

- 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 (N10248358.931; E: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 GEOID28).
 - 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 16, 2012 AND REVISED TO REFLECT LOMR EFFECTIVE: MAY 09, 2014.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - 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.
 - ALL EXISTING STRUCTURES WILL BE DEMOLISHED PRIOR TO RECORDING OF THE PLAT.
 - THE FOLLOWING BLANKET EASEMENTS APPLY TO THIS TRACT:
 - HUMBLE PIPE LINE CO., 48/615 AND 48/532
 - CITY OF BRYAN, 98/349
 - LONG STAR GAS COMPANY, 71/617
 - MAGNOLIA PIPE LINE COMPANY, 127/426
 - GULF STATES UTILITY COMPANY, 130/510

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 1, 2, AND 3, BLOCK 6, UNIT NO. 1 OF 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 1/2 INCH IRON ROD FOUND BENT (N10244964.23; E:3539720.14) ON THE NORTHEAST LINE OF THE N. EARL RUDDER FREEWAY - STATE HIGHWAY 6 (R.O.W. WIDTH VARIES) MARKING THE SOUTH CORNER OF SAID LOT 1. 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 CONTROL MONUMENT GPS-6 (N10248358.931; E: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 GEOID28).

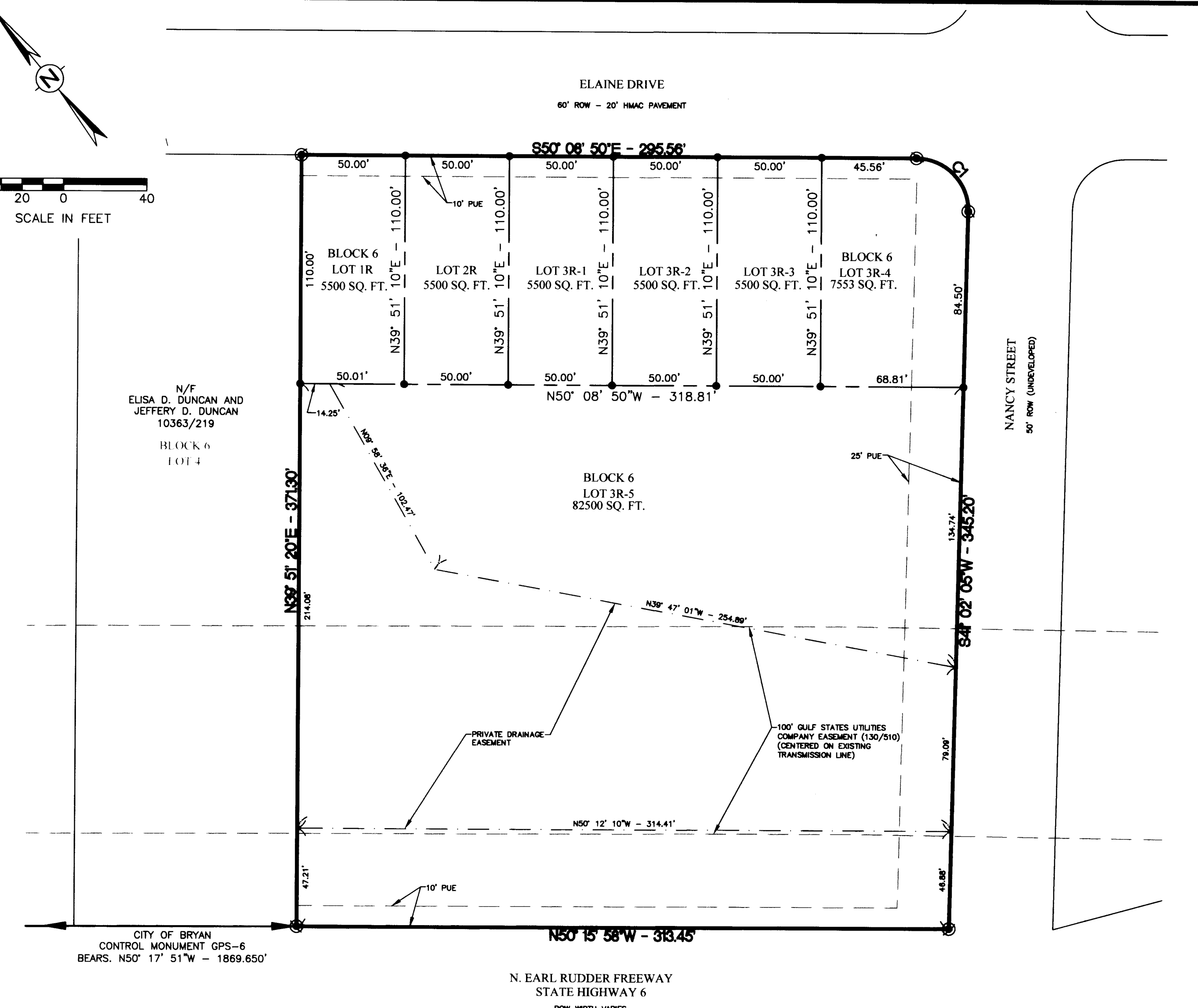
THENCE: N 57° 15' 58" W ALONG THE NORTHEAST LINE OF THE N. EARL RUDDER FREEWAY AND THE SOUTHWEST LINE OF SAID BLOCK 6, AT 99.45 FEET PASS A POINT MARKING THE COMMON CORNER OF SAID LOTS 1 AND 2 (A 5/8 INCH IRON ROD WITH CAP MARKED "CARLOMAGNO RPLS 1562" FOUND BEARS: S 34° 30' 08" W - 1.11 FEET), AT 206.45 FEET PASS A POINT MARKING THE COMMON CORNER OF SAID LOTS 2 AND 3 (A 3/8 INCH IRON ROD FOUND BEARS: N 01° 49' 45" W - 0.33 FEET), CONTINUE ON FOR A TOTAL DISTANCE OF 313.45 FEET (PLAT CALL DISTANCE: 313.20 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 3 AND THE SOUTH CORNER OF LOT 4 OF SAID BLOCK 6. FOR REFERENCE, A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND BEARS: N 50° 21' 10" W FOR A DISTANCE OF 535.00 FEET.

THENCE: N 37° 51' 20" E ALONG THE COMMON LINE OF SAID LOTS 3 AND 4 FOR A DISTANCE OF 371.30 FEET (PLAT CALL DISTANCE: 371.20 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ELAINE DRIVE (60' R.O.W.) MARKING THE COMMON CORNER OF SAID LOTS 3 AND 4. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 50° 08' 36" W FOR A DISTANCE OF 442.05 FEET.

THENCE: S 07° 08' 50" E ALONG THE SOUTHWEST LINE OF ELAINE DRIVE AND THE NORTHEAST LINE OF SAID LOTS 1-3, AT 107.00 FEET PASS A POINT MARKING THE COMMON CORNER OF SAID LOTS 2 AND 3 (A 5/8 INCH IRON ROD WITH CAP MARKED "CARLOMAGNO RPLS 1562" FOUND BEARS: S 49° 05' 25" W - 0.25 FEET), AT 214.00 FEET PASS A 5/8 INCH IRON ROD WITH CAP MARKED "CARLOMAGNO RPLS 1562" FOUND MARKING THE COMMON CORNERS OF LOTS 1 AND 2. CONTINUE ON FOR A TOTAL DISTANCE OF 295.56 FEET (PLAT CALL DISTANCE: 295.50 FEET) TO A 5/8 INCH IRON ROD WITH CAP MARKED "CARLOMAGNO RPLS 1562" FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET.

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 10' 55" FOR AN ARC DISTANCE OF 39.79 FEET (CHORD BEARS: S 07° 22' E - 35.72 FEET) TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE NORTHWEST LINE OF NANCY STREET (AN UNDEVELOPED 50' R.O.W.) AND THE SOUTHWEST LINE OF SAID LOT 1. SAID IRON ROD SET MARKING THE END POINT OF SAID CURVE. FOR REFERENCE, A 5/8 INCH IRON ROD WITH CAP MARKED "CARLOMAGNO RPLS 1562" FOUND BEARS: N 38° 08' 49" E FOR A DISTANCE OF 0.47 FEET.

THENCE: S 41° 02' 05" W ALONG THE NORTHWEST LINE OF NANCY STREET AND THE SOUTHWEST LINE OF SAID LOT 1 FOR A DISTANCE OF 345.20 FEET (PLAT CALL DISTANCE: 344.90 FEET) TO THE POINT OF BEGINNING, CONTAINING 2.699 ACRES OF LAND AS SURVEYED ON THE GROUND APRIL 2018.



ORIGINAL PLAT

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Shaber Jaffar, 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 14737, Page 160, 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.

CERTIFICATION OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, do hereby certify that this plat together with its exhibits, if any, was filed for record in my office on the 18th day of SEPTEMBER, 2018, in Volume 176, Page 121 of the Plat Records.

Doc Number: 2018-1348255
 Volume - Page: 15062-258
 Number of Pages: 1
 Amount: 73.00
 Order#: 20181218000058
 By: TD

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Shaber Jaffar, known to me to be the person(s) whose name(s) is/are 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 18th day of SEPTEMBER, 2018.

NOTARY PUBLIC
 BRAD KERR
 Comm. Expires 03-29-2020
 Notary ID 128938919

Brad Kerr
 Notary Public, Brazos County, Texas

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 figure.

R.P.L.S. No. 4502



APPROVAL OF THE CITY ENGINEER

I, Walter Lanza, 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 17th day of SEPTEMBER, 2018.

Walter Lanza
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobbi Sullivan, 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 13th day of SEPTEMBER, 2018, and same was duly approved on the 20th day of SEPTEMBER, 2018, by said Commission.

Bobbi Sullivan
 Chair, Planning & Zoning Commission
 Bryan, Texas

APPROVAL OF THE CITY PLANNER

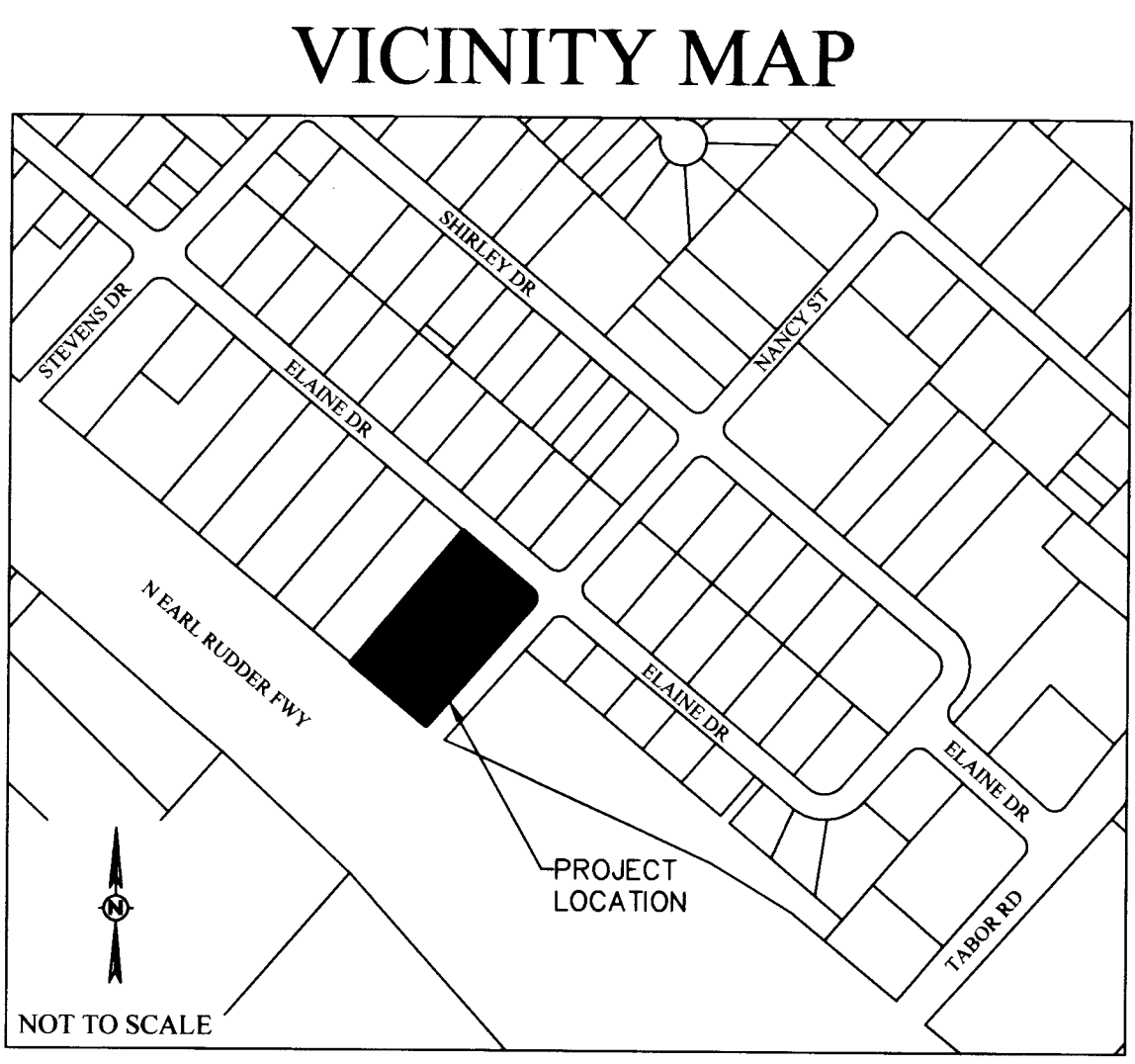
I, Madie Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 17th day of SEPTEMBER, 2018.

Madie Zimmerman
 City Planner, Bryan, Texas

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING UTILITY EASEMENT
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING CONTOURS
- EXISTING ADRIAL ELECTRIC
- EXISTING WATERLINE
- EXISTING SEWERLINE
- PROPERTY CORNER
- EXISTING PIPELINE

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
CT	38.79'	25.00'	091°10'55"	25.52'	35.72'



FINAL PLAT
 OF
 WOODVILLE ACRES No. 3
 BLOCK 6, LOTS 1R, 2R & 3R-1 - 3R-5
 A TOTAL OF 2.699 ACRES
 BEING A
REPLAT
 OF
 WOODVILLE ACRES No. 3
 BLOCK 6, LOTS 1 - 3
 VOL. 176, PG. 121
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 40'
 SEPTEMBER, 2018

OWNER/DEVELOPER:
 Shaber Jaffar
 P.O. Box 3135
 College Station, TX 77841
 (979) 229-4222

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

ENGINEER:
 SCHULTZ
 TBP# No. 12327
 911 SOUTHWEST PKWY. E.
 College Station, Texas 77840
 (979) 764-3900