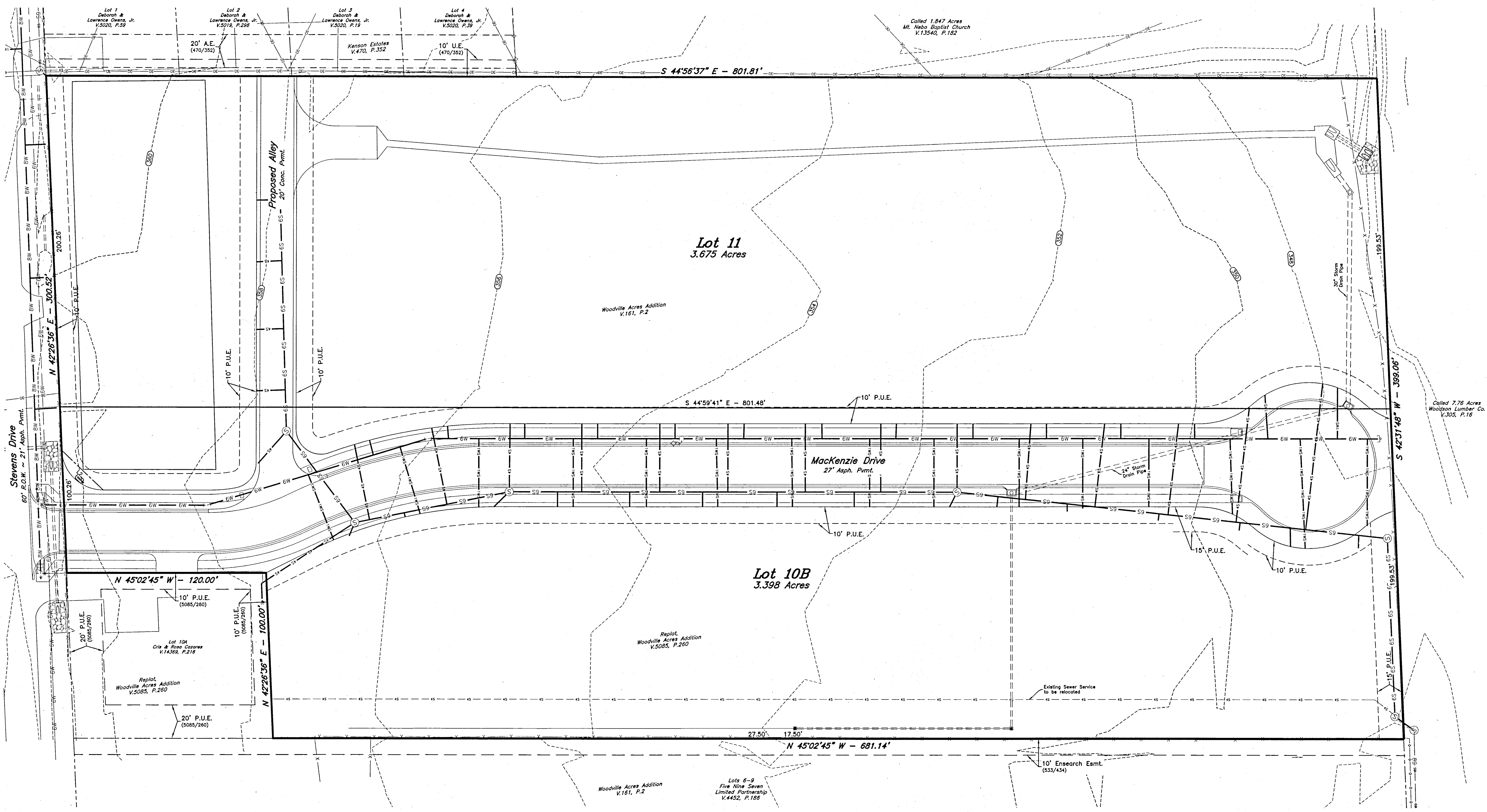
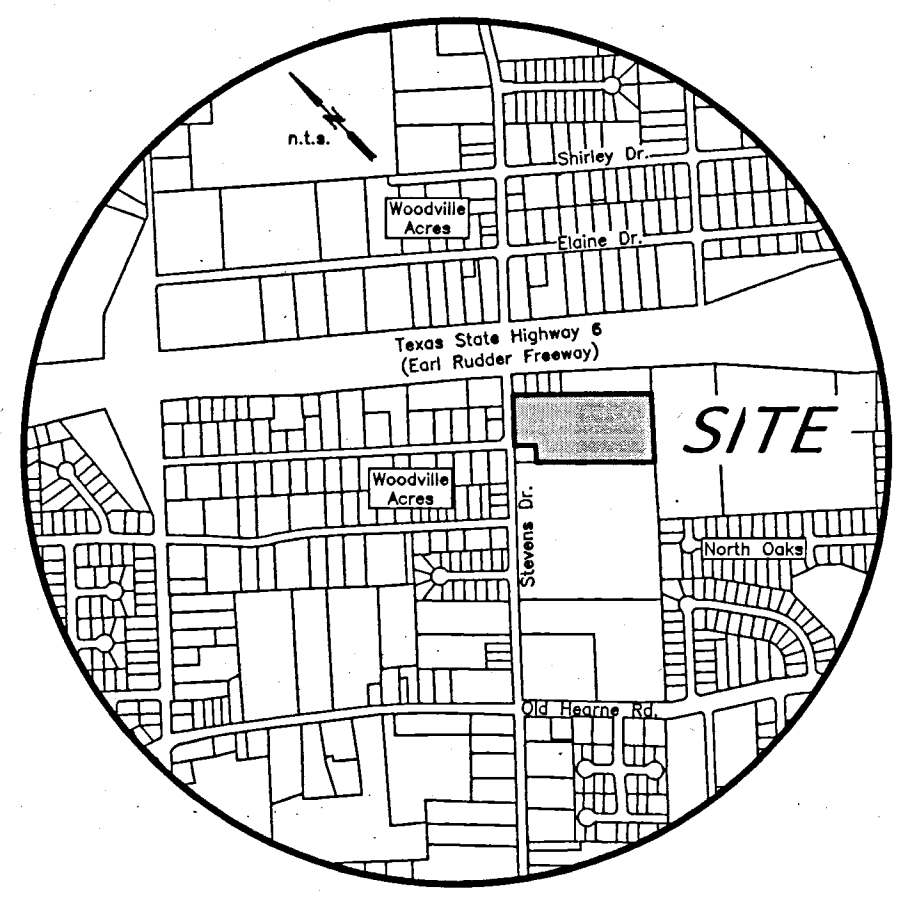


Scale:  
1" = 30'



ORIGINAL PLAT



VICINITY MAP

**FINAL PLAT**

LOTS 1-6, BLOCK 1, LOTS 1-14, BLOCK 2,  
LOTS 1-15, BLOCK 3  
**WOODVILLE ACRES  
ADDITION, NO. 1**  
BEING A REPLAT OF LOT 11 AND 10B  
WOODVILLE ACRES ADDITION, NO. 1  
RECORDED IN VOLUME 161, PAGE 2  
AND VOLUME 5085, PAGE 260  
**7.071 ACRES**  
MOSES BAINE SURVEY, A-3  
BRYAN, BRAZOS COUNTY, TEXAS  
DECEMBER, 2018  
SCALE: 1" = 30'

SHEET NO.  
**1**  
OF 3 SHEETS

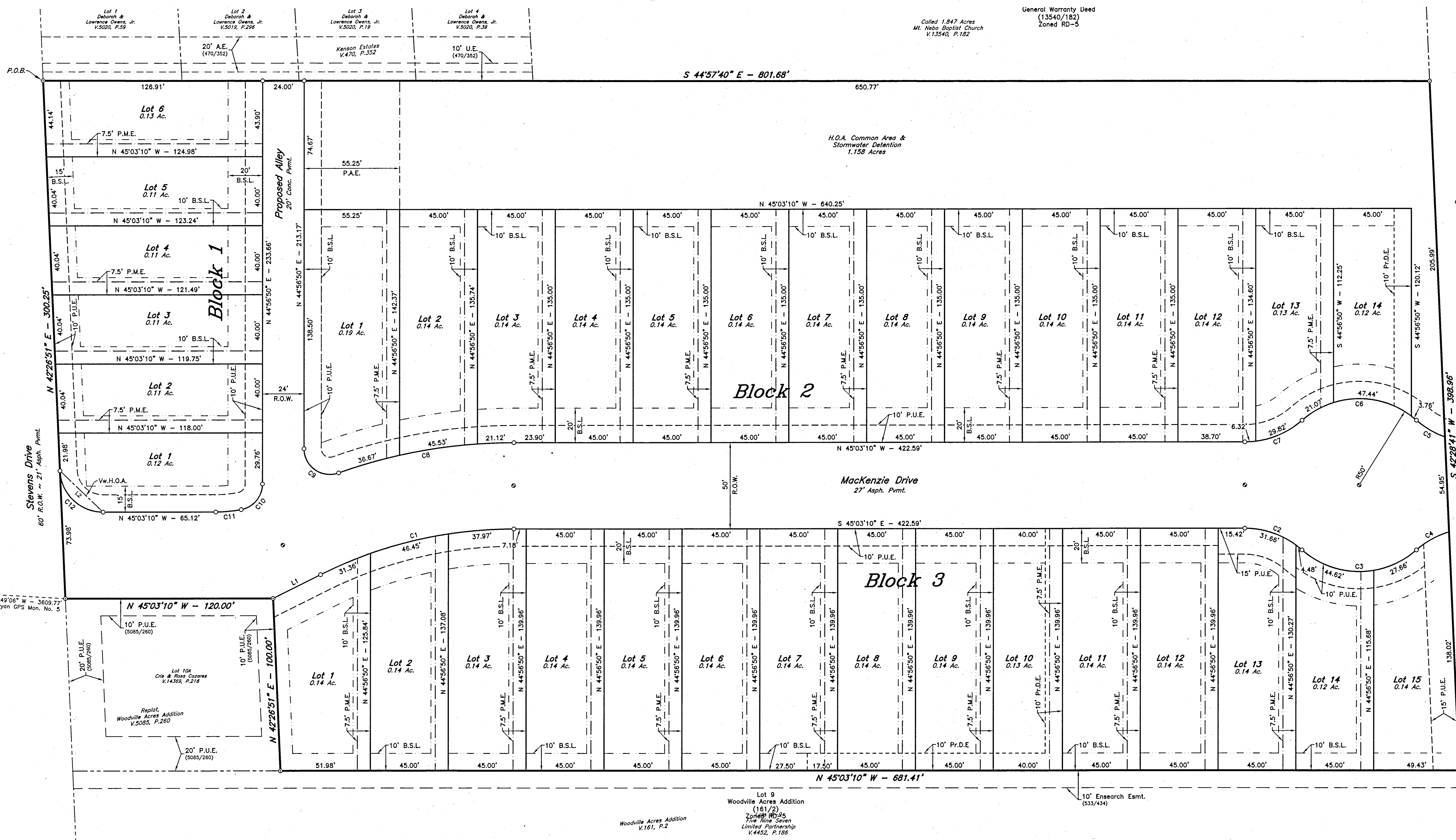
OWNER:  
Rainer & Son Development Company, LLC  
4090 S.H. 6 South  
College Station, TX 77845  
(979) 690-1222

SURVEYOR:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

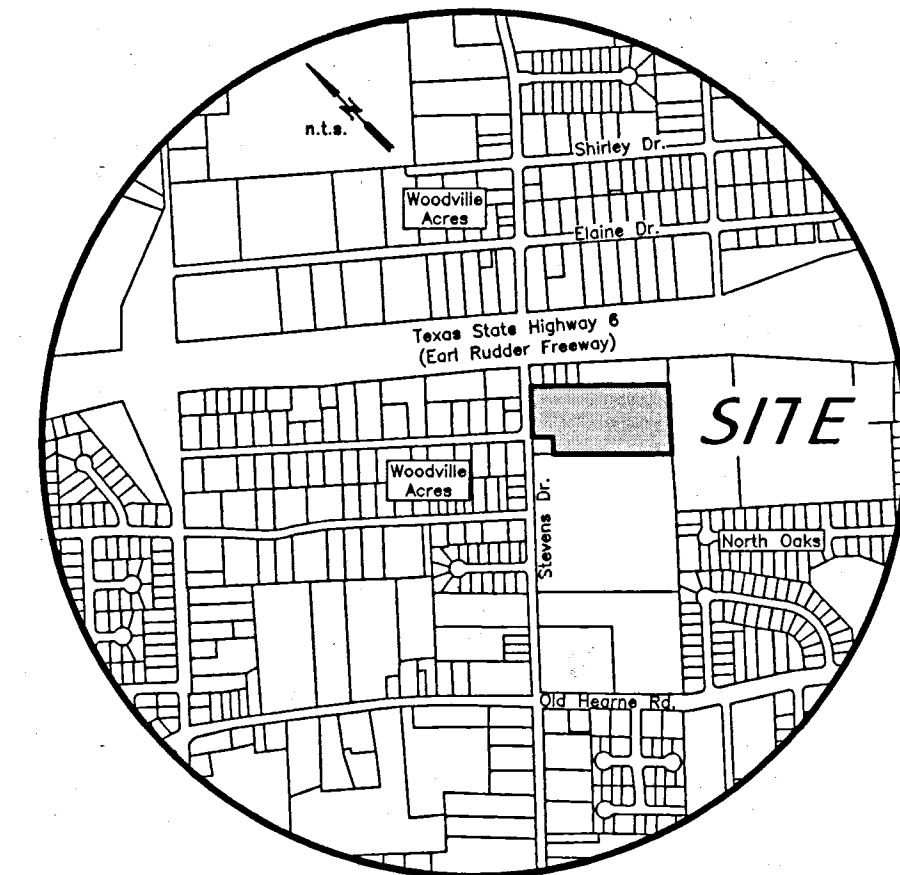
TEXAS FIRM REGISTRATION NO. 10103350



Scale: 1"=30'



**FINAL PLAT**



VICINITY MAP

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	10°38'44"	250.00'	46.45'	23.29'	N 59°04'40" W	46.38'
C2	41°24'35"	50.00'	36.14'	18.90'	N 24°20'53" W	35.36'
C3	82°49'09"	50.00'	72.27'	44.10'	S 45°03'10" E	66.14'
C4	24°53'12"	50.00'	21.72'	11.03'	S 74°01'09" E	21.55'
C5	22°02'06"	50.00'	19.23'	9.73'	N 14°39'38" W	19.11'
C6	82°49'09"	50.00'	72.27'	44.10'	N 45°03'10" W	66.14'
C7	41°24'35"	50.00'	36.14'	18.90'	S 65°45'27" E	35.36'
C8	19°43'56"	300.00'	103.32'	52.18'	N 54°55'08" W	102.81'
C9	109°43'56"	15.00'	28.73'	21.32'	N 9°55'08" W	24.53'
C10	79°24'55"	15.00'	20.79'	12.46'	S 84°39'17" W	19.17'
C11	10°35'05"	80.00'	14.78'	7.41'	N 50°20'43" W	14.76'
C12	87°30'01"	25.00'	38.18'	23.93'	N 1°18'10" W	34.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 71°35'16" E	30.72'
L2	N 1°18'10" W	34.58'

- GENERAL SURVEYOR NOTES:
- The Bearing System shown hereon is referred to the Texas State Plane Coordinate System (NAD-83), Central Zone.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 49041C01B5E, Map Revised May 9, 2014, no portion of this property is located in a Special Flood Hazard Area.
  - Unless otherwise indicated, all distances shown along curves are arc distances.
  - ZONING: Residential District - 5000 (RD-5).
  - Building Setback Lines shall be in accordance with the City of Bryan Land and Site Development Ordinance.
  - Lot 1, Block 2 and Lot 1, Block 3 are to be detached dwelling units. All other lots are to be patio homes.
  - Common Areas and Landscape Easements shall be owned and maintained by Homeowners Association.
  - Right-of-way Acreage: 1.141 Ac.
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - ⊙ - 1/2" Iron Rod Found
    - - 1/2" Iron Rod Set
    - ⊙ - PK Nail Control Monuments set in Asphalt Pmnt.
  - Abbreviations:
    - A.E. - Access Easement
    - B.S.L. - Building Setback Line
    - H.O.A. - Homeowners Association
    - P.A.E. - Public Access Easement
    - P.M.E. - Public Maintenance Easement
    - P.O.B. - Point of Beginning
    - P.U.E. - Public Utility Easement
    - Pr.D.E. - Private Drainage Easement
    - R.O.W. - Right-of-Way
    - U.E. - Utility Easement
    - Vw. - Variable Width

**FINAL PLAT**

LOTS 1-6, BLOCK 1, LOTS 1-14, BLOCK 2,  
LOTS 1-15, BLOCK 3

**WOODVILLE ACRES  
ADDITION, NO. 1**

BEING A REPLAT OF LOT 11 AND 10B  
WOODVILLE ACRES ADDITION, NO. 1  
RECORDED IN VOLUME 161, PAGE 2  
AND VOLUME 5085, PAGE 260

**7.071 ACRES**

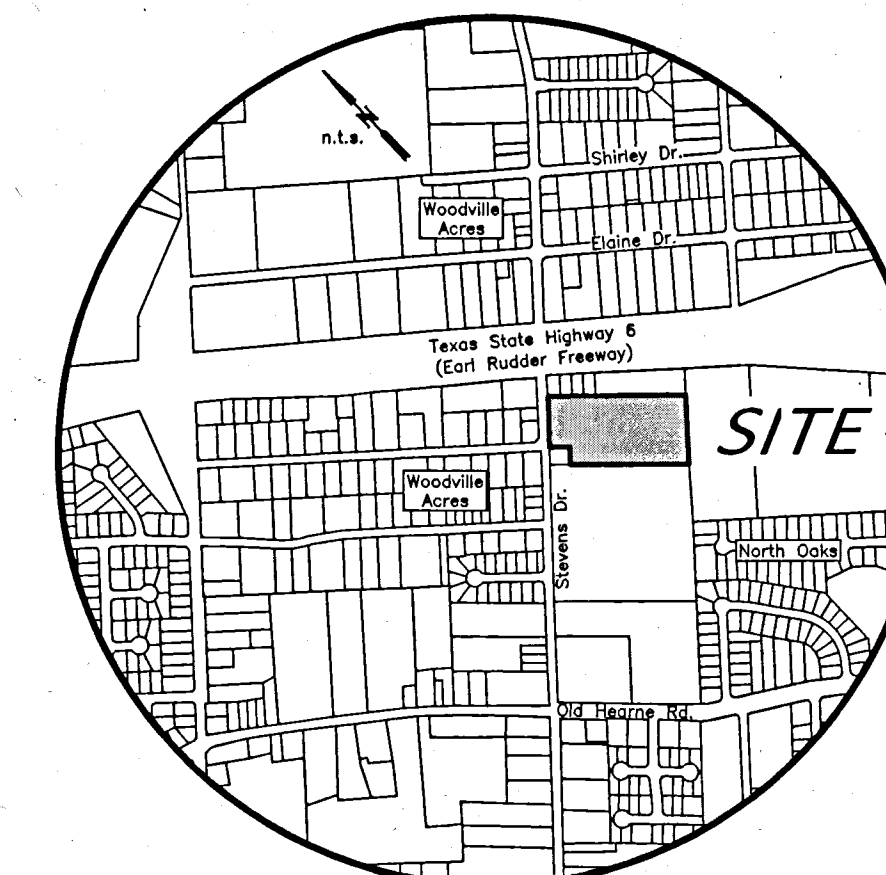
MOSES BAINE SURVEY, A-3  
BRYAN, BRAZOS COUNTY, TEXAS  
DECEMBER, 2018  
SCALE: 1" = 30'

Owner: Rainer & Son Development Company, LLC  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 690-1222

Surveyor: McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

TEXAS FIRM REGISTRATION NO. 10103300

SHEET NO.  
**2**  
OF 3 SHEETS



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MOSES BAINE SURVEY, Abstract No. 3 in Bryan, Brazos County, Texas and being all of the 7.071 acre tract described in the deed from BeTron, LLC to Ranier & Son Development Company, LLC recorded in Volume 15015, Page 181 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common north corner of this herein described tract and the said 7.071 acre Ranier & Son, LLC tract, said iron rod also being the north corner of Lot 11, WOODVILLE ACRES ADDITION according to the plat recorded in Volume 161, Page 2 of the Brazos County Deed Records (B.C.D.R.), the west corner of Lot 1, KENSEN ESTATES Subdivision according to the final plat recorded in Volume 470, Page 332 of the Brazos County Deed Records (B.C.D.R.) and being in the southeast right-of-way line of Stevens Drive (based on a 60-foot width);

THENCE: S 44° 57' 40" E along common line of the said 7.071 acre Ranier & Son, LLC tract, said Lot 11, the said KENSEN ESTATES Subdivision tract and the called 1.847 acre Mt. Nebo Baptist Church tract recorded in Volume 13540, Page 182 (O.R.B.C.) for a distance of 801.68 feet to a found 1/2-inch iron rod marking the east corner of this tract and the south corner of the called 1.847 acre Mt. Nebo Baptist Church tract, said iron rod also being in the northwest line of the called 7.76 acre Woodson Lumber Company tract recorded in Volume 305, Page 16 (B.C.D.R.);

THENCE: S 42° 28' 41" W along the common line of the said 7.071 acre Ranier & Son, LLC tract, said Lot 11, Lot 10B, WOODVILLE ACRES ADDITION, according to the replat recorded in Volume 5085, Page 260 and the called 7.76 acre Woodson Lumber Company tract for a distance of 398.96 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract and the east corner of Lot 9 of said WOODVILLE ACRES ADDITION;

THENCE: N 45° 03' 10" W along the common line of the said 7.071 acre Ranier & Son, LLC tract and said Lot 9 for a distance of 681.41 feet to a found 1/2-inch iron rod marking the most westerly south corner of this tract and the south corner of Lot 10A of WOODVILLE ACRES ADDITION according to the replat recorded in Volume 5085, Page 260 (O.R.B.C.);

THENCE: along the common line of the said 7.071 acre Ranier & Son, LLC tract and said Lot 10A for the following two (2) calls:

- 1) N 42° 26' 51" E for a distance of 100.00 feet to a found 1/2-inch iron rod marking an interior ell corner of the said 7.071 acre tract and the east corner of said Lot 10A; and
- 2) N 45° 03' 10" W for a distance of 120.00 feet to a found 1/2-inch iron rod marking the most northwesterly corner of this tract and the north corner of said Lot 10A, said iron also being in the southeast right-of-way line of said Stevens Drive;

THENCE: N 42° 26' 51" E along the southeast right-of-way line of said Stevens Drive for a distance of 300.25 feet to the POINT OF BEGINNING and containing 7.071 acres of land, more or less.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 and Zoning Commission of the City of Bryan on the 21<sup>st</sup> day of November, 2019, and same was duly approved on the 21<sup>st</sup> day of February, 2019, by said Commission.

Bobby Gutierrez  
Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER

I, W. Paul Keenan, 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 21<sup>st</sup> day of November, 2019.

W. Paul Keenan  
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martha Zimmerman, 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 21<sup>st</sup> day of November, 2019.

Martha Zimmerman  
City Planner, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, Bobby Gutierrez, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 161, Page 2 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 shown hereon for the purposes identified.

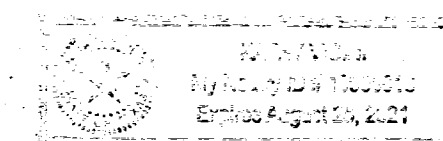
Bobby Gutierrez  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Bobby Gutierrez, 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 21<sup>st</sup> day of February, 2019.

Notary Public  
Notary Public, Brazos County, Texas



Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 11/6/2019 2:30:13 PM  
In the PLAT Records  
Rainer & son dev co llc  
Doc Number: 2019-1377279  
Volume - Page: 15676-200  
Number of Pages: 3  
Amount: 73.00  
Order#: 21191106000074  
By: MG



nty, do hereby  
entification was  
as in Volume

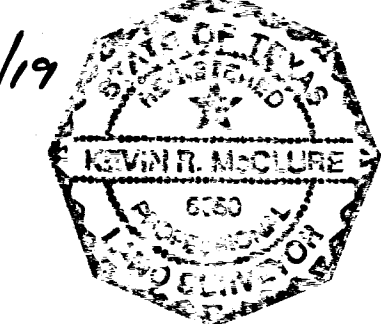
Karen McQueen  
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

Kevin R. McClure 10/29/19  
Kevin R. McClure, R.P.L.S. No. 5650



FINAL PLAT

LOTS 1-6, BLOCK 1, LOTS 1-14, BLOCK 2,  
LOTS 1-15, BLOCK 3

WOODVILLE ACRES  
ADDITION, NO. 1

BEING A REPLAT OF LOT 11 AND 10B  
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7.071 ACRES

MOSES BAINE SURVEY, A-3  
BRYAN, BRAZOS COUNTY, TEXAS

DECEMBER, 2018

SCALE: 1" = 30'

SHEET NO.  
**3**  
OF 3 SHEETS

OWNER:  
Rainer & Son Development Company, LLC  
4090 S.H. 6 South  
College Station, TX 77845  
(979) 690-1222

SURVEYOR:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3636

