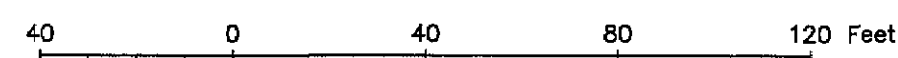


SCALE: 1" = 40'



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We) Lewis E Booker owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 17, Woodville Acres 1 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.



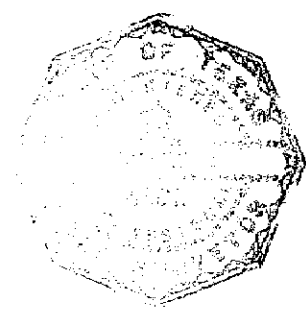
Given under my hand and seal on this 15th day of February, 2002.

Ginger Marie Towles  
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Professional Surveyor No. 4502, 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.

Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim C. Casey, 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 September, 2002.

Kim C. Casey  
Chairman

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.

Job  
City Engineer, 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 day of February, 2002, in the Official Public Records of Brazos County, Texas, in Volume 14378, Page 1.

Karen McQueen, County Clerk by  
County Clerk  
Brazos County, Texas  
Barbara Johnson  
Deputy Clerk

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.

Planning Administrator, City of Bryan

REPLAT

Doc 00773141 Blk OR Vol 457B Pg 41

Filed for Record in: BRAZOS COUNTY

On: Apr 19, 2002 at 10:43:01

As a Plat

Document Number: 00773141

Amount: 35.00

Receipt Number: 192940

By: Barbara Johnson

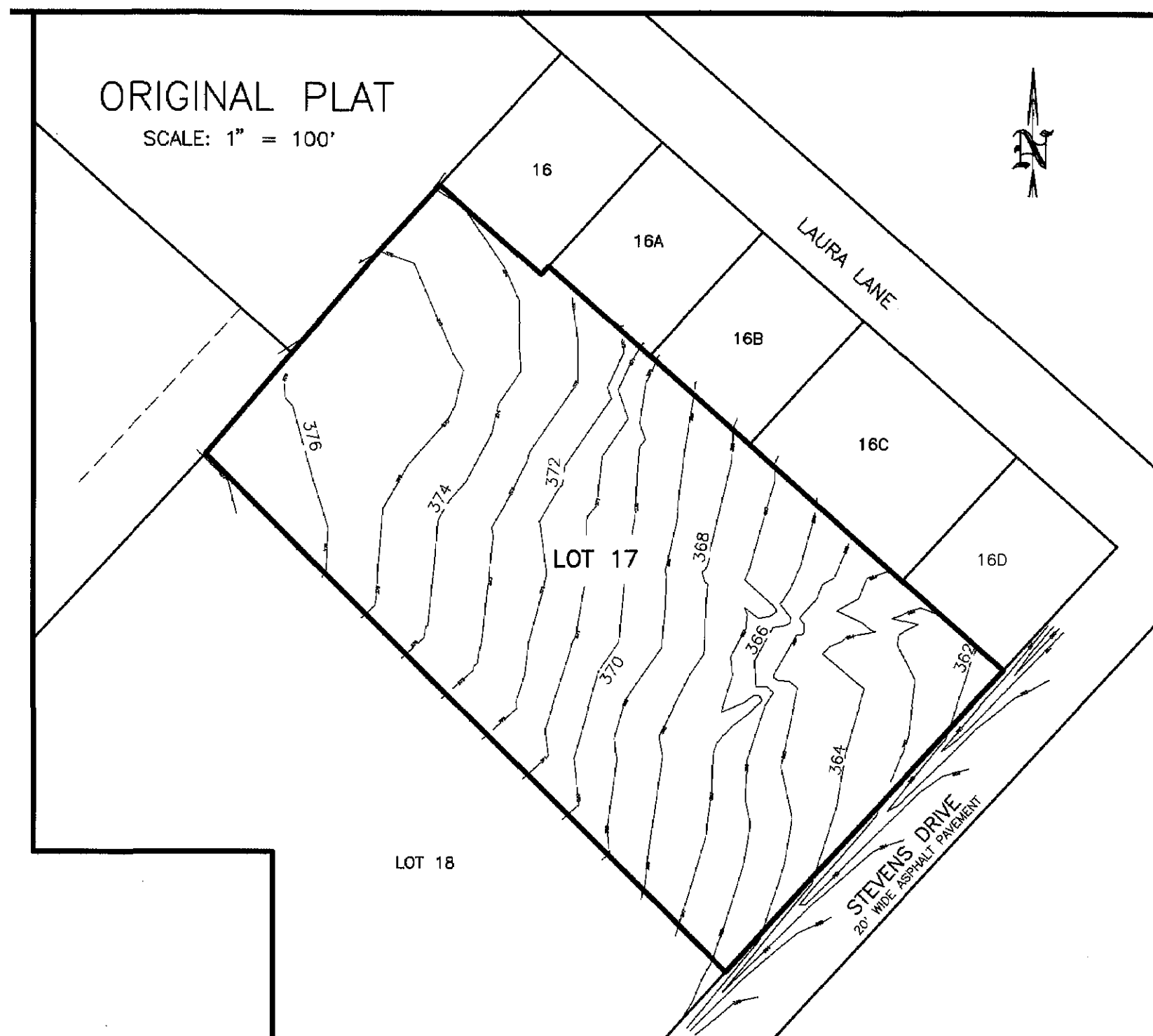
STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the record books of BRAZOS COUNTY as stamped herein by me.

Apr 19, 2002

BARBARA E. JOHNSON, COUNTY CLERK  
BRAZOS COUNTY

ORIGINAL PLAT

SCALE: 1" = 100'



METES AND BOUNDS DESCRIPTION OF A 3.619 ACRE TRACT OF LOT 17, WOODVILLE ACRES 1, 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 17, WOODVILLE ACRES 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 415, PAGE 501 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING: AT A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF STEVENS DRIVE MARKING THE EAST CORNER OF SAID LOT 17 AND THE SOUTH CORNER OF SAID LOT 16D, WOODVILLE ACRES 1 (415/501), FOR REFERENCE A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF LAURA LANE MARKING THE EAST CORNER OF SAID LOT 16D BEARS: N 42° 27' 14" E FOR A DISTANCE OF 125.00 FEET;

THENCE: S 42° 27' 14" E ALONG THE NORTHWEST LINE OF STEVENS DRIVE FOR A DISTANCE OF 304.78 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 17 AND THE EAST CORNER OF LOT 18, WOODVILLE ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 161, PAGE 2 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 45° 03' 29" W ALONG THE COMMON LINE OF SAID LOT 17 AND LOT 18 FOR A DISTANCE OF 544.48 FEET TO A 1/2 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID LOT 17 AND LOT 18;

THENCE: N 40° 21' 38" E ALONG THE NORTHWEST LINE OF SAID LOT 17 FOR A DISTANCE OF 201.13 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 42° 31' 08" E CONTINUING ALONG THE NORTHWEST LINE OF SAID LOT 17 FOR A DISTANCE OF 64.07 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID LOT 17 AND THE WEST CORNER OF LOT 18 (415/501), FOR REFERENCE A 2 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF LAURA LANE MARKING THE NORTH CORNER OF SAID LOT 16 BEARS: N 42° 31' 08" E FOR A DISTANCE OF 133.00 FEET;

THENCE: S 48° 28' 28" E ALONG THE COMMON LINE OF SAID LOT 17 AND LOT 16 FOR A DISTANCE OF 100.19 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID LOT 16 AND AN INTERIOR NORTH CORNER OF SAID LOT 17;

THENCE: N 42° 23' 19" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 17 AND LOT 16 FOR A DISTANCE OF 8.22 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 16A (415/501);

THENCE: S 48° 08' 50" E ALONG THE COMMON LINE OF SAID LOT 17 AND LOT 16A FOR A DISTANCE OF 100.43 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 16A AND LOT 16B (415/501);

THENCE: S 48° 24' 44" E ALONG THE COMMON LINE OF SAID LOT 17 AND LOT 16B FOR A DISTANCE OF 350.70 FEET TO THE POINT OF BEGINNING CONTAINING 3.619 ACRES OF LAND AS SURVEYED ON THE GROUND FEBRUARY, 2001, BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131, C, EFFECTIVE DATE 07-02-1992.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE NO. 756.
- 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
- P.U.E. = PUBLIC UTILITY EASEMENT
- ALL DIMENSIONS SHOWN ON CURVES ARE CHORD DISTANCES.
- SUBJECT PROPERTY IS CURRENTLY ZONED SF-5.

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00	91°00'01"	39.71	S 87°57'14" W	35.66
C2	25.00	48°11'24"	21.03	N 22°27'08" W	20.41
C3	50.00	27°22'46"	241.19	S 43°27'14" W	66.67
C4	25.00	48°11'23"	21.03	S 70°38'28" E	20.41
C5	25.00	89°00'01"	38.83	S 02°02'46" E	35.05

**REPLAT**  
OF  
**LOT 17**  
**WOODVILLE ACRES 1**  
VOLUME 415, PAGE 501  
3.619 ACRES  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET  
SURVEY DATE: FEBRUARY, 2001  
PLAT DATE: 08-06-01  
REVISED 09-12-01  
JOB NUMBER: 01-0012  
CAD NAME: 01-0012R1  
CR5 FILE: WOODVILL (cont); 01-0012 (job)

PREPARED BY: KERR SURVEYING CO.  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR: LEWIS E. BOOKER  
3944 PARROT COVE  
COLLEGE STATION, TEXAS 77845