

ORIGINAL PLAT
VOLUME 15500, PAGE 290

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gary Bollinger, 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 15500, Page 282, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places herein shown for the purpose identified.

Gary Bollinger
Gary Bollinger

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

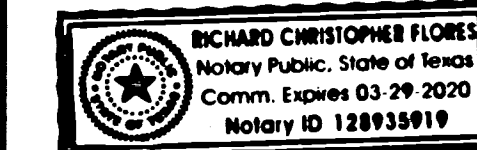
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By: TD

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared GARY BOLLINGER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 11th day of March, 2020.

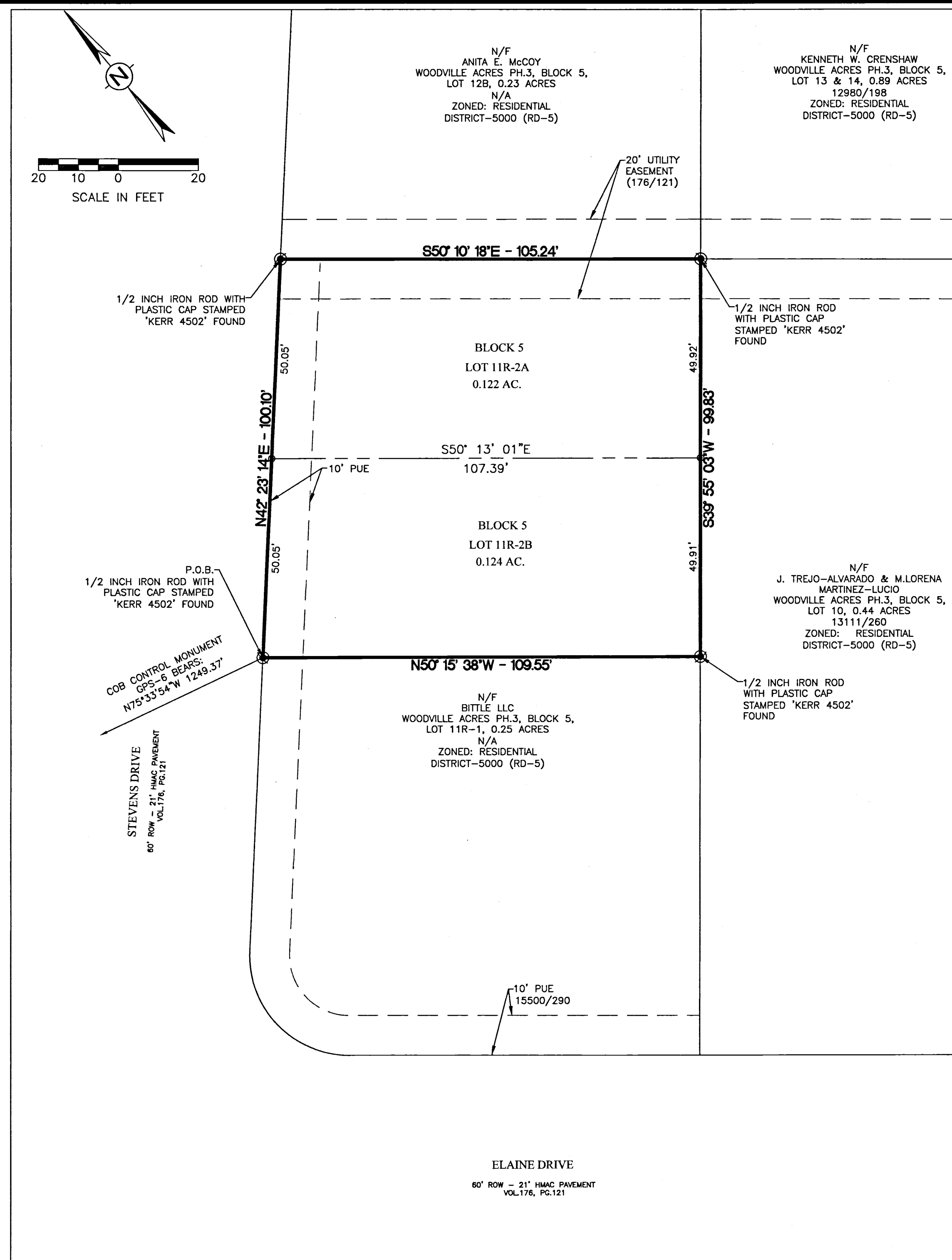


Richard Flores
Notary Public, Brazos County, Texas



Jane McQueen
County Clerk
Brazos County, Texas

By: *L. Ditz*



REPLAT

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobby 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 27th day of *January*, 2020, and same was duly approved on the 1st day of *March*, 2020 by said Commission.

Bobby Gutierrez
Chair
Planning and Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, *Randy Hayes*, 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 2nd day of *April*, 2020.

Randy Hayes
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *W. Paul Korman*, 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 2nd day of *April*, 2020.

W. Paul Korman
City Engineer, Bryan, Texas

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).
- 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. 48041C0185E, EFFECTIVE DATE: MAY 9, 2014.
- 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.
- THE PROPERTY ADDRESS IS 3501 STEVENS DRIVE.
- EASEMENT TO MNON 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 ALL OF THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 11R-2, BLOCK 5, WOODVILLE ACRES NO. 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 15500, PAGE 290 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND ON THE SOUTHEAST LINE OF STEVENS DRIVE (60' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 11R-2 AND THE NORTH CORNER OF LOT 11R-1, BLOCK 5 (PLAT 15500/290), FOR REFERENCE CITY OF BRYAN CONTROL MONUMENT GPS-6 BEARS: N 75° 33' 54" W FOR A DISTANCE OF 1249.37 FEET (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 [TEXAS STATE PLANE CENTRAL ZONE GRID NORTH] BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN G.P.S. CONTROL MONUMENT "GPS-6" [Y:10246358.931, X:3538040.639] AND AS ESTABLISHED BY GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES; TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011889 [CALCULATED USING GEOID 12B]);

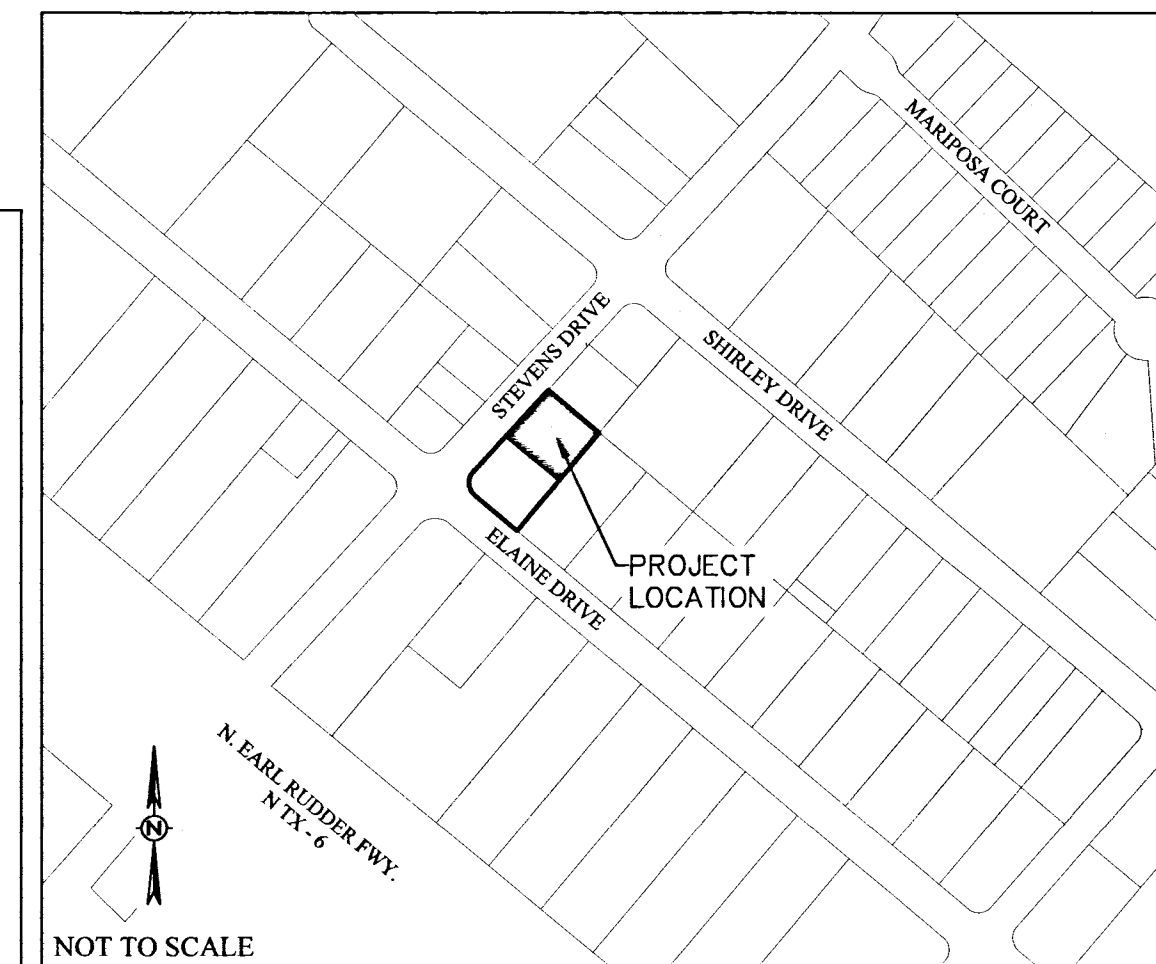
THENCE: N 42° 23' 14" E ALONG THE SOUTHEAST LINE OF STEVEN DRIVE FOR A DISTANCE OF 108.10 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE NORTH CORNER OF SAID LOT 11R-2 AND THE WEST CORNER OF LOT 12B, BLOCK 5, WOODVILLE ACRES NO. 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 8236, PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 50° 10' 18" E ALONG THE COMMON LINE OF SAID LOT 11R-2 AND SAID LOT 10 FOR A DISTANCE OF 105.24 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE EAST CORNER OF SAID LOT 11R-2, THE SOUTH CORNER OF SAID LOT 12B, AND THE COMMON CORNER OF LOTS 10 AND 13, BLOCK 5, WOODVILLE ACRES NO. 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 176, PAGE 121 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 39° 55' 03" W ALONG THE COMMON LINE OF SAID LOT 11R-2 AND SAID LOT 10 FOR A DISTANCE OF 99.83 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE SOUTH CORNER OF SAID LOT 11R-2 AND THE EAST CORNER OF SAID LOT 11R-1;

THENCE: N 50° 15' 38" W ALONG THE COMMON LINE OF SAID LOT 11R-2 AND SAID LOT 11R-1 FOR A DISTANCE OF 109.55 FEET TO THE POINT OF BEGINNING CONTAINING 0.246 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.

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

NOT TO SCALE

FINAL PLAT
WOODVILLE ACRES No.3
0.246 ACRES
LOTS 11R-2A & 11R-2B, BLOCK 5
BEING A
REPLAT
WOODVILLE ACRES No.3
LOT 11 R-2, BLOCK 5
VOLUME 15500, PAGE 290
M. BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

Gary Bollinger
1605 FRIEDA LANE
BRYAN, TX 77808
(979) 450-5757

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TRPELS FIRM # 10018500

ENGINEER:

SCHULTZ
TRPE NO. 12227
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900

SCALE 1" = 20'
MARCH 2020