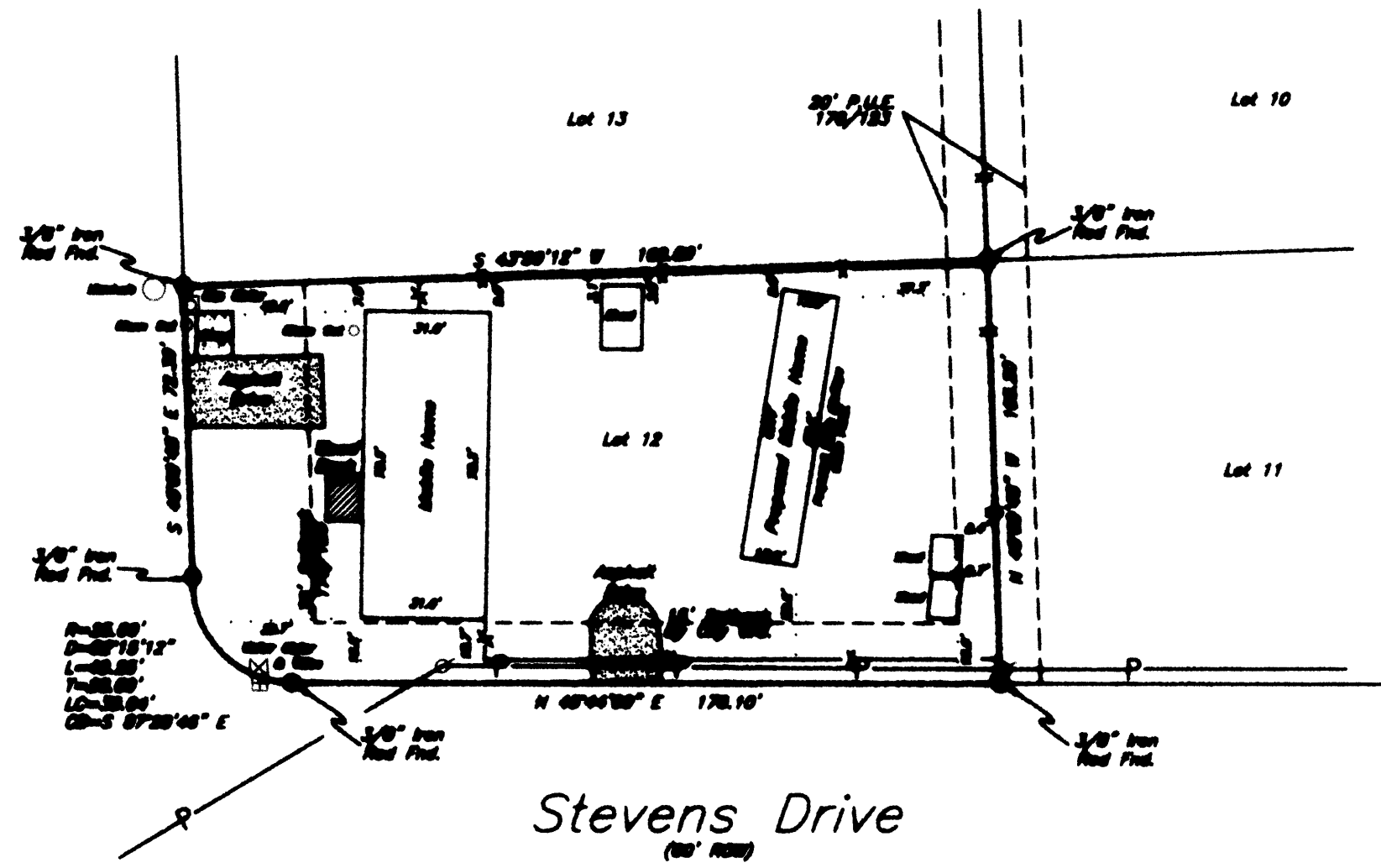




Shirley Drive
(60' ROW)



**ORIGINAL
VOLUME 176/123**

Doc. No. 00976124
BK. OR
Vol. 176
Pg. 123

Filed for Record in:
BRAZOS COUNTY
On: Sep 11, 2007 at 12:41P

RS & PLS
Document Number: 00976124
Amount: 56.00

Receipt Number: 324978
By: LENA UNDER

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stated herein as the
same was duly recorded in the volume and page
of the Official Public Records of

BRAZOS COUNTY
as stamped herein by me.
Sep 11, 2007

HONORABLE KAREN ROQUEEN, COUNTY CLERK
BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND BENEFICIATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Anita McCoy (the owner and developer) of the
land shown on this plat, being that only the east of land as conveyed to me (as to be
the West Branch of the Brazos River, the Brazos River, and
where there is a natural barrier, the Brazos River, and
of water, along, public, water courses, ditches, canals and public places shown
herein for the purposes intended.

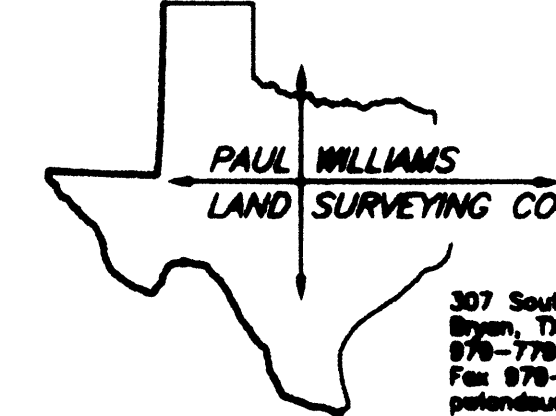
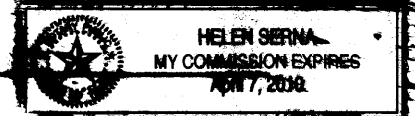
Anita McCoy
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

I, Anita McCoy, the undersigned authority, on this day personally appeared,
Anita McCoy

Knows to me to be the person whose name is hereunto subscribed to the foregoing
instrument, and acknowledged to me that she executed the same for the purposes stated.
Given under my hand and seal of office this 27th day of June, 2007.

Lisa Sene
Notary Public, Brazos County, Texas



307 South Main Street
Bryan, TX 77803
979-778-7670
Fax: 979-778-7672
paulwilliamsurveying@earthlink.net

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art Hughes, 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
12th day of May, 2007, and same was duly approved on the
15th day of July, 2007, by said Commission.

[Signature]
Chair, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, the undersigned, City Planner
and designated Secretary of the Planning & Zoning Commission of
the City of Bryan, hereby certify that this plat is in compliance with the
ordinances and resolutions of the City of Bryan and was approved on the
9th day of September, 2007.

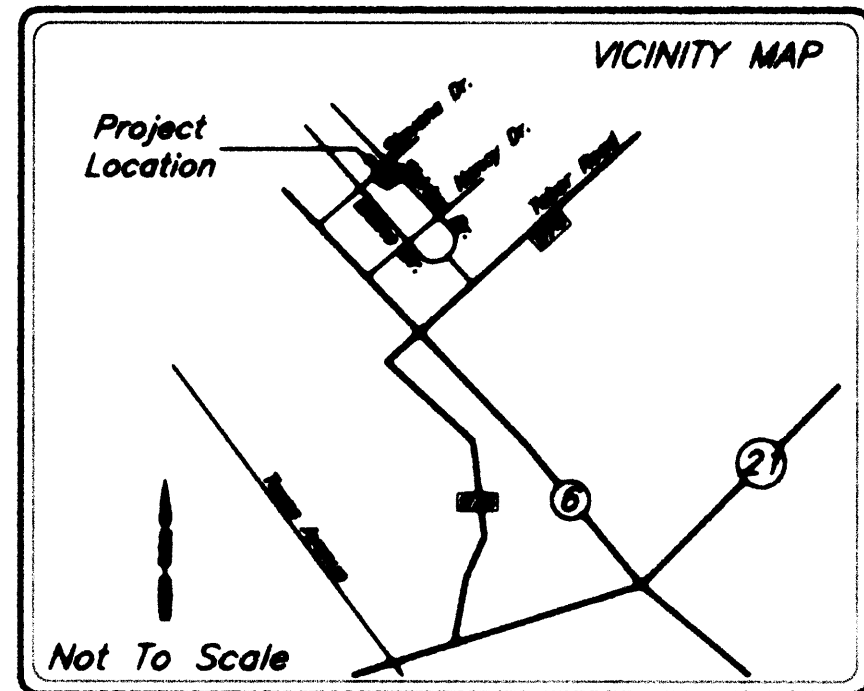
Kevin Russell
City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Paul H. Williams, Registered Public Surveyor No. 5743 in the State of Texas,
hereby certify that this plat is in compliance with the
requirements of the property and that property markers and monuments were placed under my
supervision and that the notes and boundary descriptions and subdivisions will describe a closed
tract of land.

[Signature]
Registered Public Land Surveyor

I, Paul Williams, Registered Professional Land Surveyor No. 5743 do hereby certify that this plat represents the
results of a survey performed on the ground, under my supervision on
February 15, 2007, and is true and correct to the best of my knowledge.
I further certify that no improvements on this property encroach on adjacent property, nor do any improvements on
adjacent property encroach on this property, except as shown.



Not To Scale

APPROVAL OF THE CITY ENGINEER

I, Richard P. Reynosa, the undersigned, City Engineer
of the City of Bryan, hereby certify that this plat is in compliance with the
ordinances and resolutions of the City of Bryan and was approved on the
7th day of September, 2007.

[Signature]
City Engineer, Bryan, Texas

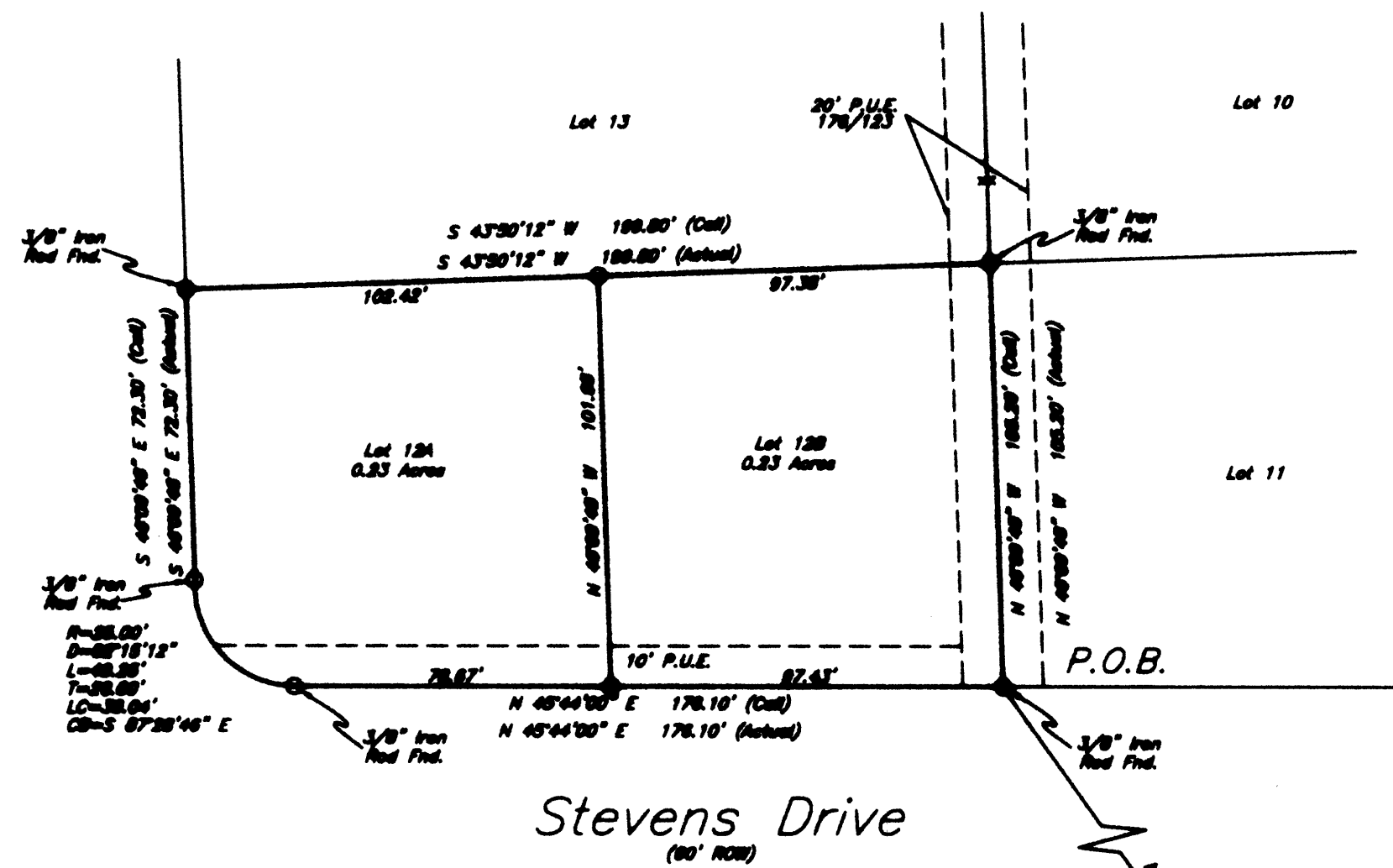
CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said County,
do hereby certify that this plat together with its certificate of confirmation
was filed for record in my office on the 11th day of September, 2007,
in the Official Records of Brazos County in Volume 176, Page 123.

[Signature]
County Clerk, Brazos County, Texas



Shirley Drive
(60' ROW)



REPLAT

Notes:
1) Substantive map to be in accordance with City of Bryan
Ordinances and Regulations.
2) Lots 12A and 12B will need to have their own separate utility
connections directly to the main utility lines along right of way.
3) A portion of this property shown within a Special Flood
Hazard Area as depicted on Flood Insurance Rate Map No.
42597001910 dated July 2, 1992.
4) All sheds and buildings will need to be moved to within the
city utility setback requirements from the City of Bryan
Ordinances and Regulations. Non-conforming structures may not
be created through replat.

Field Notes
Of
0.46 Acres
Being
Lot 12, Block 5
Woodville Acres No. 3
Unit No. 1
Moses Baine League, A-3
The City of Bryan, Brazos County, Texas

Being all of that certain 0.46 acre tract or parcel of land being all of Lot 12, Block 5
of Woodville Acres No. 3, Unit No. 1 recorded in Volume 176 Page 123, being situated in
the Moses Baine League, A-3, Brazos County, Texas. Said tract being that same tract of
land described in a deed from H. C. Manning and Bobby John Manning to Anita E. McCoy
recorded in Volume 2723 Page 233 of the Official Records of Brazos County, Texas. Said
0.46 acre tract of land being more particularly described by metes and bounds as
follows:

Beginning at a 3/8" iron rod found at a point along the southeast right of way line of
Stevens Drive, and also being the north corner of Lot 11, and also being the west corner
of Lot 12 of said Woodville Acres No. 3.
THENCE along the southeast right of way line of Stevens Drive, N 45°44'00" E, a distance
of 176.10 feet to a 3/8" iron rod found at the beginning of a curve to the right, having
a Radius of 25.00 feet, Delta of 92°15'12", and an Arc Length of 40.25 feet.
THENCE along the said curve a Chord Bearing of S 87°28'46" E, a distance of 36.04 feet,
to a 3/8" iron rod found in the southwest right of way line of Shirley Drive, and also
being the north corner of lot 12.
THENCE continuing along southwest right of way line of Shirley Drive, S 46°09'48" E, a
distance of 72.50 feet to a 3/8" iron rod found at the east corner of lot 12, and also
being the north corner of Lot 13 of said Woodville Acres Subdivision, No. 3.
THENCE departing the southwest right of way line of Shirley Drive, along the common
line between Lot 12 and Lot 13, S 43°50'12" W, a distance of 199.00 feet to a 3/8" iron
rod found at the shared corner of lots 12, 13, 10 and 11 of Woodville Acres Subdivision,
No. 3.
THENCE along the common line between Lot 12 and Lot 11, N 46°09'48" W, a distance of
106.80 feet to THE POINT OF BEGINNING, and containing 0.46 acres of land more or less,
according to a survey performed on March 11, 2007 on the ground, under the
supervision of Paul Williams, Registered Professional Land Surveyor No. 5743, in The State
of Texas.

**REPLAT
WOODVILLE ACRES NO. 3
UNIT NO. 1
Block 5, Lot 12
0.46 ACRES
2007.35 by H
VOLUME 176/123
MOSES BAINE LEAGUE, A-3
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40' FEBRUARY 15, 2007**

Owner:
Anita E. McCoy
2001 Derrill Dale Cir.
Bryan, Texas 77807-4800

Surveyor:
Paul Williams
Paul Williams Land Surveying Co.
307 South Main, Suite #205
Bryan, Texas 77803

