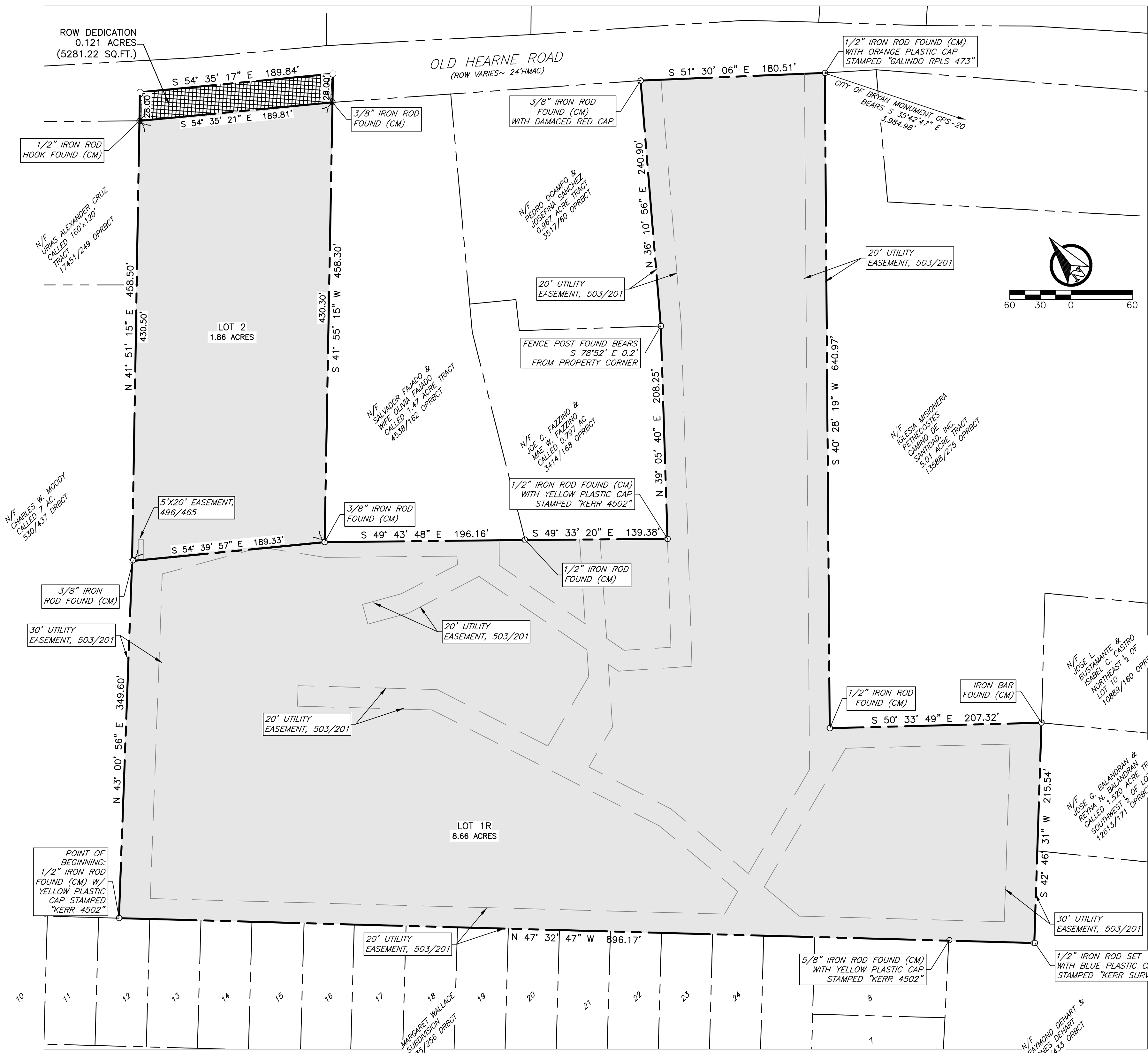


REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Robertino Rivera, Maria Rivera, Joe Fazzino & Mae Fazzino, owners of the 10.64 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 10547, Page 96, and designated herein as Woodville North Block 1, Lots 1R & 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.

Robertino Rivera, Owner
Maria Rivera, Owner
Joe Fazzino, Owner
Mae Fazzino, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____, 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 ____ day of _____, 20__.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, J. Dillon Means, Registered Professional Land Surveyor No. 6770, 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.

J. Dillon Means, R.P.L.S. No. 6770

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 (DRBCT) 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 (OPRBCT); 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 HOOK 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 SOUTHWEST 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 162 (OPRBCT), 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 WEST 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 0.976 ACRE TRACT OF LAND CONVEYED TO JOE, FAZZINO AND MAE W. FAZZINO IN VOLUME 3414, PAGE 168 (OPRBCT);

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 0.976 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 0.976 ACRE TRACT;

THENCE, CONTINUING WITH THE COMMON LINE OF SAID LOT 1 AND SAID 0.976 ACRE TRACT, N 39° 05' 40" E, FOR A DISTANCE OF 208.25 FEET TO A POINT AT THE EAST CORNER OF SAID 0.976 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 0.976 ACRE TRACT OF LAND CONVEYED TO PEDRO OCAÑO AND JOSEFINA SANCHEZ IN VOLUME 3517, PAGE 60 (OPRBCT), 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;

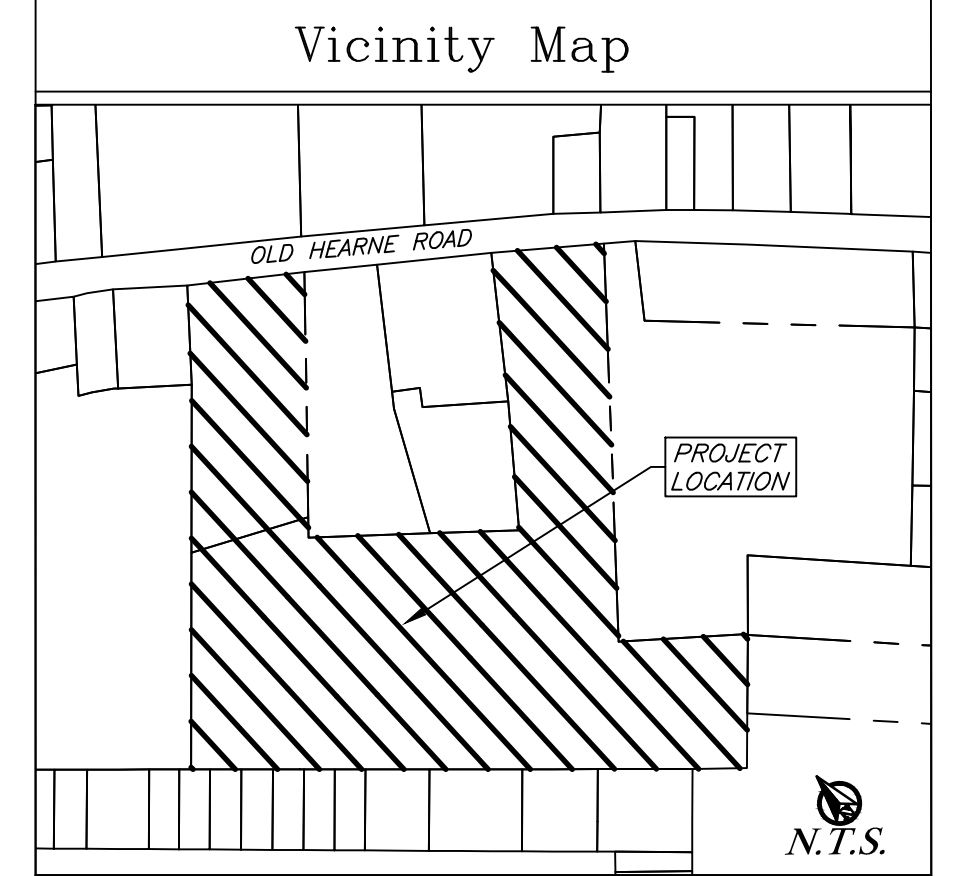
THENCE, WITH THE NORTHEAST LINE OF SAID LOT 1, ALONG THE SOUTHWEST LINE OF OLD HEARNE ROAD, S 51° 30' 06" E, FOR A DISTANCE OF 180.51 FEET TO A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED 'GALINDO RPLS 4473' FOUND AT THE NORTH COMMON CORNER OF SAID LOT 1 AND A CALLED 5.01 ACRE TRACT OF LAND CONVEYED TO IGLESIA MISIONERA PENTECOSTES CAMINO DE SANTIDAD, INC. IN VOLUME 13688, PAGE 275 (OPRBCT) 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 50° 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. BUSTAMONTE AND ISABEL C. CASTRO IN VOLUME 10889, PAGE 160 (OPRBCT) AND THE NORTH CORNER OF A TRACT OF LAND CONVEYED AS THE SOUTHWEST 1/2 OF SAID LOT 10 TO JOSE G. BALANDRAN AND REYNAN N. BALANDRAN IN VOLUME 12613, PAGE 171 (OPRBCT);

THENCE, WITH THE SOUTHWEST 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 LOT 9 OF SAID SUB-DIVISION OF WILLIAMS (104/49 DRBCT), FROM 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 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 GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0185E, effective May 16, 2012.
- 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.
- This survey plat was prepared to reflect the title commitment prepared by Old Republic National Title Insurance Company, GP NO. 21012682, Effective Date 11/30/21 (Lot 1 & 0.796 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 (Sheet 1) & Setbacks (Sheet 2) as shown on Plat 503/201 DRBCT do apply to Lot 1, block 1 as shown hereon.
- 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
I, _____, 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 ____ day of _____, 20__.

City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER
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 ____ day of _____, 20__.

City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20__, in the Official Records of Brazos County in Volume ____ Page ____.

County Clerk, Brazos County, Texas

FINAL PLAT

Woodville North,
Block 1, Lots 1R, 2 &
R.O.W Dedication
Being a Replat of Woodville North
Lot 1, Block 1
503/201 DRBCT
& A Called 2.0 Acre Tract
10547/96 OPRBCT ~ 10.64 AC
Moses Baine League Survey, Abstract 3
Bryan, Brazos County, Texas
Feb 2022

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 # 21-1014

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

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