

DESCRIPTION

0.9559 of one acre of land situated in the City of Bryan, Brazos County, Texas, being that certain Lot 6R of the Replat of Woodville Acres No. 3, a subdivision as shown on map or plat recorded under Volume 5309, Page 293 of the Official Public Records of Brazos County, Texas, said 0.9559 of one acre of land being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Northeastly right-of-way line of State Highway No. 6 (right-of-way width varies) with the Northwestly right-of-way line of Tabor Road (80 foot right-of-way), from which a found concrete monument bears N 50°33'05" W, 1.69 feet;

Thence, N 50°33'05" W, along the Northeastly right-of-way line of said State Highway No. 6, a distance of 200.05 feet to the most Southerly corner of that certain Lot 13R of said Replat of Woodville Acres No. 3;

Thence, N 40°43'06" E, along the Southeastly line of said Lot 13R, a distance of 56.55 feet to the most Easterly corner of said Lot 13R, the most Southerly corner of said Lot 6R and the POINT OF BEGINNING of the herein described tract of land;

Thence, N 49°16'54" E, along the Southeastly line of said Lot 13R, a distance of 206.83 feet to a 5/8 inch iron rod with cap found for the most Southerly corner of that certain Lot 7R of said Replat of Woodville Acres No. 3 and the most Westerly corner of said Lot 6R;

Thence, N 25°19'36" E, along the Southeastly line of said Lot 7R, a distance of 115.90 feet to a 5/8 inch iron rod with cap found in the Southerly right-of-way line of Elaine Drive (60 foot right-of-way), for the most Easterly corner of said Lot 7R;

Thence, an Easterly direction, along the Southerly right-of-way line of said Elaine Drive, with a curve to the left, having a central angle of 89°14'46", a radius of 110.00 feet, an arc length of 171.34 feet, a chord bearing of N 84°50'25" E and a chord distance of 154.54 feet to a 1/2 inch iron rod found for the most Westerly corner of that certain Lot 5, Block 1 of Unit No. 1 of Woodville Acres No. 3, a subdivision as shown on map or plat recorded under Volume 176, Page 123 of the Deed Records of Brazos County, Texas;

Thence, S 49°16'54" E, along the Southwesterly line of said Lot 5, a distance of 130.00 feet to the most Southerly corner of said Lot 5;

Thence, S 40°43'06" W, along the Northwestly line of Lot 1, Lot 2 and Lot 3, Block 1 of said Woodville Acres No. 3, a distance of 220.71 feet to the POINT OF BEGINNING and containing 0.9559 of one acre of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF HARRIS

WE, Z-AXIS, LLC, OWNERS OF THE LAND CONVEYED TO US BY DEED RECORDED IN BRAZOS COUNTY CLERK'S FILE NUMBER 1506004, DESIGNATED HEREIN AS LOT 6R-B OF THE FINAL PLAT OF LOT 6R, BLOCK 1, WOODVILLE ACRES NO. 3, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

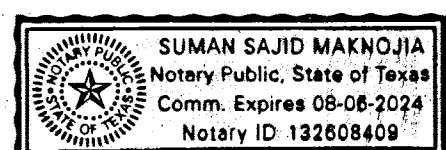
*Jihad*  
FIRDIOUS ALI, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FIRDIOUS ALI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSE HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 11<sup>th</sup> DAY OF August, 2023.

*[Signature]*  
NOTARY PUBLIC, HARRIS COUNTY, TEXAS



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, BRADLY EUGENE HAMBURG AND JILL ERIN HAMBURG, OWNERS OF THE LAND CONVEYED TO US BY DEED RECORDED IN BRAZOS COUNTY CLERK'S FILE NUMBER 1425194, DESIGNATED HEREIN AS LOT 6R-A OF THE FINAL PLAT OF LOT 6R, BLOCK 1, WOODVILLE ACRES NO. 3, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

*Bradly Eugene Hamburg*  
BRADLY EUGENE HAMBURG, OWNER

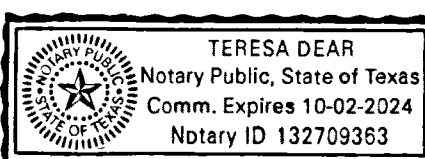
*Jill Erin Hamburg*  
JILL ERIN HAMBURG, OWNER

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRADLY EUGENE HAMBURG AND JILL ERIN HAMBURG KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSE HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 14 DAY OF August, 2023.

*Teresa Dear*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS  
WILLIAMSON



CERTIFICATE OF LIEN HOLDER

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, CITY BANK DBA CITY BANK MORTGAGE, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESIGNATED HEREON AS LOT 6R-A OF THE FINAL PLAT OF LOT 6R, BLOCK 1, WOODVILLE ACRES NO. 3, DO HEREBY SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

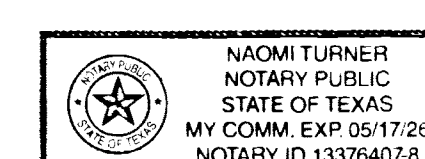
By: *Brenda Williams*  
PRINT NAME: Brenda Williams  
TITLE: Sr. Vice-President

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, Brenda Williams, CITY BANK DBA CITY BANK MORTGAGE, KNOWN TO ME TO BE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSE HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 15<sup>th</sup> DAY OF August, 2023.

*Naomi Turner*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



NOTES:

- 1. This survey was performed without the benefit of a current title report therefore all easements and other matters of record which may have been granted may not be shown hereon.
- 2. Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (Central Zone No. 4203).
- 3. Based on graphic plotting no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 481195-0205, F for Brazos County, Texas, dated April 2, 2014. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
- 4. Setback lines are in concordance to the city ordinance.
- 5. Current zoning designation is C-3 Commercial and RD-5 Residential 500D.

BENCHMARK:

CITY OF BRYAN GPS-20 IS A BRASS OR ALUMINUM DISK SET IN CONCRETE LOCATED 108.1 FEET NORTHWEST OF LIGHT POLE AT THE INTERSECTION OF TAVOR ROAD AND SHIRLEY DRIVE AS INDICATED HEREON.

ELEVATION = 328.54' (NGVD 1929)

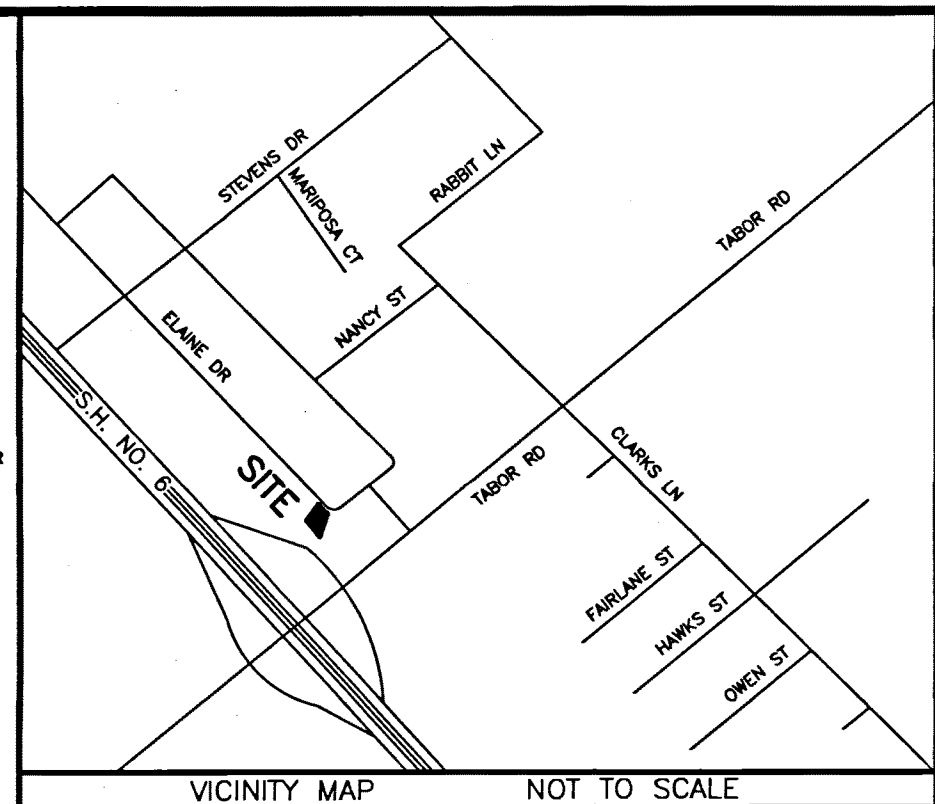
TRM:

RAILROAD SPIKE IN POWER POLE LOCATED AT THE INTERSECTION OF TAVOR ROAD AND SHIRLEY DRIVE AS INDICATED HEREON.

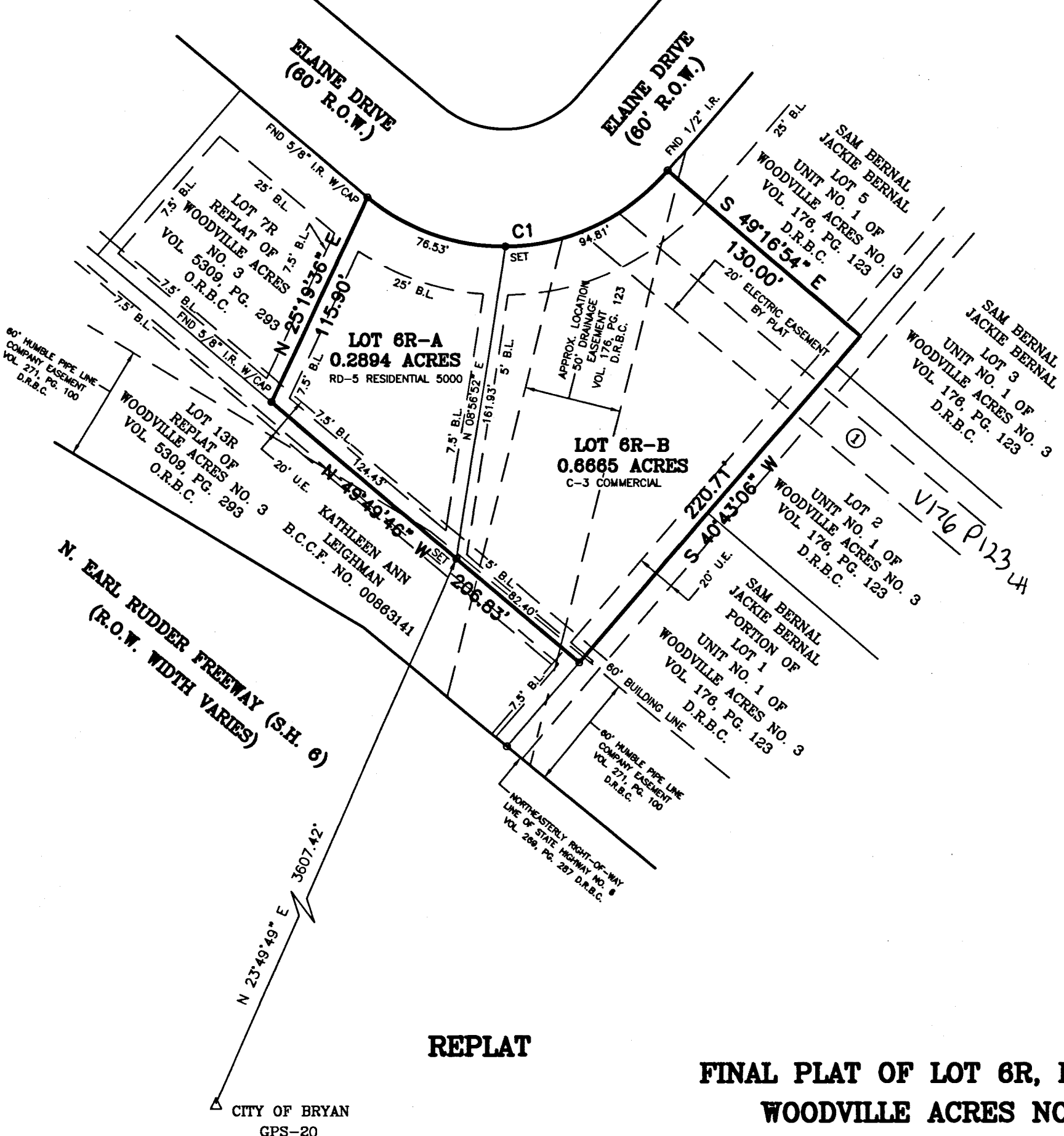
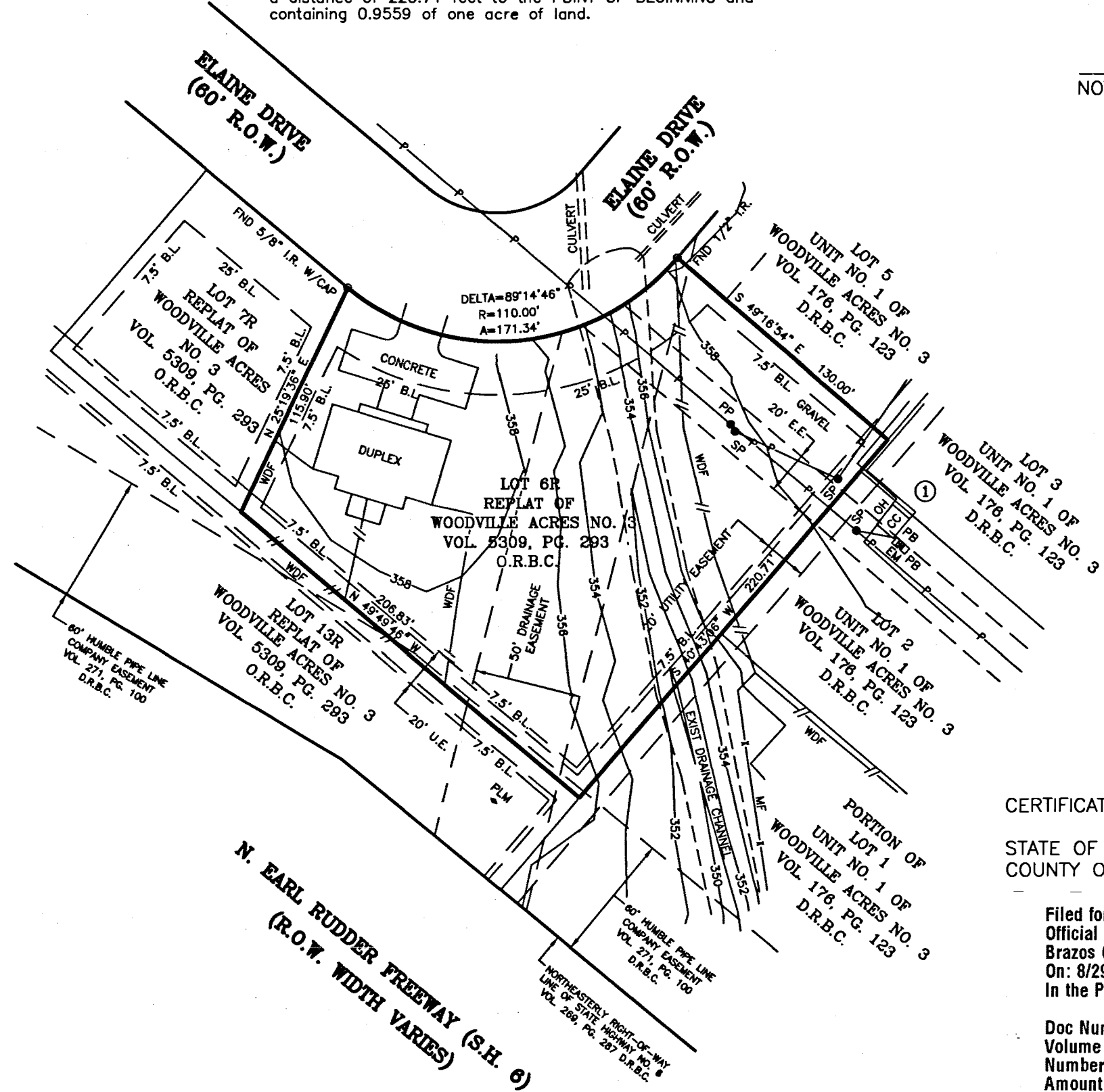
ELEVATION = 360.26'

LEGEND:

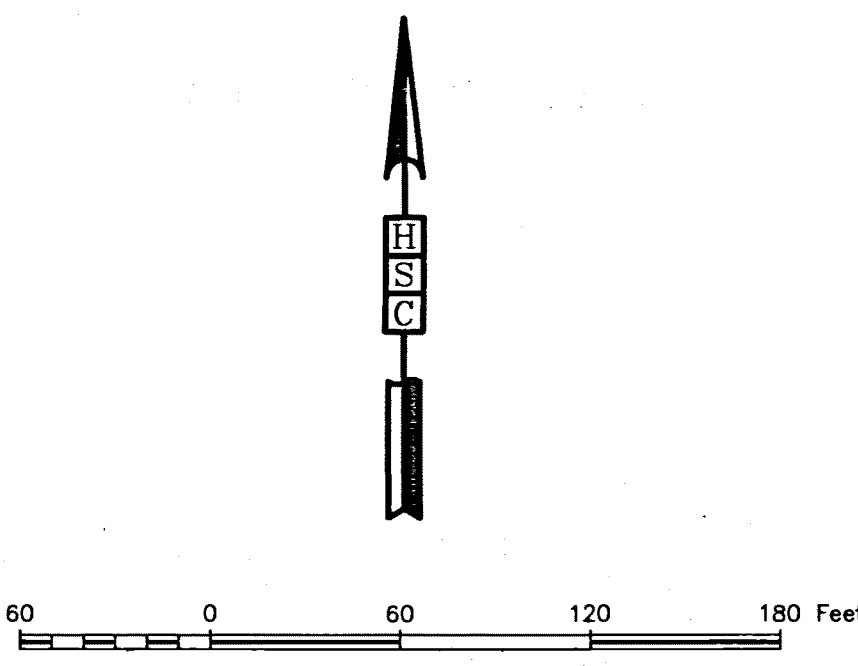
- A = ASPHALT
- BL = BUILDING LINE
- C/CONC = CONCRETE
- CON. MON. = CONCRETE MONUMENT
- CC = COVERED CONCRETE
- CLF = CHAIN LINK FENCE
- CLV = CULVERT
- CD = CLEARCUT
- DG = DOWN GUT
- PH = FIRE HYDRANT
- FIB = FIBER
- FOCM = FIBER OPTIC CABLE MARKER
- GPW = GAS PIPELINE MARKER
- GM = GAS METER
- LS = LIGHT STANDARD
- MB = MAILBOX
- MF = METAL FENCE
- D.B.C. = DEED RECORDS OF BRAZOS COUNTY
- OR = OVERHANG
- PE = FULL BODY
- PLM = PIPELINE MARKER
- PP = POWER POLE
- SET = SET 5/8 INCH IRON ROD WITH CAP
- SP = SERVICE POLE
- ST = STONE
- TP = TELEPHONE PEDESTAL
- TSP = TRAFFIC SIGNAL POLE
- UGW = UNDERGROUND CABLE MARKER
- WB = WOOD BEAM
- WTF = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	110.00	89°14'46"	171.34	108.36	N. 84°50'25" E	154.54



EXISTING PLAT  
VOL. 5309, PG. 293 O.R.B.C.



CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 8/29/2023 2:33:47 PM  
In the PLAT Records



AND FOR SAID  
ETHER WITH ITS  
RECORD IN MY  
I, IN THE OFFICIAL  
PAGE

Doc Number: 2023-1510647  
Volume - Page: 18819 - 71  
Number of Pages: 1  
Amount: 73.00  
Order#: 2023082900095  
By: PS

*Karen Anderson*

COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, HARRY H. HOVIS, IV, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4827, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WITH THE SURVEY, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY, THAT MONUMENTS WERE PLACED ON THE GROUND UNDER MY SUPERVISION AND THAT THE METES AND BOUNDS DESCRIBED THE SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.

*Harry H. Hovis, IV*  
HARRY H. HOVIS, IV, R.P.L.S.



I, Randy Haynes, 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 CONFORMANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 25<sup>th</sup> DAY OF August, 2023.

*Randy Haynes*  
CITY PLANNER, BRYAN, TEXAS

OWNERS  
BRADLY EUGENE HAMBURG AND JILL ERIN HAMBURG  
1112 TERAVISTA XING  
GEORGETOWN, TEXAS 78626  
AND  
Z-AXIS, LLC  
6847 PRESTON GROVE DR.  
SPRING, TEXAS 77389

FINAL PLAT OF LOT 6R, BLOCK 1  
WOODVILLE ACRES NO. 3  
0.9559 OF ONE ACRE OF LAND  
BEING A REPLAT OF LOT 6R, BLOCK 1 OF THE  
REPLAT OF WOODVILLE ACRES NO. 3  
VOL. 5309, PG. 293 O.R.B.C.  
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

**HOVIS SURVEYING COMPANY**  
Land Surveys - Computer Mapping  
5000 Cabbage Street - Spring, Texas 77379  
(281) 320-9591 - hovis@hovissurveying.com  
Acreage - Residential - Industrial - Commercial  
Texas Firm Registration No. 10030400  
DATE: AUGUST 2023 SCALE: 1" = 60' JOB NO. 22-071-00