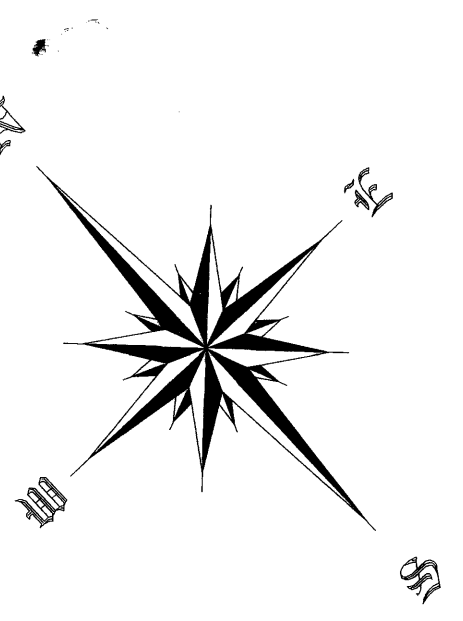
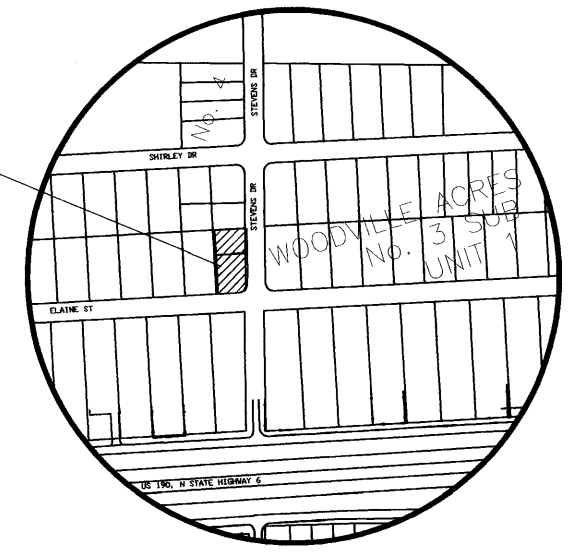


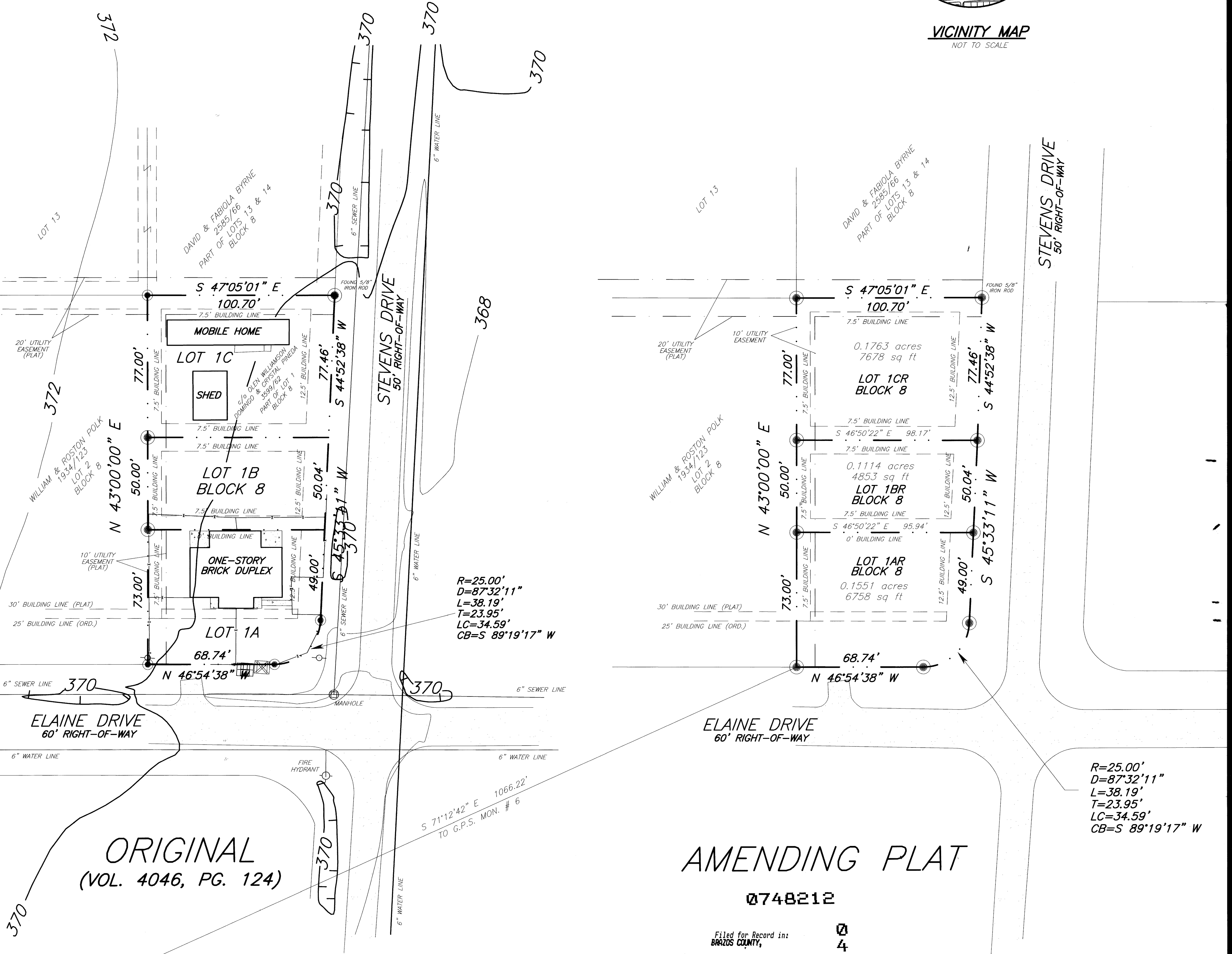
on land base
UD 5/10/02



PROJECT
LOCATION



VICINITY MAP
NOT TO SCALE



ORIGINAL
(VOL. 4046, PG. 124)

AMENDING PLAT

0748212

Filed for Record in:
BRAZOS COUNTY,

On: Jul 05, 2001 at 03:06PM

As a
Plats

Document Number: 0748212

Amount: \$5.00

Receipt Number - 175516

By,
Flo Workman

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of:

BRAZOS COUNTY,
as stamped herein by me.

Jul 05, 2001

HONORABLE WENDY WOLFE, COUNTY CLERK
BRAZOS COUNTY,

04217
04217

- NOTE:
- 1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON DEED RECORDED IN 269/287 TO THE STATE OF TEXAS. THIS DEED IS THE RECORDING INFORMATION FOR THE RIGHT-OF-WAY OF HIGHWAY NO. 6 BYPASS, WHEN IT CUT THROUGH WOODVILLE ACRES NO. 3 BEARING = N 47°12'50" W
 - 2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480802, PANEL NO. 0131 C MAP NO. 48041C0131 C, EFFECTIVE DATE: JULY 2, 1992.
 - 3) ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES.
 - 4) THIS PROPERTY IS ZONED MIXED USE RESIDENTIAL (MU-1).
 - 5) THE VARIANCES TO REDUCE THE FRONT SETBACK FROM 25 FEET TO 12.5 FEET, TO REDUCE THE LOT DEPTH FROM 100 FEET TO 98.00 FEET, TO REDUCE THE REAR SETBACK FROM 7.50 FEET TO 0.00 FEET, TO REDUCE THE LOT DEPTH FROM 100 FEET TO 73 FEET, WAS APPROVED ON NOVEMBER 9, 2000 BY THE ZONING BOARD OF ADJUSTMENTS. VARIANCE FILING NUMBER IS 1401-00-17, AND AGAIN ON JANUARY 11, 2001.
 - 6) THE NAMES OF THE LOTS ARE BEING REVISED TO MAKE A CORRECTION.

AMENDING PLAT OF A VACATING & RESUBDIVISION PLAT OF

WOODVILLE ACRES NO. 3
BLOCK 8, LOT 1A & 1B
TO

BLOCK 8, LOTS 1AR, 1BR & 1CR
0.4428 ACRES

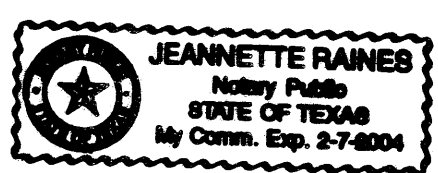
MOSES BAINE LEAGUE, A-3
S. F. AUSTIN LEAGUE No. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40'

JUNE 2001

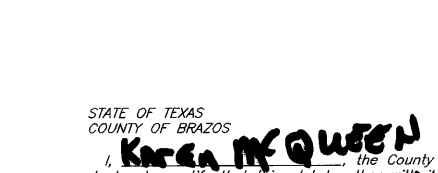
STATE OF TEXAS
COUNTY OF BRAZOS
I, **Ricky Vernon**, the owner and developer of the above described plat, hereby certify that the plat is a true and correct copy of the original plat as shown to me by the person(s) whose name(s) is/are subscribed to the plat and who have signed and acknowledged to me that he executed the same for the purposes stated.
Given under my hand and seal of office this 5th day of July, 2001.
Ricky Vernon

STATE OF TEXAS
COUNTY OF BRAZOS
I, **Jeannette Raines**, the County Clerk and for said County, do hereby certify that the above survey is a true and correct copy of the original plat as shown to me by the person(s) whose name(s) is/are subscribed to the plat and who have signed and acknowledged to me that he executed the same for the purposes stated.
Given under my hand and seal of office this 5th day of July, 2001.
Jeannette Raines

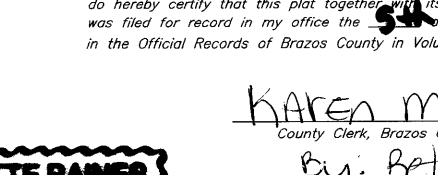


STATE OF TEXAS
COUNTY OF BRAZOS
I, **Olen Williamson**, the owner and developer of the above described plat, hereby certify that the plat is a true and correct copy of the original plat as shown to me by the person(s) whose name(s) is/are subscribed to the plat and who have signed and acknowledged to me that he executed the same for the purposes stated.
Given under my hand and seal of office this 5th day of July, 2001.
Olen Williamson

STATE OF TEXAS
COUNTY OF BRAZOS
I, **Karen McQueen**, the County Clerk and for said County, do hereby certify that the above survey is a true and correct copy of the original plat as shown to me by the person(s) whose name(s) is/are subscribed to the plat and who have signed and acknowledged to me that he executed the same for the purposes stated.
Given under my hand and seal of office this 5th day of July, 2001.
Karen McQueen



STATE OF TEXAS
COUNTY OF BRAZOS
I, **Jeannette Raines**, the County Clerk and for said County, do hereby certify that the above survey is a true and correct copy of the original plat as shown to me by the person(s) whose name(s) is/are subscribed to the plat and who have signed and acknowledged to me that he executed the same for the purposes stated.
Given under my hand and seal of office this 5th day of July, 2001.
Jeannette Raines



METES AND BOUNDS DESCRIPTION
OF A 0.4428 ACRE TRACT OF LAND
OUT OF THE
MOSES BAINE LEAGUE, A-3
S. F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Moses Baine League, A-3 and the S.F. Austin League No. 10, A-63, and being the same tract of land conveyed to Ricky Vernon, as recorded in Volume 3856, Page 47, of the Brazos County Official Records, also being part of Lot 1A and 1B, Block Eight, Woodville Acres No. 3, as recorded in Volume 498, Page 143, of the Brazos County Deed Records, and now more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the most easterly corner of this tract, said 5/8" iron rod set for South 71 degrees 12 minutes 42 seconds East, a distance of 1066.22 feet from the City of Bryan's GPS monument # 6, also being a point in the northwest right-of-way line of Stevens Drive, also being the most easterly corner of Lot 1B, Block 8 of said Woodville Acres No. 3, also being the most easterly corner of the Domingo and Crystal Placita tract, c/o Olen Williamson, as recorded in Volume 3580, Page 63, of the Brazos County Official Records, also being the most southerly corner of Lot 13, of said Woodville Acres No. 3, also being the most southerly corner of the David and Fabiola Byrne tract, being part of Lots 13 and 14, Block 8 of said Woodville Acres No. 3, as recorded in Volume 2585, Page 66, of the B.C.C.R.;

THENCE South 44 degrees 52 minutes 38 seconds West, a distance of 77.46 feet along the common line between this tract and the said right-of-way line of Stevens Drive to a 5/8" iron rod set for an angle point of this tract, also being the most southerly corner of the said Placita tract, also being the most southerly corner of Lot 10C, also being the most easterly corner of the Ricky Vernon tract, also being the most easterly corner of Lot 10B;

THENCE South 45 degrees 33 minutes 11 seconds West, a distance of 50.04 feet along the common line between this tract and the said right-of-way line of Stevens Drive to a 5/8" iron rod set for an angle point of this tract, also being the most southerly corner of said Lot 10B, and continuing on for another 43.00 feet, for a total distance of 93.04 feet, to another 5/8" iron rod set for an angle point, also being the most southerly corner of this tract, also being the most southerly corner of the said Vernon tract, also being the most southerly corner of Lot 10A;

THENCE around a curve in a clockwise direction having a delta angle of 87 degrees 32 minutes 11 seconds, an arc distance of 38.19 feet, and a short of South 50 degrees 19 minutes 17 seconds West, a distance of 23.95 feet along the common line between this tract and the said right-of-way line of Stevens Drive to a 5/8" iron rod set for an angle point of this tract, also being the most southerly corner of this tract, also being the most southerly corner of the said Vernon tract, also being the most southerly corner of Lot 10A;

THENCE North 46 degrees 54 minutes 38 seconds East, a distance of 68.74 feet along the common line between this tract and the said right-of-way line of Elaine Drive to a 5/8" iron rod set for the westerly corner of this tract, also being the most westerly corner of the said Vernon tract, also being the most westerly corner of Lot 1A, also being the most southerly corner of Lot 1, also being the most southerly corner of the William and Roston Polk tract, as recorded in Volume 1934, Page 123, of the B.C.C.R.;

THENCE Along the common line between this tract and said Polk's Lot 2, the following calls:

THENCE North 43 degrees 00 minutes 00 seconds East, a distance of 73.00 feet pass a 5/8" iron rod set for the angle point, which is the most northerly corner of said Lot 1AR and the most westerly corner of said Lot 1BR, continuing on for 50.00 feet past another 5/8" iron rod set for the most northerly corner of the said Vernon tract, also being the most northerly corner of said Lot 1BR, also being the most westerly corner of the said Placita tract, also being the most westerly corner of said Lot 1CR, and continuing on for another 23.00 feet, for a total of 203.00 feet, to a 5/8" iron rod set for the most northerly corner of this tract, also being the most northerly corner of the said Placita tract, also being the most northerly corner of said Lot 1CR, also being the most easterly corner of the said Block 8 Lot 2, also being the common corner of Lots 13 and 14, also being a point in the southwest line of the said David and Fabiola Byrne tract;

THENCE South 47 degrees 05 minutes 01 seconds East, a distance of 100.70 feet along the common line of this tract and the said line track which is the southwest line of said Lot 14, to the PLACE OF BEGINNING containing 19289 square feet or 0.4428 acres of land.

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 5th day of July, 2001.
Joseph Dunn
Assistant City Planner

I, 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 5th day of July, 2001.
W. Paul King
City Engineer, Bryan, Texas

OWNER RICKY VERNON, SR. 4400 ROBINHOOD BRYAN, TEXAS 77805 979-778-1485	
CARONAGNO Surveying Inc. 2714 Finfeather Road, Bryan, Texas 77801 Phone 409-775-2873 Fax 409-775-4787 e-mail Mster@aol.com	
DRAWN BY: D. VANN JOB # 20679	DRAWING NO. 1 SHEET 1 OF 1