

- LEGEND:**
- ⊗ LIGHT POLE
 - UTILITY POLE
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - WELDED WIRE FENCE
 - CONCRETE
 - 6 INCH WATER LINE
 - 6 INCH SANITARY SEWER LINE
 - 2 INCH GAS LINE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF TEXAS

I (We) Lewis E. Booker owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 10A and 10B, Woodville Acres to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Lewis E. Booker
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Lewis E. Booker 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 and consideration therein stated.

Given under my hand and seal on this 17th day of JAN, 2002.

Olivia Canales
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Roy Flores, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 15th day of January, 2002.

Roy Flores
Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

[Signature]
Planning Administrator, City of Bryan

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 31st day of January, 2002, in the Official Public Records of Brazos County, Texas, in Volume 5025, Page 260.

Karen McQueen
County Clerk
Brazos County, Texas
by: Shirley L. Cohen

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.

[Signature] 1/29/02
City Engineer, City of Bryan

METES AND BOUNDS DESCRIPTION

OF A
3.674 ACRE TRACT
LOT 10
WOODVILLE ACRES
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 ALL OF LOT 10, WOODVILLE ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 161, PAGE 2 OF THE DEED 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 SOUTHEAST LINE OF STEVENS DRIVE (60' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 10 AND THE NORTH CORNER OF LOT 9, WOODVILLE ACRES;

THENCE: N 42° 28' 35" E ALONG THE SOUTHEAST LINE OF STEVENS DRIVE FOR A DISTANCE OF 200.28 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID LOT 10 AND THE WEST CORNER OF LOT 11, WOODVILLE ACRES;

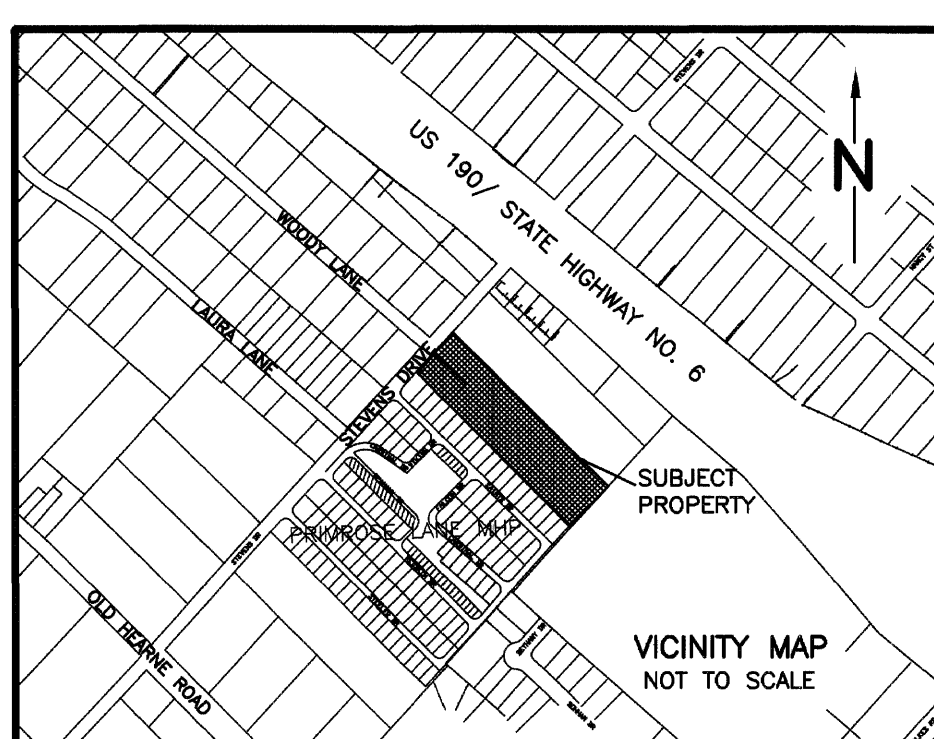
THENCE: S 44° 59' 41" E ALONG THE COMMON LINE OF SAID LOT 10 AND LOT 11 FOR A DISTANCE OF 801.48 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF THE REMAINDER OF A CALLED 72.79 ACRE TRACT AS DESCRIBED BY A DEED TO M. G. PERKINS AND B. T. YAGER RECORDED IN VOLUME 243, PAGE 471 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 10 AND THE SOUTH CORNER OF SAID LOT 11, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 11 AND THE SOUTH CORNER OF A CALLED 1.00 ACRE TRACT AS DESCRIBED BY A DEED TO UNITED FRENCH BAPTIST CHURCH RECORDED IN VOLUME 362, PAGE 703 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: N 42° 31' 48" E FOR A DISTANCE OF 199.53 FEET;

THENCE: S 42° 31' 48" W ALONG THE COMMON LINE OF SAID LOT 10 AND SAID REMAINDER OF 72.79 ACRE TRACT FOR A DISTANCE OF 199.53 FEET TO A FENCE CORNER POST FOUND MARKING THE SOUTH CORNER OF SAID LOT 10 AND THE EAST CORNER OF SAID LOT 9;

THENCE: N 45° 02' 45" W ALONG THE COMMON LINE OF SAID LOT 10 AND LOT 9 FOR A DISTANCE OF 801.14 FEET TO THE POINT OF BEGINNING CONTAINING 3.674 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2002, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 4502

- GENERAL NOTES**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131, EFFECTIVE DATE JULY 2, 1992.
 3. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 819.
 4. WATER AND GAS LINES SHOWN HEREON ARE SCALED AND OVERLAIN FROM CITY OF BRYAN DIGITAL MAPS.
 5. CONTOURS SHOWN HEREON ARE OVERLAIN FROM CITY OF BRYAN DIGITAL MAPS.
 6. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.



REPLAT
OF
LOT 10
WOODVILLE ACRES
3.674 ACRES
VOLUME 161, PAGE 2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 09-09-02
PLAT DATE: 11-07-02
REVISED: 11-20-02
JOB NUMBER: 02-1133
CAD NAME: 02-1133
CRS FILE: WOODVILL

PREPARED BY: KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 288-3195

PREPARED FOR: LEWIS E. BOOKER
3944 PARROT COVE
COLLEGE STATION, TEXAS 77845
PHONE (979) 690-7730

copy on bearings up 2/17/02