



KEY MAP

METES AND BOUNDS DESCRIPTION
 OF A
 0.459 ACRE TRACT
 PORTION OF LOTS 14 AND 15
 WOODVILLE ACRES ADDITION
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT BEING A PORTION OF LOT 14 AND 15 OF WOODVILLE ACRES ADDITION, 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 THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF STEVENS DRIVE AND THE NORTHEAST RIGHT-OF-WAY LINE OF LAURA LANE AND MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 34° 27' 00" E ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF STEVENS DRIVE FOR A DISTANCE OF 200.06 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF THIS TRACT;

THENCE: N 56° 25' 12" W THROUGH LOT 14 FOR A DISTANCE OF 100.01 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE: S 34° 27' 00" W THROUGH LOT 14 AND LOT 15 FOR A DISTANCE OF 200.06 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST RIGHT-OF-WAY LINE OF LAURA LANE;

THENCE: S 56° 25' 04" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 100.01 TO THE POINT OF BEGINNING, CONTAINING 0.459 ACRES OF LAND AS SURVEYED ON THE GROUND DECEMBER, 1996. BEARING ORIENTATION IS BASED UPON THE PLAT CALLED BEARINGS OF THE AFOREMENTIONED PLAT.

Brad Kerr
 Registered Professional
 Land Surveyor No. 4502

- GENERAL NOTES:**
- ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5.
 - ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
 - PARKLAND DEDICATION REQUIREMENTS WILL BE MET BY A PAYMENT OF MONEY IN LIEU OF LAND.
 - BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 161, PAGE 2, AND AS MONUMENTED ON THE GROUND.
 - ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE, AND ALL CORNERS OF BOUNDARY LINES OF THE SUBDIVISION SHALL BE MARKED BY IRON RODS SET IN CONCRETE.
 - ALL LOT CORNERS WILL BE MARKED WITH IRON RODS.
 - A SIDEWALK VARIANCE WAS APPROVED BY THE PLANNING & ZONING COMMISSION APRIL 15, 1996.

627152
 FILED
 97 APR 11 AM 10:10
 Mary Ann Ward, County Clerk
 BRAZOS COUNTY, TEXAS
 BY: *Patricia Burk*
 DEPUTY

ALL LOTS ARE OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 48041C0131 C, EFFECTIVE DATE JULY 2, 1992.

The following blanket easements do apply to this tract although the actual pipelines do not cross this tract:

Humble Pipe Line Company 48/533
 Magnolia Pipe Line Company 127/427
 Lone Star Gas Company 71/413

**REPLAT
 OF A
 0.459 ACRE TRACT
 PORTIONS OF LOTS 14 & 15
 WOODVILLE ACRES ADDITION
 LOTS 14 A, 14 B, & 14 C
 MOSES BAINE A-3
 BRYAN, BRAZOS COUNTY, TEXAS**

DATE: APRIL, 1996 SCALE: 1"=30'

OWNER AND DEVELOPER:
 PATRICIA BURK
 BRYAN-COLLEGE STATION
 HABITAT FOR HUMANITY
 119 LAKE STREET
 BRYAN, TX 77801
 (409)823-7200

PREPARED BY:
 HESTER ENGINEERING COMPANY
 7607 EASTMARK DRIVE SUITE 253-B
 COLLEGE STATION, TX 77840
 (409) 693-1100

SURVEYED BY:
 KERR SURVEYING COMPANY
 505 CHURCH STREET
 COLLEGE STATION, TX 77841
 (409)268-3195

CERTIFICATION OF CITY PLANNER
 I, THE UNDERSIGNED, CITY PLANNER 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 THE ORDINANCE.

Patricia Burk
 CITY PLANNER, BRYAN, TEXAS

CERTIFICATION BY THE ENGINEER
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, MICHAEL G. HESTER, REGISTERED PROFESSIONAL ENGINEER NO. 69104 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

Michael G. Hester, P.E.
 MICHAEL G. HESTER, P.E. 4-22-96

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS
 STATE OF TEXAS
 I, PATRICIA BURK, EXECUTIVE DIRECTOR OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 2505, PAGE 325, AND DESIGNATED HEREIN AS THE WOODVILLE ACRES ADDITION IN THE CITY OF BRYAN, TEXAS, 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Patricia Burk
 PATRICIA BURK
 BRYAN-COLLEGE STATION
 HABITAT FOR HUMANITY, INC.

APPROVAL OF THE PLANNING COMMISSION
 I, THE UNDERSIGNED, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 16th DAY OF APRIL, 1996 AND SAME WAS DULY APPROVED ON THE 16th DAY OF APRIL, 1996 BY SAID COMMISSION.

Richard P. ...
 CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, BRAD KERR, REGISTERED PROFESSIONAL LAND 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 MADE 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

STATE OF TEXAS
 COUNTY OF BRAZOS
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARL SHAFER, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF April, 1996.

Linda Donaho
 LINDA DONAHO
 Notary Public, State of Texas
 My Commission Expires
 FEBRUARY 22, 1999
 NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

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.

Bruce M. Kerr, P.E.
 BRUCE M. KARR, P.E.
 CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION BY THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, MARY ANN WARD, 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 THE 11th DAY OF APRIL, 1996 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 6077, PAGE 33.

Mary Ann Ward
 MARY ANN WARD
 COUNTY CLERK, BRAZOS COUNTY, TEXAS
Dorinda Annans, Deputy Clerk