

SCALE: 1" = 50'

50 0 50 100 150 Feet

- LEGEND:
- ⊙ SANITARY SEWER MANHOLE
 - ⊗ LIGHT POLE
 - ⊕ UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL TELEPHONE LINES
 - AERIAL TELEPHONE LINES
 - WOOD FENCE
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - ASPHALT
 - CONCRETE
 - GRAVEL

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100131 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. 1/2 INCH IRON SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
5. CONTOURS SHOWN HEREON PER DIGITAL OVERLAY FROM CITY OF BRYAN MAPS.

METES AND BOUNDS DESCRIPTION OF A 2.50 ACRE TRACT MOSES BAINE LEAGUE, A-3 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 19, 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 PIPE FOUND ON THE NORTHWEST LINE OF STEVENS DRIVE (60' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 19 AND THE SOUTH CORNER OF LOT 20, WOODVILLE ACRES;
- THENCE: S 42° 27' 21" W ALONG THE NORTHWEST LINE OF STEVENS DRIVE FOR A DISTANCE OF 200.12 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 19 AND THE EAST CORNER OF LOT 20, WOODVILLE ACRES;
- THENCE: N 44° 52' 50" W ALONG THE COMMON LINE OF SAID LOT 19 AND LOT 20 FOR A DISTANCE OF 457.25 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 0.46 ACRE TRACT (BEING A PORTION OF SAID LOT 20) AS DESCRIBED BY A DEED TO MARCI KAYE COCHRAN RECORDED IN VOLUME 722, PAGE 94 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND THE EAST CORNER OF A CALLED 0.4177 ACRE TRACT (BEING A PORTION OF LOT 20) AS DESCRIBED BY A DEED TO EULOGIO ALVARADO LARA RECORDED IN VOLUME 3760, PAGE 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
- THENCE: N 45° 54' 10" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 19 AND LOT 20 FOR A DISTANCE OF 89.85 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.4177 ACRE TRACT AND THE SOUTH CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO FRANK SIKORSKI, JR. AND GABRIELLE M. SIKORSKI RECORDED IN VOLUME 466, PAGE 580 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;
- THENCE: N 42° 58' 31" E ALONG THE COMMON LINE OF SAID LOT 19 AND SAID SIKORSKI TRACT FOR A DISTANCE OF 199.87 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 19 AND LOT 18;
- THENCE: S 45° 04' 02" E ALONG THE COMMON LINE OF SAID LOT 19 AND LOT 18 FOR A DISTANCE OF 545.39 FEET TO THE POINT OF BEGINNING CONTAINING 2.50 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER 2010. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

N/F THOMAS M. SCANLIN CALLED 1.649 ACRE TRACT PT OF LOT 20 4607/53

Doc Bk Vol Pg
01078815 OR 9946 97

Filed for Record in:
BRAZOS COUNTY

On: Dec 10, 2010 at 04:58P

As a
Plat

Document Number: 01078815

Amount: 63.00

Receipt Number: 403588

By:
Kia Green

STATE OF TEXAS COUNTY OF BRAZOS

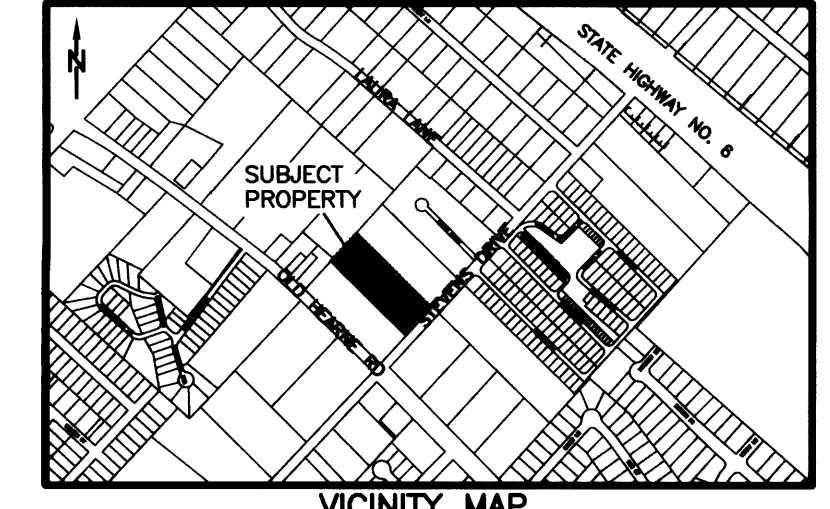
I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as shown herein by me.

Dec 10, 2010

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, SHABEER JAFFAR, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Public Records of Brazos County, in Volume 9785, Page 204, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner: Shabeer Jaffar

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Beckdruff, 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 & Zoning Commission of the City of Bryan on the 10th day of November, 2010, and same was duly approved on the 12th day of November, 2010.

Michael Beckdruff
Chairman

CERTIFICATION OF CITY PLANNER

I, 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 10th day of November, 2010.

Lisa Russell
City Planner, City of Bryan

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 and was approved on the 10th day of November, 2010.

W. Paul Kamm
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 certificate of authentication was filed for record in my office on the 10th day of November, 2010, in the Official Public Records of Brazos County, Texas, in Volume 161, Page 2.

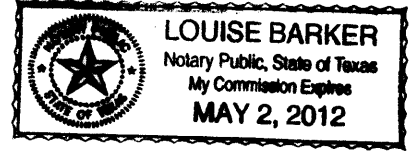
Karen McQueen, Co. CLK
County Clerk
Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared SHABEER JAFFAR 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 10th day of November, 2010.

Louise Barker
Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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



BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

REPLAT
OF
LOT 19
WOODVILLE ACRES
VOLUME 161, PAGE 2
2.50 ACRES, MOSES BAINE LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: 09-30-10
PLAT DATE: 09-30-10
REVISED: 10-19-10
JOB NUMBER: 10-497
CAD NAME: 10-497R
CR5 FILE: WOODVILL (cont); 10-497 (job)

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

PREPARED FOR: SHABEER JAFFAR
P.O. BOX 3135
COLLEGE STATION, TEXAS 77841
PHONE (979) 228-4222