

ORIGINAL PLAT
VOLUME 176, PAGE 121

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS, Dallas

I, ABDULLAH AHMAD, MANAGER OF BITTLE LLC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 15058, Page 038, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

ABDULLAH AHMAD, MANAGER OF BITTLE LLC

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 and that the 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.

BRAD KERR
R.P.L.S. No. 4502

CERTIFICATION OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, certify that this plat together with its certifying office the _____ day of _____, 2019, of Brazos County, Texas, in Volume _____.

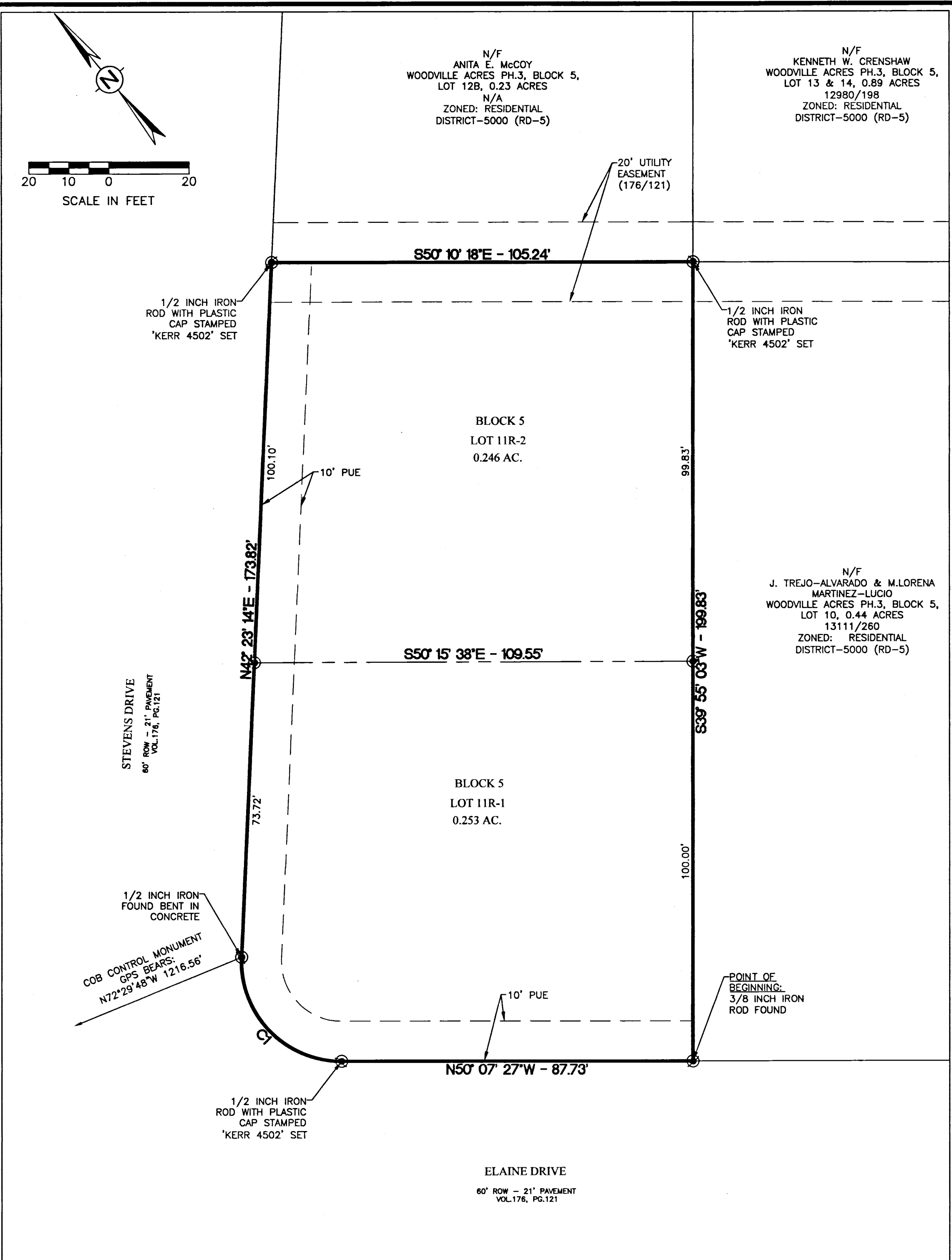
Notary Public, Brazos County, Texas

Filed for Record
Official Public Records of:
Brazos County Clerk
On: 8/7/2019 2:45:25 PM
in the PLAT Records

Doc Number: 2019-1369091
Volume - Page: 15500-290
Number of Pages: 1
Amount: 73.00
Order#: 20190807000107
By: KG

Given under my hand and seal on this 7th day of July, 2019

TANIA M. WATKINS
MY COMMISSION EXPIRES
November 09, 2019



REPLAT

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Robby Gutierrez, Chair 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 22nd day of July, 2019, and same was duly approved on the 13th day of July, 2019, by said Commission.

Robby Gutierrez
Chair
Planning and Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Madia Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and 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 6th day of August, 2019.

Madia Zimmerman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Krapp, 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 6th day of August, 2019.

W. Paul Krapp
City Engineer, Bryan, Texas

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	40.37'	25.00'	092°30'40"	26.12'	36.12'	N03°52'08"W

NOTES:

- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-6 (Y:10246358.931, X:3538040.639) AND AS ESTABLISHED BY GPS OBSERVATION.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011889 (CALCULATED USING GEOID12B).
- CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0185C, EFFECTIVE DATE: MAY 16, 2012.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS RESIDENTIAL DISTRICT 5000 (RD-5).
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- BUILDING SETBACK LINES PER PLAT, 176/121 (P), DEED RESTRICTIONS, 176/545(DR), AND CITY OF BRYAN ORDINANCE (CB).
- THE PROPERTY ADDRESS IS 3720 ELAINE DRIVE.
- EASEMENT TO WIXON WATER SUPPLY CORPORATION, 309/814, AS REFERENCED IN WARRANTY DEED TO BITTLE LLC, 15058/38 DOES APPLY TO THIS LOT. EASEMENT IS 20 FEET IN WIDTH CENTERED ON PIPELINE OF UNKNOWN LOCATION, AS INSTALLED.

METES AND BOUNDS DESCRIPTION OF A 0.499 ACRE TRACT WOODVILLE ACRES NO. 3 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 11, BLOCK 5, WOODVILLE ACRES NO. 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 176, PAGE 121 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND (Y: 10245900.75, X: 3539270.64) ON THE NORTHEAST LINE OF ELAINE DRIVE (CALLED 60' R.O.W. PER PLAT, 176/121) MARKING THE SOUTH CORNER OF SAID LOT 11 AND THE WEST CORNER OF LOT 10 OF SAID BLOCK 5. FOR REFERENCE, 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF ELAINE DRIVE AND MARKING THE SOUTH CORNER OF LOT 9 AND THE WEST CORNER OF LOT 8 BEARS: S 50° 07' 27" E FOR A DISTANCE OF 192.91 FEET (PLAT CALL DISTANCE: 192.8 FEET, 176/121). COORDINATES AND BEARING SYSTEM DESCRIBED HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-6 (Y: 10246358.931, X: 3538040.639) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES DESCRIBED HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011889 (CALCULATED USING GEOID12B).

THENCE: N 50° 07' 27" W ALONG THE NORTHEAST LINE OF ELAINE DRIVE AND THE SOUTHWEST LINE OF SAID LOT 11 FOR A DISTANCE OF 87.73 FEET (PLAT CALL DISTANCE: 88 FEET, 176/121) TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET (PLAT CALL AND MEASURED, 176/121);

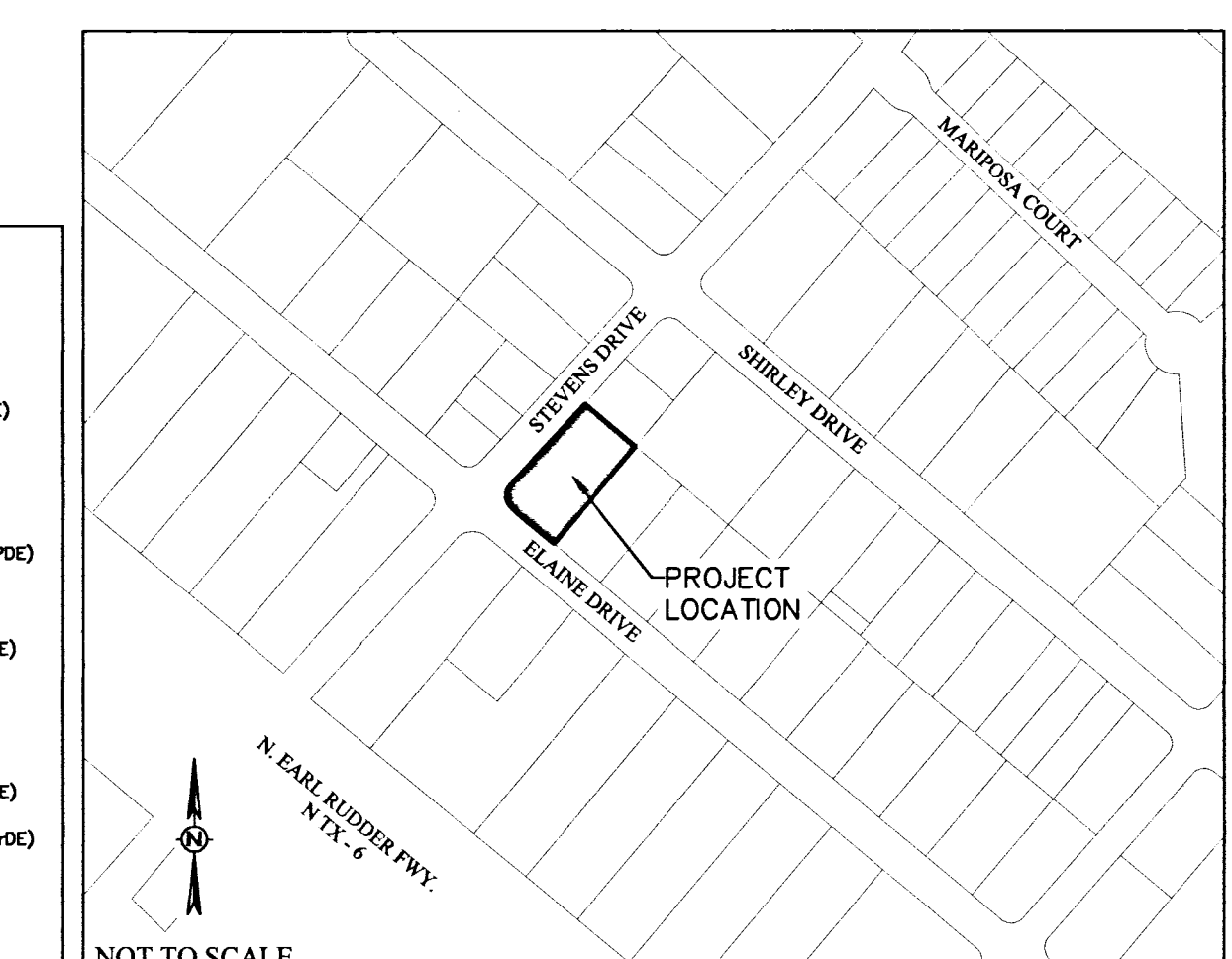
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 30' 40" FOR AN ARC DISTANCE OF 40.37 FEET (CHORD BEARS: N 03° 52' 08" W - 36.12 FEET) TO A POINT ON THE SOUTHEAST LINE OF STEVENS DRIVE (CALLED 60' R.O.W. PER PLAT, 176/121) MARKING THE END POINT OF SAID CURVE. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BENT IN CONCRETE BEARS: S 42° 23' 14" W FOR A DISTANCE OF 0.08 FEET;

THENCE: N 42° 23' 14" E ALONG THE SOUTHEAST LINE OF STEVENS DRIVE AND THE NORTHWEST LINE OF SAID LOT 11 FOR A DISTANCE OF 173.82 FEET (PLAT CALL DISTANCE: 173.9 FEET, 176/121) TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KERR4502" SET MARKING THE NORTH CORNER OF SAID LOT 11 AND THE WEST CORNER OF LOT 12B, BLOCK 5, WOODVILLE ACRES NO. 3 AS SHOWN ON THE PLAT RECORDED IN VOLUME 6236, PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST LINE OF STEVENS DRIVE BEARS: N 42° 23' 14" E FOR A DISTANCE OF 286.20 FEET (PLAT CALL DISTANCE: 286.1 FEET, 176/121), AND 1/2 INCH IRON ROD FOUND BEARS: N 07° 34' 08" W FOR A DISTANCE OF 1.47 FEET;

THENCE: S 50° 10' 18" E ALONG THE NORTHEAST LINE OF SAID LOT 11 AND THE SOUTHWEST LINE OF SAID LOT 12B FOR A DISTANCE OF 105.24 FEET (PLAT CALL DISTANCE: 105.2 FEET, 176/121) TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE EAST CORNER OF SAID LOT 11, THE SOUTH CORNER OF SAID LOT 12B, THE WEST CORNER OF LOT 13 OF SAID BLOCK 5, AND THE NORTH CORNER OF SAID LOT 10;

THENCE: S 39° 55' 03" W ALONG THE SOUTHEAST LINE OF SAID LOT 11 AND THE NORTHWEST LINE OF LOT 10 FOR A DISTANCE OF 199.83 FEET (PLAT CALL DISTANCE: 199.8 FEET, 176/121) TO THE POINT OF BEGINNING CONTAINING 0.499 OF AN ACRE OF LAND (21,738 SQUARE FEET) AS SURVEYED ON THE GROUND MARCH 2019.

VICINITY MAP



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY (ROW)
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PHASE LINE
- COMMON AREA
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (PAE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PHASE LINE
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC ACCESS EASEMENT (PAE)
- PROPERTY CORNER

FINAL PLAT
WOODVILLE ACRES No.3
0.499 ACRES
LOTS 11R-1 & 11R-2, BLOCK 5
BEING A
REPLAT
WOODVILLE ACRES No.3
LOT 11, BLOCK 5
VOLUME 176, PAGE 121
M. BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 20'
JUNE 2019

OWNER/DEVELOPER: BITTLE LLC
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201-1702
(516) 881-2879

SURVEYOR: Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER: SCHULTZ
11111 FLORENCE
DALLAS, TX 75243
(979) 764-3900