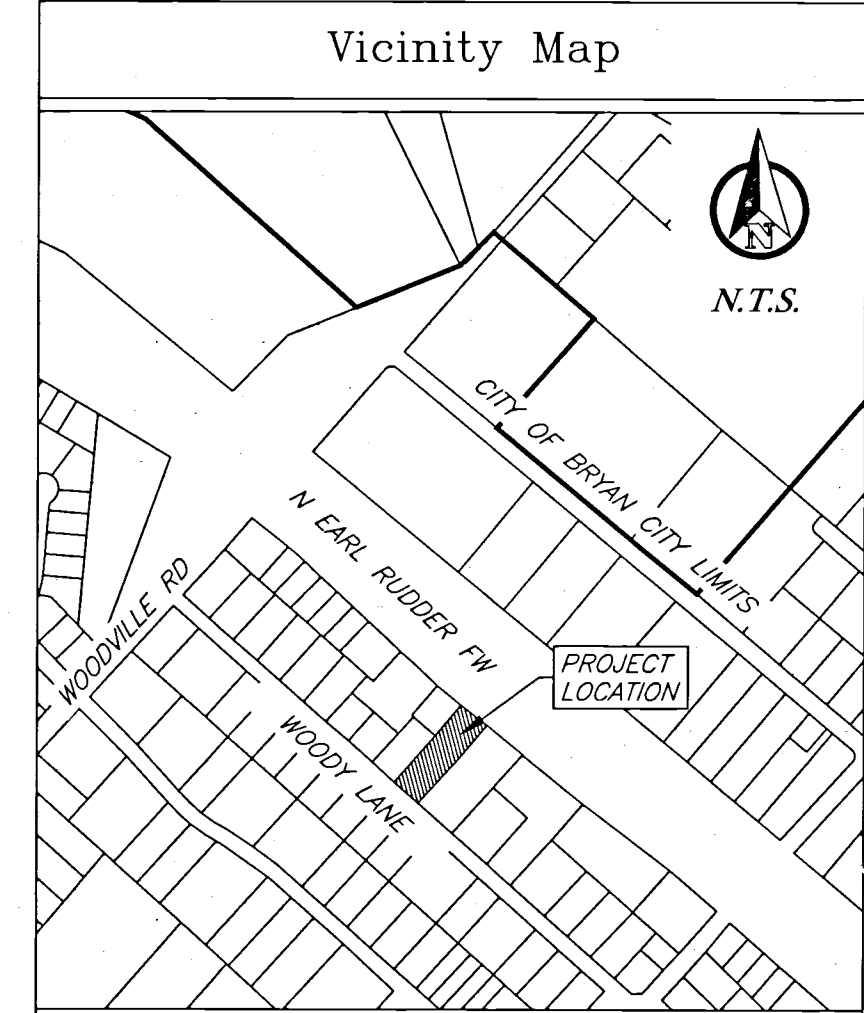
Bobby Gutierrez
Chair, Planning & Zoning Commission, Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 12/30/2019 3:38:18 PM
In: the PLAT Records
By: nelda davis
Job Number: 2019-1781472
Volume - Page: 15772-66
Number of Pages: 1
Form #: 33.00
Order #: 20191230000131
By: MG



I, said county, do hereby certify that this plat together with
it in my office the ___ day of _____, 20___
at _____ Page _____

Karen McQueen By: *Attila*
County Clerk, Brazos County, Texas Deputy Clerk



General Notes:

- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan control monument GPS-5 (Y:10247804.93; X:3535993.09) and as established by GPS observation.
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00011938738659 (calculated using GEOID12B).
- 1/2" Iron rods with Yellow plastic cap stamped "KERR 4502" will be set at all corners unless otherwise noted.
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0000E, effective May 16, 2012.
- This property is Zoned (RD-5), Residential District-5000.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- The topography shown is from GIS Data.
- All utilities shown hereon are approximate locations.
- Lot 3R-2 shall only take access from N. Earl Rudder Freeway Frontage Road.
- The Following Blanket Easements do Apply to this Tract:
Humble Pipe Line Company 48/533
Lone Star Gas Company 71/413
Magnolia Pipe Line Company 127/427
(No Actual Pipeline Crosses this Tract)



FINAL PLAT

**Woodville Acres, Phase 2,
Block 1, Lots 3R-1 and 3R-2**

Being a Replat of Woodville Acres,
Phase 2, Block 1, Lot 3
~ 0.761 Acres
Bryan, Brazos County, Texas

Nov. 2019

Owner:
James Riley
4103 Woody Lane
Bryan, Tx, 77803

Surveyor:
Kerr Surveying LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPLS 10018500

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9551