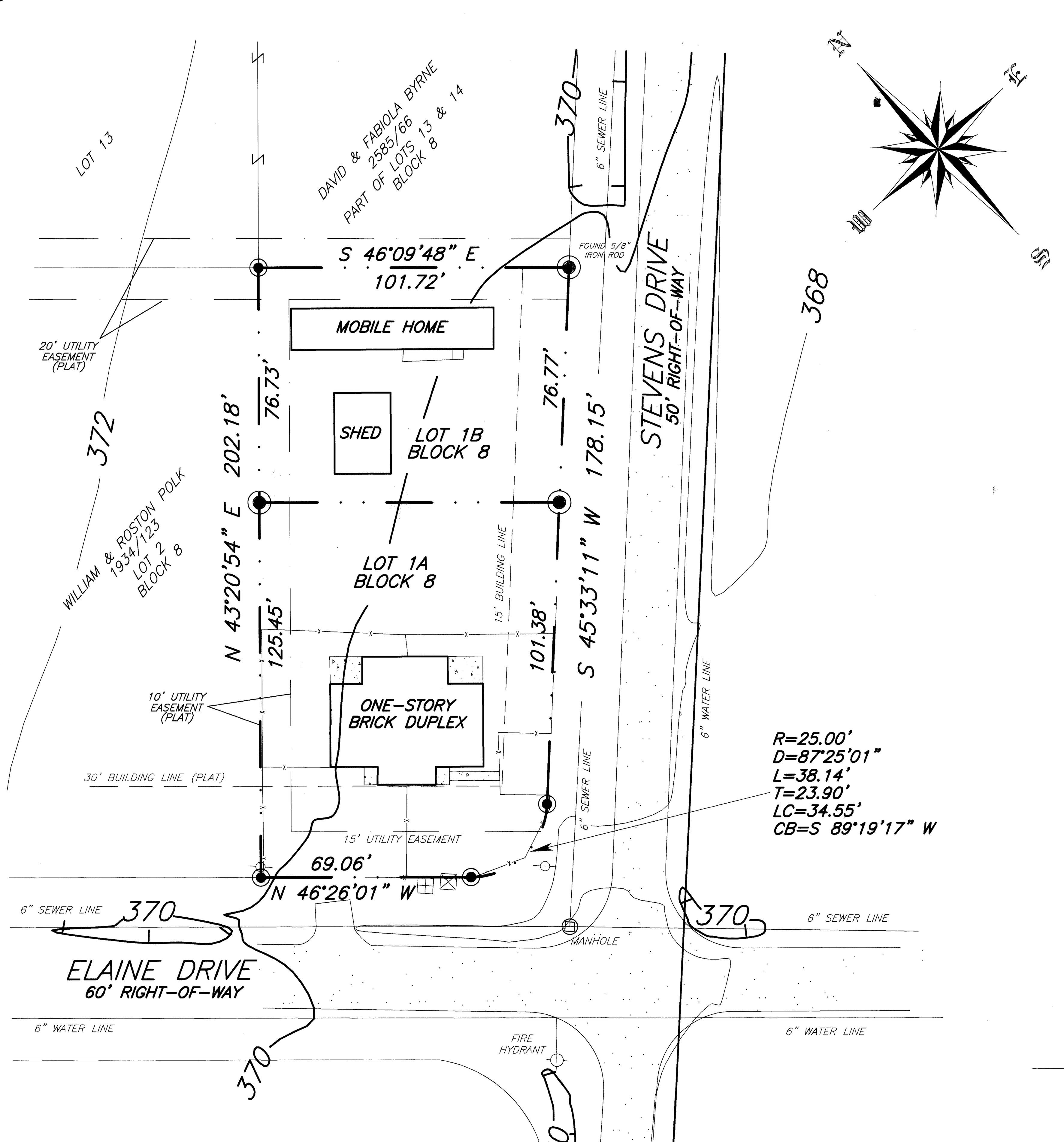
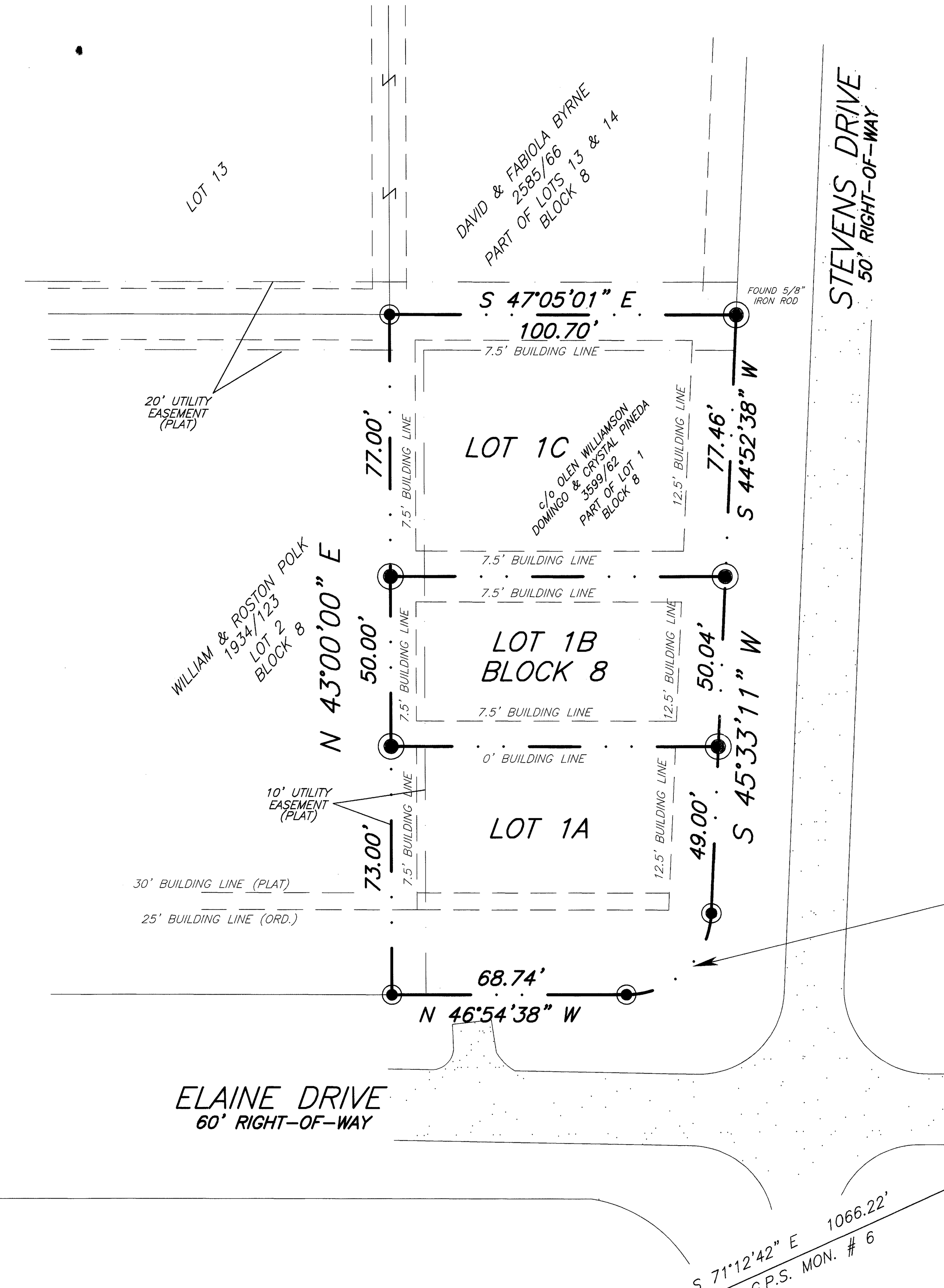
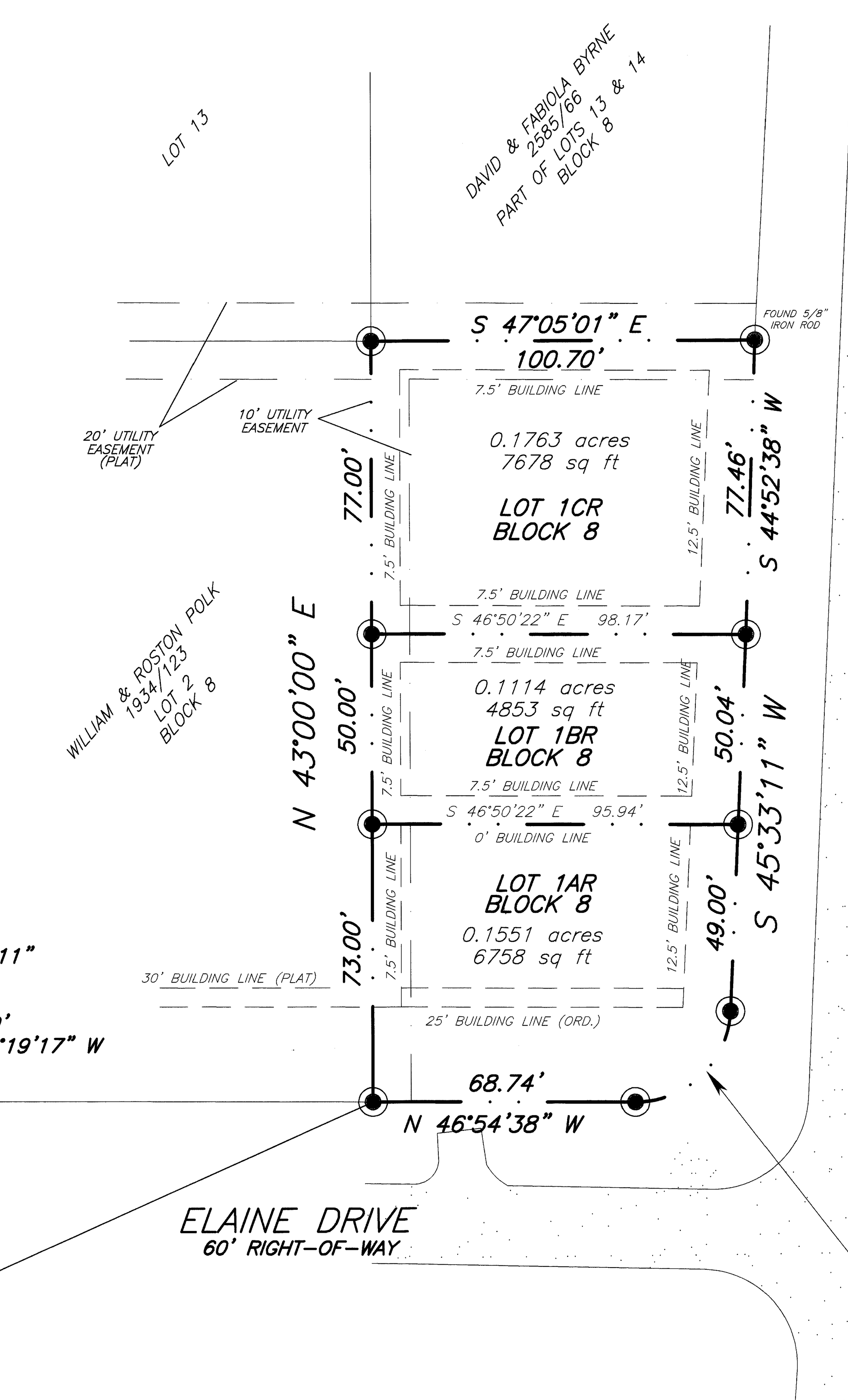



# ORIGINAL
(VOL. 498, PG. 143)




# REPLAT
(VOL. 4046, PG. 124)




R=25.00'
D=87°32'11"
L=38.19'
T=23.95'
LC=34.59'
CB=S 89°19'17" W

# AMENDING PLAT

0748593

Filed for Record in:
BRAZOS COUNTY,

On: Jul 10,2001 at 03:20PM

As a
Plats

Document Number: 0748593

Amount 55.00

Receipt Number - 175810
By,
Jaime Kelley

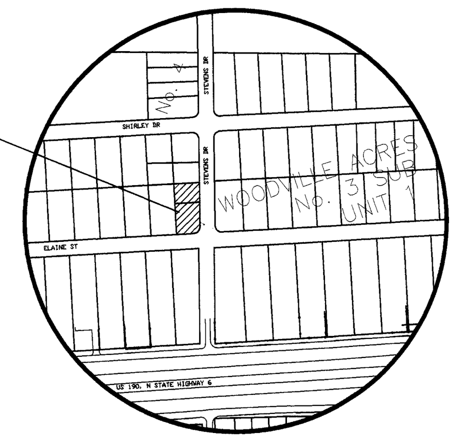
0 4 2 2 4 0 0 2 2 3

STATE OF TEXAS COUNTY OF
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
BRAZOS COUNTY,
as stamped hereon by me.

Jul 10,2001

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY,

PROJECT LOCATION




**VICINITY MAP**
NOT TO SCALE

STATE OF TEXAS
COUNTY OF BRAZOS

I, RICKY VERNON, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 3856, Page 47, 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.

[signature]
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ricky Vernon, known to me to be the person(s) whose name(s) is/are 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 July, 2001.

[signature]
Notary Public, Brazos County, Texas

JEANNETTE RAINES
Notary Public
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS

I, DOMINGO PINEDA, 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 3599, Page 62, 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.

[signature]
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Domingo Pineda, known to me to be the person(s) whose name(s) is/are 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 July 2001.

[signature]
Notary Public, Brazos County, Texas

JEANNETTE RAINES
Notary Public
STATE OF TEXAS
My Comm. Exp. 2-7-2004

on landbase
7/17/01 WD

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

[signature]
Dante Carlomagno
Texas Registered Professional
Land Surveyor, Number 1562

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 certificates of authentication was filed for record in my office the 10 day of July, 2001, in the Official Records of Brazos County in Volume 4224, Page 223.

Karen McQueen
County Clerk, Brazos County, Texas
Jaime Kelley-deputy

NOTE:

1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON DEED RECORDED IN 269/287 TO THE STATE OF TEXAS. THIS DEED IS THE RECORDING INFORMATION FOR THE RIGHT-OF-WAY OF HIGHWAY NO. 6 BYPASS, WHEN IT CUT THROUGH WOODVILLE ACRES NO. 3 BEARING = N 47°12'50" W

2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0131 C MAP NO. 48041C0131 C, EFFECTIVE DATE: JULY 2, 1992.

3) ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES.

4) THIS PROPERTY IS ZONED MIXED USE RESIDENTIAL (MU-1).

5) THE VARIANCES TO REDUCE THE FRONT SETBACK FROM 25 FEET TO 12.5 FEET, TO REDUCE THE LOT DEPTH FROM 100 FEET TO 98.50 FEET, TO REDUCE THE REAR SETBACK FROM 7.50 FEET TO 0.00 FEET, TO REDUCE THE LOT DEPTH FROM 100 FEET TO 73 FEET, WAS APPROVED ON NOVEMBER 9, 2000 BY THE ZONING BOARD OF ADJUSTMENTS. VARIANCE FILING NUMBER IS (VAR 00-17).
AND AGAIN ON JANUARY 11, 2001

6) THE NAMES OF THE LOTS ARE BEING REVISED TO MAKE A CORRECTION.

I, the undersigned, Planning Administrator 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 10 day of July 2001.

[signature]
~~Planning Administrator~~, Bryan, Texas
Assistant City Planner

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 10 day of July 2001.

RW [signature]
City Engineer, Bryan, Texas

METES AND BOUNDS DESCRIPTION
OF A 0.4428 ACRE TRACT OF LAND
OUT OF THE
MOSES BAINE LEAGUE, A-3
S. F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Moses Baine League, A-3 and the S.F. Austin League No. 10, A-63, and being the same tract of land conveyed to Ricky Vernon, as recorded in Volume 3856, Page 47, of the Brazos County Official Records, also being part of Lot 1A and 1B, Block Eight, Woodville Acres No. 3, as recorded in Volume 498, Page 143, of the Brazos County Deed Records, and now more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the most easterly corner of this tract, said 5/8" iron rod being South 71 degrees 12 minutes 42 seconds East, a distance of 1066.22 feet from the City of Bryan's GPS monument # 6, also being a point in the northwest right-of-way line of Stevens Drive, also being the most easterly corner of Lot 1B, Block 8 of said Woodville Acres No. 3, also being the most easterly corner of the Domingo and Crystal Pineda tract, c/o Olen Williamson, as recorded in Volume 3599, Page 62, of the Brazos County Official Records, also being the most southerly corner of Lot 13, of said Woodville Acres No. 3, also being the most southerly corner of the David and Fabiola Byrne tract, being part of Lots 13 and 14, Block 8 of said Woodville Acres No. 3, as recorded in Volume 2585, Page 66, of the B.C.O.R.;

THENCE South 44 degrees 52 minutes 38 seconds West, a distance of 77.46 feet along the common line between this tract and the said right-of-way line of Stevens Drive to a 5/8" iron rod set for an angle point of this tract, also being the most southerly corner of the said Pineda tract, also being the most southerly corner of Lot 1CR, also being the most easterly corner of the Ricky Vernon tract, also being the most easterly corner of Lot 1BR;

THENCE South 45 degrees 33 minutes 11 seconds West, a distance of 50.04 feet along the common line between this tract and the said right-of-way line of Stevens Drive pass a 5/8" iron rod set for an angle point of this tract, also being the most southerly corner of said Lot 1BR, and continuing on for another 49.00 feet, for a total distance of 99.04 feet, to another 5/8" iron rod set for an angle point, also being the most southeasterly corner of this tract, also being the most southeasterly corner of the said Vernon tract, also being the most southeasterly corner of Lot 1AR;

THENCE around a curve in a clockwise direction having a delta angle of 87 degrees 32 minutes 11 seconds, an arc distance of 38.19 feet, a radius of 25.00 feet, and a chord of South 89 degrees 19 minutes 17 seconds West, a distance of 34.59 feet along the common line between this tract and the said right-of-way line of said Stevens Drive to a 5/8" iron rod set for the most southwesterly corner of this tract, also being the intersection point of the northwest right-of-way of Stevens Drive with the northeast right-of-way line of Elaine Drive, also being the most southwesterly corner of the said Vernon tract, also being the most southwesterly corner of said Lot 1AR;

THENCE North 46 degrees 54 minutes 38 seconds East, a distance of 68.74 feet along the common line between this tract and the said right-of-way line of said Elaine Drive tract to a 5/8" iron rod set for the westerly corner of this tract, also being the most westerly corner of the said Vernon tract, also being the most westerly corner of said Lot 1AR, also being the most southerly corner of Lot 2, also being the most southerly corner of the William and Roston Polk tract, as recorded in Volume 1934, Page 123, of the B.C.O.R.;

THENCE Along the common line between this tract and said Polk's Lot 2, the following calls:

THENCE North 43 degrees 00 minutes 00 seconds East, a distance of 73.00 feet pass a 5/8" iron rod set for an angle point, which is the most northerly corner of said Lot 1AR and the most westerly corner of said Lot 1BR, continuing on for 50.00 feet past another 5/8" iron rod set for an angle point, also being the most northerly corner of the said Vernon tract, also being the most northerly corner of said Lot 1BR, also being the most westerly corner of the said Pineda tract, also being the most westerly corner of said Lot 1CR, and continuing on another 77.00 feet, for a total of 200.00 feet, to a 5/8" iron rod set for the most northerly corner of this tract, also being the most northerly corner of the said Pineda tract, also being the most northerly corner of said Lot 1CR, also being the most easterly corner of the said Polk's Lot 2, also being the common corner of Lots 13 and 14, also being a point in the southwest line of the said David and Fabiola Byne tract;

THENCE South 47 degrees 05 minutes 01 seconds East, a distance of 100.70 feet along the common line of this tract and the said Byne tract, which is the southwest line of said Lot 14, to the PLACE OF BEGINNING containing 19289 square feet or 0.4428 acres of land.

# AMENDING PLAT
## OF A
## VACATING & RESUBDIVISION PLAT
## OF
## WOODVILLE ACRES NO. 3
### BLOCK 8, LOT 1A & 1B
### TO
### BLOCK 8, LOTS 1AR, 1BR & 1CR
### 0.4428 ACRES

**MOSES BAINE LEAGUE, A-3**
**S. F. AUSTIN LEAGUE No. 10, A-63**
**BRYAN, BRAZOS COUNTY, TEXAS**

**SCALE: 1" = 30'** **JUNE 2001**

| | | |
|---|---|---|
| | OWNER<br>RICKY VERNON, SR.<br>4400 ROBINHOOD<br>BRYAN, TEXAS 77805<br>979-778-1485 | |
| | CARLOMAGNO Surveying Inc.<br>2714 Finfeather Road, Bryan, Texas 77801<br>Phone 409-775-2873 Fax 409-775-4787 e-mail Misterix@AOL.com | |
| REVISED: 1-17-2001<br>REVISED: 7-3-2001<br>REVISED: 7-6-2001 | DRAWN BY: D. VANN<br>JOB # 20679 | DRAWING NO. 1<br>SHEET 1 OF 1 |