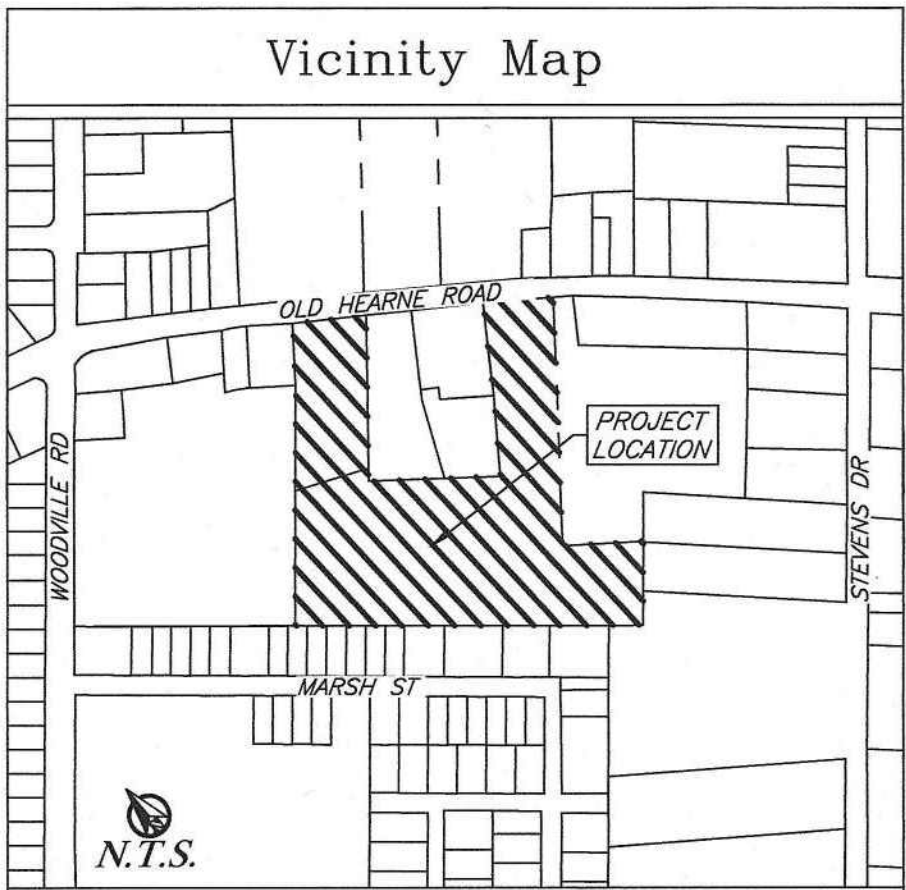
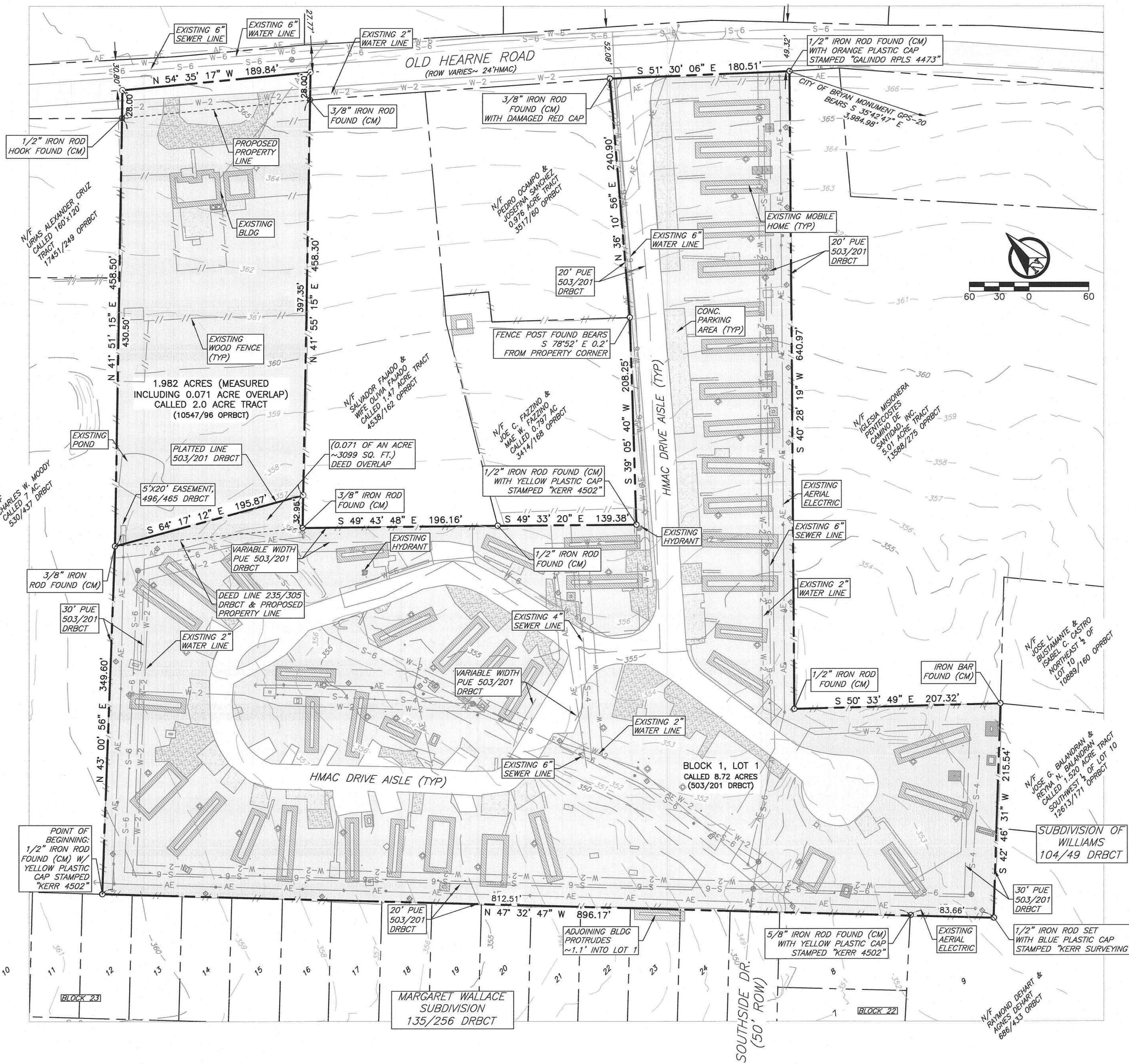


ORIGINAL PLAT



General Notes:

- Bearing system shown hereon is based on the Texas State plane central zone grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 multi-year CORS solution 2 (MYCS2).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010135213126 (calculated using GEOD12B).
- This tract does not lie within a designated 100-yr floodplain according to the FIRM Maps, Panel No. 48041C0185E, effective May 9, 2014.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown hereon are approximate location.
- This property is zoned Residential District 5000 (RD-5).
- The topography is from GIS data.
- 1/2" iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- The southwest line of the called 2.0 acre tract (Measured S 54° 39' 51" E 189.35' as shown hereon) is called 190 feet parallel to Old Hearne Road" (235/305 DRBCT), which predates the platted line (Measured S 64° 17' 12" E 195.87'; called S 63° 00' 20" E 195.91', 503/201 DRBCT).
- This survey plat was prepared to reflect the title commitment prepared by Old Republic National Title Insurance Company, GP NO. 21012888, Effective Date 11/30/21 (Lot 1 & 0.798 Acre Tract) and the Title Report prepared by University Title Company, GP NO. 220515, Dated 01/25/22 (1.982 Acre Tract). Items listed on said commitment and report are addressed as follows:
- Easements (Page 1) as shown on Plat 503/201 DRBCT do apply to Lot 1, Block 1 as shown hereon. Setbacks as shown on plat 503/201 DRBCT do apply to Lot 1, Block 1.
- Guy Wire Easement 496/465 DRBCT does cross the 1.982 acre tract as shown.
- Subsurface easement for directional boring 537/681 DRBCT does apply to the 1.982 acre tract. Easement is blanket in nature and cannot be platted.
- All other items are not survey items and/or are not addressed by this plat.

FINAL PLAT

Woodville North,
Block 1, Lots 1R, 2 &
R.O.W. Dedication

Being a Replat of Woodville North
Lot 1, Block 1
Volume 503, Page 201 DRBCT
& A Called 2.0 Acre Tract
Volume 10547, Page 96 OPRBCT ~ 10.64 Acres
Moses Baine League Survey, Abstract 3
Bryan, Brazos County, Texas
March 2022
Page 1 of 2

Owner:
Robertino & Maria Rivera
PO Box 3477
Bryan, TX, 77805

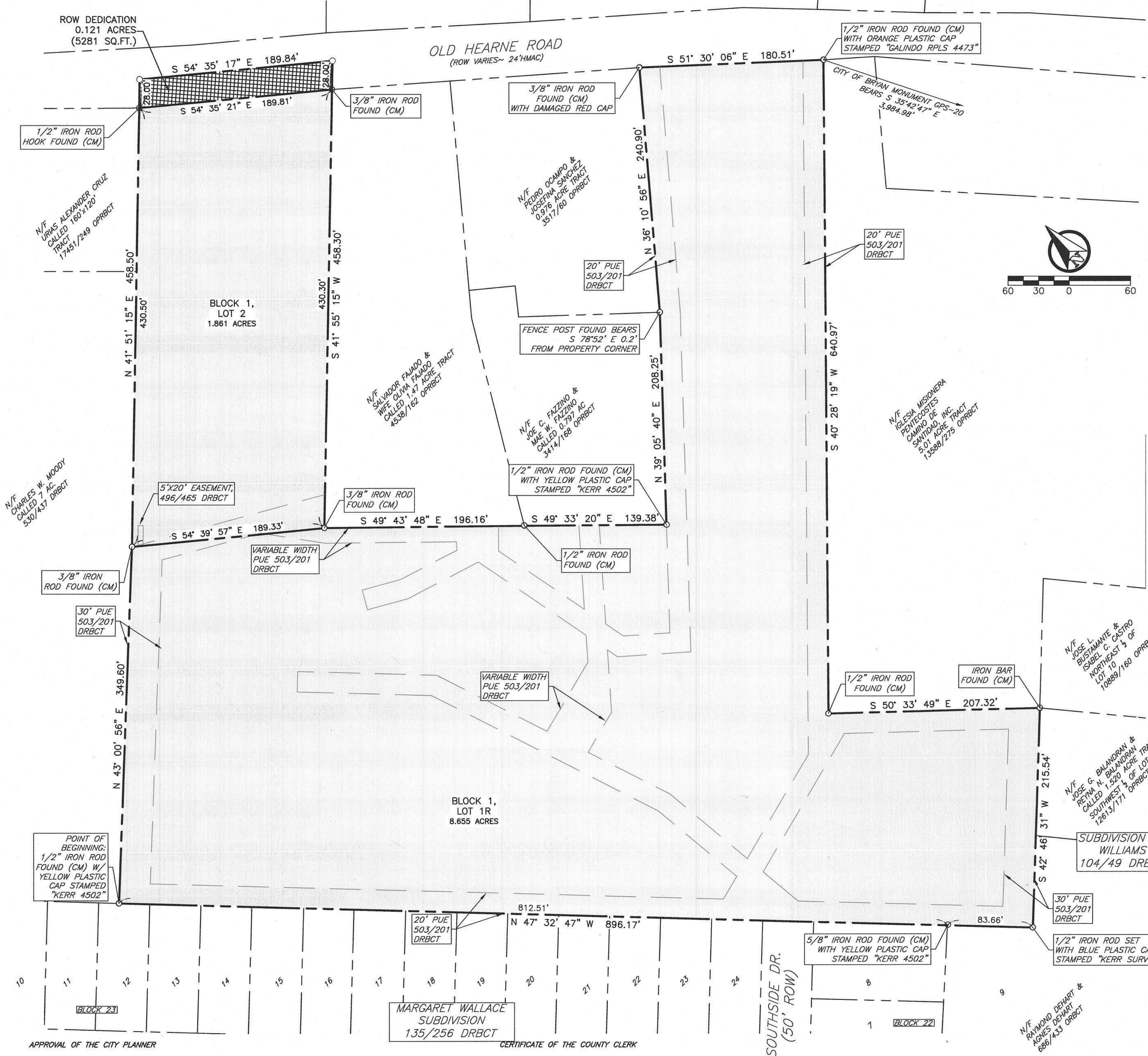
Owner:
Joe & Mae Fazzino
4112 Old Hearne Rd
Bryan, TX, 77805

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj # 22-050

Engineer:
IA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPELS F-5951

- ANNOTATIONS:
- ROW- Right-of-Way
 - HMAC- Hot mix Asphaltic concrete
 - DRBCT- Deed Records Of Brazos County, Texas
 - ORBCT- Official Records Of Brazos County, Texas
 - OPRBCT- Official Public Records Of Brazos County, Texas
 - ()- Record information
 - (CM)- Controlling Monument used to establish property boundaries
 - PUE- Public Utility Easement

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Roberto Rivera & Maria A. Rivera, owners of the called 2.00 acre tract shown on this plat, being the same tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 10547, Page 96, and designated herein as Woodville North, Block 1, Lot 2, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Roberto Rivera
 Roberto Rivera, Owner
Marie Rivera
 Marie Rivera, Owner

CERTIFICATE OF OWNERSHIP AND DEDICATION

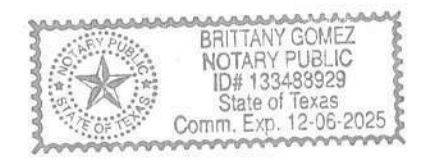
STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Joe Fazzino & Mae Fazzino, owners of Woodville North, Block 1, Lot 1 as depicted on the plat recorded in the Deed Records of Brazos County in Volume 503, Page 201, being the same tract of land as conveyed to me in the Deed Records of Brazos County in Volume 487, Page 779, and designated herein as Woodville North, Block 1, Lot 1R, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Joe Fazzino
 Joe Fazzino, Owner
Mae Fazzino
 Mae Fazzino, Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Joe Fazzino & Mae Fazzino, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
 Given under my hand and seal on this 25th day of March, 2022

Brittany Gomez
 Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

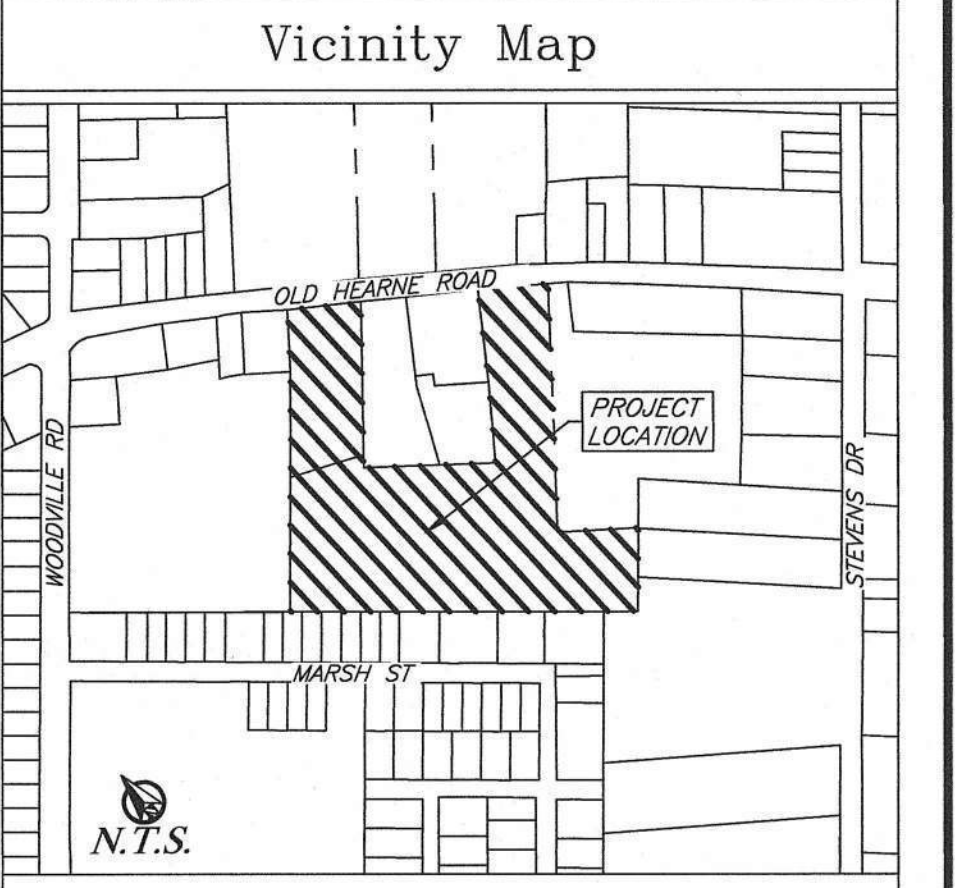
STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Nathan Paul Kerr
 R.P.L.S. No. 6834



FIELD NOTES DESCRIPTION
 OF A
 10.64 ACRE TRACT
 MOSES BAINE LEAGUE SURVEY, ABSTRACT 3
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 10.64 ACRES IN THE MOSES BAINE LEAGUE SURVEY, ABSTRACT 3, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1 OF WOODVILLE NORTH AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN VOLUME 503, PAGE 201 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND ALL OF A CALLED 2.0 ACRE TRACT OF LAND CONVEYED TO ROBERTINO RIVERA AND MARIA A. RIVERA IN VOLUME 10547, PAGE 96 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID 10.64 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND IN THE NORTHEAST LINE OF LOT 12, BLOCK 23 OF THE MARGARET WALLACE SUBDIVISION RECORDED IN VOLUME 135, PAGE 256 (DRBCT), AT THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF A CALLED 7 ACRE TRACT OF LAND CONVEYED TO CHARLES W. MOODY IN VOLUME 530, PAGE 437 (DRBCT);
 THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 7 ACRE TRACT, N 43° 00' 56" E, FOR A DISTANCE OF 349.60 FEET TO A 3/8 INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID LOT 1 AND SAID 2.0 ACRE TRACT;
 THENCE, WITH THE NORTHWEST LINE OF SAID 2.0 ACRE TRACT, N 41° 51' 15" E, AT 430.50 FEET PASSING A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF OLD HEARNE ROAD (RIGHT-OF-WAY WIDTH VARIES) AND CONTINUING FOR A TOTAL DISTANCE OF 458.50 FEET TO A POINT AT THE NORTH CORNER OF SAID 2.0 ACRE TRACT AND THE MOST NORTHERLY CORNER HEREOF;
 THENCE, WITH THE NORTHEAST LINE OF SAID 2.0 ACRE TRACT, THROUGH THE RIGHT-OF-WAY OF OLD HEARNE ROAD, S 54° 35' 17" E, FOR A DISTANCE OF 189.84 FEET TO A POINT AT THE EAST CORNER OF SAID 2.0 ACRE TRACT;
 THENCE, WITH THE SOUTHEAST LINE OF SAID 2.0 ACRE TRACT, S 41° 55' 15" W, AT 28.00 FEET PASSING A 3/8 INCH IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF OLD HEARNE ROAD, AT THE NORTH CORNER OF A CALLED 1.47 ACRE TRACT OF LAND CONVEYED TO SALVAR FAJADO AND WIFE, OLIVIA FAJADO IN VOLUME 4538, PAGE 182 (OPRBC), AND CONTINUING WITH THE COMMON LINE OF SAID 2.0 ACRE TRACT AND SAID 1.47 ACRE TRACT FOR A TOTAL DISTANCE OF 458.30 FEET TO A 3/8 INCH IRON ROD FOUND IN THE NORTHEAST LINE OF SAID LOT 1, AT THE SOUTH CORNER OF SAID 2.0 ACRE TRACT AND THE MOST WESTERLY CORNER OF SAID 1.47 ACRE TRACT;
 THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 1.47 ACRE TRACT, S 49° 43' 48" E, FOR A DISTANCE OF 196.16 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID 1.47 ACRE TRACT AND THE WEST CORNER OF A CALLED 0.797 ACRE TRACT OF LAND CONVEYED TO JOE. FAZZINO AND MAE W. FAZZINO IN VOLUME 3414, PAGE 168 (OPRBC);
 THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 0.797 ACRE TRACT, S 49° 33' 20" E, FOR A DISTANCE OF 139.38 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND AT THE SOUTH CORNER OF SAID 0.797 ACRE TRACT;
 THENCE, CONTINUING WITH THE COMMON LINE OF SAID LOT 1 AND SAID 0.797 ACRE TRACT, N 39° 05' 40" E, FOR A DISTANCE OF 208.25 FEET TO A POINT AT THE EAST CORNER OF SAID 0.797 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 0.976 ACRE TRACT OF LAND CONVEYED TO PEDRO OCAMPO AND JOSEFINA SANCHEZ IN VOLUME 3517, PAGE 60 (OPRBC), FROM WHICH A FENCE POST FOUND BEARS S 78° 52' E, A DISTANCE OF 0.2 FEET;
 THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 0.976 ACRE TRACT, N 36° 10' 56" E, FOR A DISTANCE OF 240.90 FEET TO A 3/8 INCH IRON ROD WITH DAMAGED RED CAP FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF OLD HEARNE ROAD AT THE NORTH COMMON CORNER OF SAID LOT 1 AND SAID 0.976 ACRE TRACT;
 THENCE, WITH THE NORTHEAST LINE OF SAID LOT 1, ALONG THE SOUTHWEST LINE OF OLD HEARNE ROAD, S 51° 30' 06" E, FOR A DISTANCE OF 180.51 FEET TO A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "GALINDO RPLS 4473" FOUND AT THE NORTH COMMON CORNER OF SAID LOT 1 AND A CALLED 5.01 ACRE TRACT OF LAND CONVEYED TO IGLESIA MISIONERA PENTECOSTES CAMINO DE SANTIDAD, INC. IN VOLUME 13588, PAGE 275 (OPRBC) AND THE MOST NORTHERLY EAST CORNER HEREOF, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-20 BEARS S 35° 42' 47" E, A DISTANCE OF 3,984.98 FEET;
 THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 5.01 ACRE TRACT, S 40° 28' 19" W, FOR A DISTANCE OF 640.97 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID 5.01 ACRE TRACT;
 THENCE, CONTINUING WITH THE COMMON LINE OF SAID LOT 1 AND SAID 5.01 ACRE TRACT, S 60° 33' 49" E, FOR A DISTANCE OF 207.32 FEET TO AN IRON BAR FOUND AT THE SOUTH COMMON CORNER OF SAID LOT 1 AND SAID 5.01 ACRE TRACT, THE WEST CORNER OF A TRACT OF LAND CONVEYED AS THE NORTHEAST 1/2 OF LOT 10 OF THE SUB-DIVISION OF WILLIAMS (104/49 DRBCT) TO JOSE L. BUSTAMANTE AND ISABEL C. CASTRO IN VOLUME 10889, PAGE 160 (OPRBC) AND THE NORTH CORNER OF A TRACT OF LAND CONVEYED AS THE SOUTHWEST 1/2 OF SAID LOT 10 TO JOSE G. BALADRAN AND REYNAN N. BALADRAN IN VOLUME 12613, PAGE 171 (OPRBC);
 THENCE, WITH THE SOUTHEAST LINE OF SAID LOT 1, S 42° 46' 31" W, FOR A DISTANCE OF 215.54 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE NORTH LINE OF SAID SUB-DIVISION OF WILLIAMS (104/49 DRBCT), FOR THE SOUTH CORNER OF SAID LOT 1 AND THE MOST SOUTHERLY CORNER HEREOF;
 THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 9, N 47° 32' 47" W, AT A DISTANCE OF 83.66 FEET PASSING A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND AT THE NORTH CORNER OF SAID LOT 9 AND THE EAST CORNER OF LOT 8, BLOCK 22 OF SAID MARGARET WALLACE SUBDIVISION (135/256 DRBCT) AND CONTINUING WITH THE COMMON LINE OF SAID LOT 1 AND SAID MARGARET WALLACE SUBDIVISION FOR A TOTAL DISTANCE OF 896.17 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 10.64 ACRES, MORE OR LESS.



General Notes:

- Bearing system shown hereon is based on the Texas State plane central zone grid North as established from GPS observation using the Leica Smartnet NAB03 (NA2011) Epoch 2010 multi-year CORS solution 2 (MYCS2).
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- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 480410180E, effective May 9, 2014.
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- Guy Wire Easement 496/465 DRBCT does cross the 1.982 acre tract as shown.
- Subsurface easement for directional boring 537/661 DRBCT does apply to the 1.982 acre tract. Easement is blanket in nature and cannot be plotted.
- All other items are not survey items and/or are not addressed by this plat.

APPROVAL OF THE CITY PLANNER
Marta 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 25th day of March, 2022.

Marta Zimmerman
 City Planner
 Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 3/29/2022 1:40:03 PM
 in the PLAT Records

Doc Number: 2022-1466083
 Volume - Page: 17827-12
 Number of Pages: 2
 Amount: 73.00
 Order#: 20220329000085
 By: DB



Karen McQueen
 County Clerk
 By: Debbi Bacon
 Deputy Clerk II

APPROVAL OF THE CITY ENGINEER
W. Paul Lopez, 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 25th day of March, 2022.

W. Paul Lopez
 City Engineer, Bryan, Texas

FINAL PLAT

Woodville North,
 Block 1, Lots 1R, 2 &
 R.O.W. Dedication
 Being a Replat of Woodville North
 Lot 1, Block 1
 Volume 503, Page 201 DRBCT
 & A Called 2.0 Acre Tract
 Volume 10547, Page 96 OPRBC - 10.64 Acres
 Moses Baine League Survey, Abstract 3
 Bryan, Brazos County, Texas
 March 2022
 Page 2 of 2

Owner:
Roberto & Maria Rivera
 PO Box 3477
 Bryan, TX, 77805

Owner:
Joe & Mae Fazzino
 4112 Old Hearne Rd
 Bryan, TX, 77805

Surveyor:
Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195
 TBPELS #10018500
 Proj # 22-050

Engineer:
I4 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE I-9251

ANNOTATIONS:
 ROW- Right-of-Way
 HMAC- Hot mix Asphaltic concrete
 DRBCT- Deed Records Of Brazos County, Texas
 OPRBC- Official Records Of Brazos County, Texas
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 PUE- Public Utility Easement

5/16/2022 Woodville North Replat
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 5/16/2022 Woodville North Replat