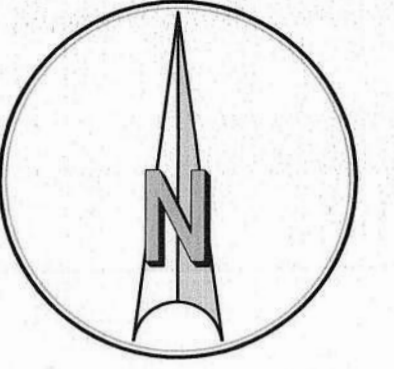
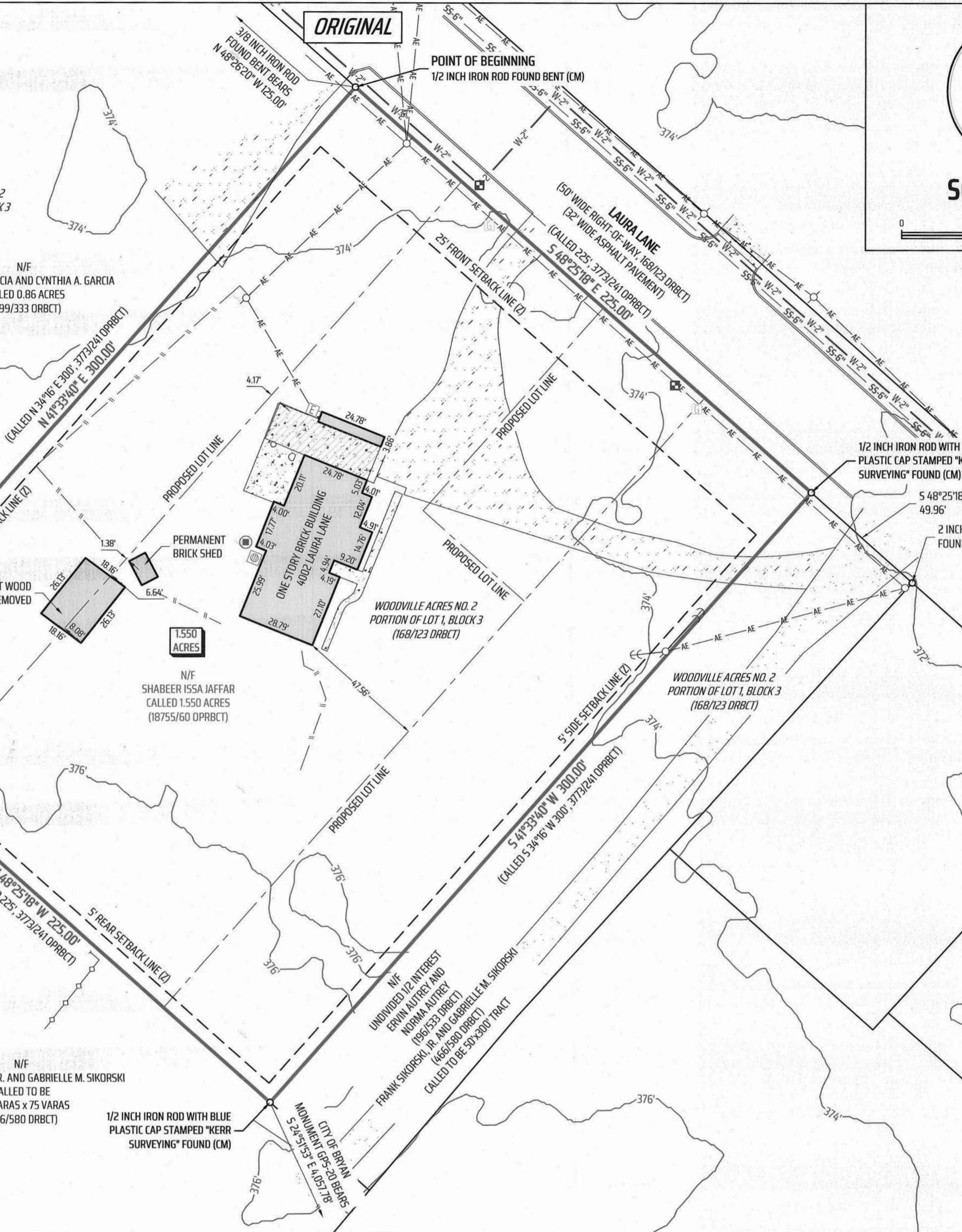
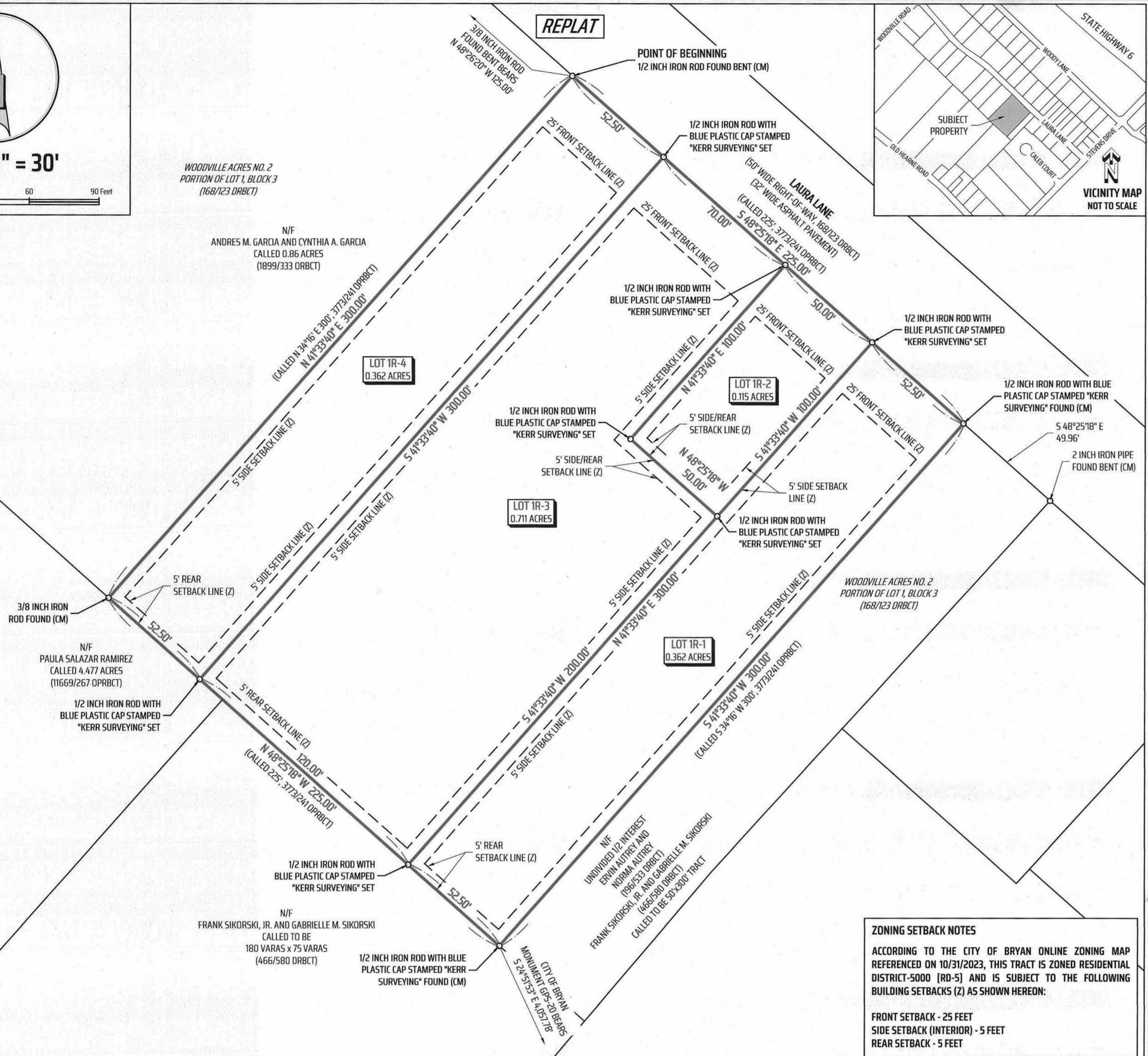


LEGEND:  
DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS  
OPBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS  
OPRBCCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS  
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS  
N/F = NOW OR FORMERLY  
( ) = RECORD INFORMATION

- WATER METER
- CLEAN OUT
- UTILITY POLE
- GUY WIRE
- A/C UNIT
- GAS METER
- ELECTRIC SERVICE
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE MESH FENCE
- COVERED AREA
- CONCRETE
- GRAVEL
- ASPHALT
- CURB



SCALE: 1" = 30'



**ZONING SETBACK NOTES**  
ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 10/31/2023, THIS TRACT IS ZONED RESIDENTIAL DISTRICT-5000 [RD-5] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:  
  
FRONT SETBACK - 25 FEET  
SIDE SETBACK (INTERIOR) - 5 FEET  
REAR SETBACK - 5 FEET

**FLOOD PLAIN NOTES:**  
THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0185E, REVISED DATE: 05-16-2012.

OWNER: SHABEER JAFFAR  
P.O. BOX 3135, COLLEGE STATION, TEXAS 77841

**FINAL PLAT**  
**OF**  
**WOODVILLE ACRES NO. 2**  
**LOT 1R-1, LOT 1R-2, LOT 1R-3 AND LOT 1R-4**  
**BEING A REPLAT OF A 1.550 ACRE TRACT**  
**BEING A PORTION OF LOT 1, BLOCK 3**  
**VOLUME 168, PAGE 123 DRBCT**  
**MOSES BAINE LEAGUE SURVEY, ABSTRACT 3**  
**BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1 INCH = 30 FEET  
SURVEY DATE: 09-28-2023 | PLAT DATE: 01-10-2024  
JOB NUMBER: 23-884-ALL (cont); 23-884 (job)  
POINT FILE: 23-884-ALL (cont); 23-884 (job)  
DRAWN BY: MS CHECKED BY: DB  
PREPARED BY: KERR SURVEYING, LLC  
TBPELS FIRM#10018500  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



"When one person stands to gain over another, the facts must be uncovered"

**GENERAL NOTES**

- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011520581206 (CALCULATED USING GEOID12B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
- CONTOURS SHOWN HEREON ARE FROM TNRIS DATA BRAZOS, FREESTONE, & ROBERTSON COUNTIES LIDAR 2017 -- BRYAN WEST | NE.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
- EXISTING STRUCTURES SHOWN ON PLAT ARE INTENDED TO REMAIN UNLESS OTHERWISE NOTED.
- UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

**FIELD NOTES DESCRIPTION**  
**OF A**  
**1.550 ACRE TRACT**  
**MOSES BAINE LEAGUE SURVEY, ABSTRACT 3**  
**BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 1.550 ACRES IN THE MOSES BAINE LEAGUE SURVEY, ABSTRACT 3, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 3, OF WOODVILLE ACRES NO. 2, FILED IN VOLUME 168, PAGE 123 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND BEING THE SAME TRACT OF LAND CALLED TO BE 1.550 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SHABEER ISSA JAFFAR, RECORDED IN VOLUME 18755, PAGE 60 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPBCT); SAID 1.550 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found bent on the southwest line of Laura Lane (50' wide right-of-way, 168/123 DRBCT), for the east corner of a called 0.86 acre tract of land described in a deed to Andres M. Garcia and Cynthia A. Garcia, recorded in Volume 1899, Page 333 of the Official Records of Brazos County, Texas (DRBCT) and being the north corner of said 1.550 acre tract and the east corner hereof, from which a 3/8 inch iron rod found bent bears N 48° 25' 18" W, a distance of 125.00 feet;

THENCE, with the common line of said 1.550 acre tract and Laura Lane, S 48° 25' 18" E, for a distance of 225.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found on the northeast line of a tract called to be 50'x300', described in a deed to Ervin Autrey and Norma Autrey, recorded in Volume 196, Page 533 (DRBCT) and in a deed to Frank Sikorski, Jr. and Gabrielle M. Sikorski, recorded in Volume 466, Page 580 (DRBCT) and being the east corner of said 1.550 acre tract and the east corner hereof, from which a 2 inch iron pipe found bears S 48° 25' 18" E, a distance of 49.96 feet;

THENCE, with the common line of said 1.550 acre tract and said 50'x300' tract, S 54° 33' 40" W, for a distance of 300.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found on the northeast line of a tract called to be 180 varas by 75 varas described in a deed to Frank Sikorski, Jr. and Gabrielle M. Sikorski, recorded in Volume 466, Page 580 (DRBCT), for the west corner of said 50'x300' tract and being the south corner of said 1.550 acre tract and the south corner hereof, from which the City of Bryan Monument GPS-20 bears S 24° 51' 53" E, a distance of 4,057.78 feet;

THENCE, with the common line of said 1.550 acre tract and said Sikorski tract, N 48° 25' 18" W, passing at a distance of 159.40 feet the common corner of said Sikorski tract and a called 4.477 acre tract described in a deed to Paula Salazar Ramirez, recorded in Volume 11669, Page 267 (OPBCT) and continuing with common line of said Autrey tract and said 4.477 acre tract for a total distance of 225.00 feet to a 3/8 inch iron rod found for the south corner of said 0.86 acres and being the west corner of said 1.550 acre tract and the west corner hereof;

THENCE, with the common line of said 0.86 acres and said 1.550 acre tract, N 41° 33' 40" E, for a distance of 300.00 feet to the POINT OF BEGINNING hereof and containing 1.550 acres, more or less

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

SHABEER ISSA JAFFAR, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 18755, PAGE 60, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, ACTED FOR HEREIN BY HIS ATTORNEY IN FACT, CULLY LIPSEY, 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 FOR THE PURPOSES IDENTIFIED.

SHABEER ISSA JAFFAR, ACTED FOR BY CULLY LIPSEY HIS ATTORNEY IN FACT

**APPROVAL OF THE CITY ENGINEER**

I, David Powell Brister, 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 23rd DAY OF January, 2024

David Powell Brister  
CITY ENGINEER, BRYAN, TEXAS

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CULLY LIPSEY, ATTORNEY IN FACT FOR 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 OF OFFICE THIS 10 DAY OF JANUARY, 2024.

Barbara Ricciar Lott  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**CERTIFICATION OF THE SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, David Powell Brister, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, 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.

David Powell Brister  
DAVID POWELL BRISTER, RPLS NO. 6537

**APPROVAL OF THE CITY PLANNER**

I, Meta 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 23rd DAY OF January, 2024.

Meta Zimmerman  
CITY PLANNER, BRYAN, TEXAS B.J.

STATE OF TEXAS  
COUNTY OF BRAZOS

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 1/24/2024 8:50:52 AM  
in the PLAT Records  
  
Doc Number: 2024-1520209  
Volume - Page: 19019 - 134  
Number of Pages: 1  
Amount: 72.00  
Order#: 20240124000005  
By: JS

Karen McQueen  
COUNTY CLERK, BRAZOS COUNTY, TEXAS