

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:

CITY PLANNER, BRYAN, TEXAS

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 ZITY DAY OF MARCH., 1996 AND SAME WAS DULY APPROVED ON THE LITTUDIAY OF THE LITTUDIAY

CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

1, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAND HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODE AND ORDINANCES, OF T

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.

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.

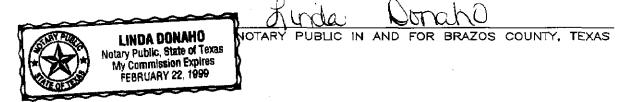
OWNERS ACKNOWLEDGEMENT AND DEDICATIONS STATE OF TEXAS

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.

· Suk Xaviiia Co. PATRICIA BURK BRYAN-COLLEGE STATION
HABITAT FOR HUMANITY, INC.

STATE OF TEXAS COUNTY OF BRAZOS

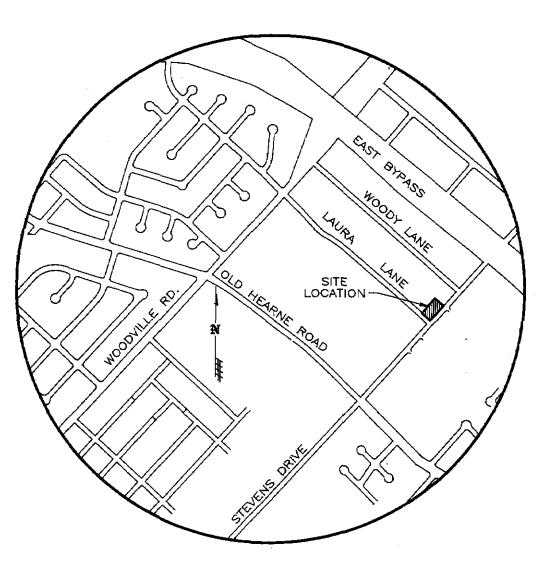
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARL SHAFER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF OPTU, 1996.



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS

COUNTY GLERK, BRAZOS COUNTY, TEXAS, Clerk



KEY MAP

METES AND BOUNDS DESCRIPTION 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

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

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, 1995. BEARING ORIENTATION IS BASED

UPON THE PLAT CALLED BEARINGS OF THE AFOREMENTIONED PLAT.

Registered Professional

97 APR 11 AM 10: 10

GENERAL NOTES:

Land Surveyor No. 4502

- 1. ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5.
- 2. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
- 3. PARKLAND DEDICATION REQUIREMENTS WILL BE MET BY A PAYMENT OF MONEY IN LIEU OF LAND.
- 4. 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.
- 5. 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.
- 6. ALL LOT CORNERS WILL BE MARKED WITH IRON RODS.
- 7. A SIDEWALK VARIENCE WAS APPROVED BY THE PLANNING & ZONING COMMISSION APRIL 18, 1996.

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

OWNER AND DEVELOPER:

BRYAN-COLLEGE STATION

HABITAT FOR HUMANITY

PARTRICIA BURK

119 LAKE STREET

BRYAN, TX 77801 (409)823-7200

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.

REPLAT OF A ACRE TRACT PORTIONS OF LOTS 14 & 15 WOODVILLE ACRES ADDITION

LOTS 14 A, 14 B, & 14 C

(409) 693-1100

MOSES BAINE A-3 BRYAN, BRAZOS COUNTY, TEXAS

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

> > PREPARED BY: HESTER ENGINEERING COMPANY 7607 EASTMARK DRIVE SUITE 253-B COLLEGE STATION, TX 77840

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