

DESCRIPTION

3.2892 acres of land situated in the City of Bryan, Brazos County, Texas, being a portion of that certain Lot 1, Block 1 of Unit No. 1 of Woodville Acres No. 3, a subdivision as shown on map or plat recorded under Volume 176, Page 123 of the Deed Records of Brazos County, Texas, those certain Lots 2 thru 5, Block 1 of said Unit No. 1 of Woodville Acres No. 3 and a portion of that certain Lot 6R of the Replat of the Woodville Acres No. 3, a subdivision as shown on map or plat recorded under Volume 5309, Page 293 of the Official Public Records of Brazos County, Texas, said portion of Lot 6R conveyed as that certain called 0.8451 of one acre of land described in deed and recorded in the Official Public Records of Brazos County, Texas, under County Clerk's File Number 00825936, said 3.2892 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the Northeastly right-of-way line of State Highway No. 6 (right-of-way width varies) with the Northwestly right-of-way line of Tabor Road (80 foot right-of-way), from which a found concrete monument bears N 50°33'05" W, 1.69 feet;

Thence, N 50°33'05" W, along the Northeastly right-of-way line of said State Highway No. 6, a distance of 200.05 feet to the most Southerly corner of that certain Lot 13R of said Replat of Woodville Acres No. 3;

Thence, N 40°43'06" E, along the Southeastly line of said Lot 13R, a distance of 56.55 feet to the most Easterly corner of said Lot 13R;

Thence, N 49°49'46" W, along the Northeastly line of said Lot 13R, a distance of 82.40 feet to the most Southerly corner of that certain called 0.2925 of one acre of land described in deed and recorded in the Official Public Records of Brazos County, Texas, under County Clerk's File Number 1425194;

Thence, N 08°56'52" E, along the Easterly line of said 0.2925 acre tract, a distance of 161.93 feet to the Southeastly right-of-way line of Elaine Drive (60 foot right-of-way), for the most Easterly corner of said 0.2925 acre tract;

DESCRIPTION CONTINUED:

Thence, in a Northeastly direction, along the Southeastly right-of-way line of said Elaine Drive, with a curve to the left, having a central angle of 49°22'54", a radius of 110.00 feet, an arc length of 94.81 feet, a chord bearing of N 64°54'29" E and a chord distance of 91.90 feet to a 1/2 inch iron rod found for the most Northerly corner of said 0.6451 acre tract and the most Westerly corner of said Lot 5;

Thence, N 40°43'06" E, along the Southeastly right-of-way line of said Elaine Drive, a distance of 150.50 feet to the Westerly end of a 30 foot radius return between the Southeastly right-of-way line of said Elaine Drive and the Southwestly right-of-way line of Shirley Drive (80 foot right-of-way);

Thence, in a Northeastly direction, along said 30 foot radius return, and a curve to the right, having a central angle of 90°00'00", a radius of 30.00 feet, an arc length of 47.12 feet, a chord bearing of N 85°43'06" E and a chord distance of 42.43 feet to the Easterly end of said return and a point of tangency;

Thence, S 49°16'54" E, along the Southwestly right-of-way line of said Shirley Drive, a distance of 275.00 feet to a 5/8 inch iron rod with cap found at the Northerly end of a 25 foot radius return between the Southwestly right-of-way line of said Shirley Drive and the Northwestly right-of-way line of said Tabor Road;

Thence, in a Southeastly direction, along said 25 foot radius return, with a curve to the right, having a central angle of 90°00'00", a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of S 04°16'54" E and a chord distance of 35.36 feet to a 5/8 inch iron rod found for the Southerly end of said 25 foot radius return and a point of tangency;

Thence, S 04°16'54" W, along the Northwestly right-of-way line of said Tabor Road, a distance of 426.32 feet to the POINT OF BEGINNING and containing 3.2892 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, SAM BERNAL AND JACKIE BERNAL, OWNERS OF THE LAND CONVEYED TO US BY DEEDS RECORDED IN VOLUME 3642, PAGE 097, VOLUME 5529, PAGE 161 AND IN VOLUME 5529, PAGE 164, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, DESIGNATED HEREIN AS THE FINAL PLAT OF LOT 1R, BLOCK 1, WOODVILLE ACRES NO. 3, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

OWNER

OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY

PERSONALLY APPEARED _____ AND _____ KNOWN TO ME TO BE PERSONS

WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT,

AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR

PURPOSE HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS ____ DAY OF _____, 2022.

_____ 2022.

_____ 2022.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

I, _____, THE UNDERSIGNED CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE ____ DAY OF _____, 2022.

CHAIRMAN OF PLANNING & ZONING COMMISSION, BRYAN, TEXAS

I, _____, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE ____ DAY OF _____, 2022.

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 OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE ____ DAY OF _____, 2022.

CITY ENGINEER, BRYAN, TEXAS

NOTES:

- 1. This survey was performed in connection with the commitment for title insurance furnished by Frontier Title Company-WH, LLC, GF No. 22109935C5, Dated: February 13, 2022.
2. Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (Central Zone No. 4203).
3. Based on graphic plotting no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 481195 0205 F for Brazos County, Texas, dated April 2, 2014. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
4. Subject to Lone Star Gas Company Easement recorded under Vol. 71, Pg. 617 D.R.B.C. There is no visible evidence of this pipeline on the subject.
5. Subject to Magnolia Pipe Line Company Easement recorded under Vol. 127, Pg. 426 D.R.B.C. There is no visible evidence of this pipeline on the subject.
6. Setbacks are in accordance to the City of Bryan setback standards.
7. Current Zoning designation C-3 Commercial
8. Building lines to be reduced as shown and 20' Utility Easement along the rear lot lines of the existing plat to be removed by replat.

- LEGEND:
A = ASPHALT
B.L. = BUILDING LINE
C/COR. = CONCRETE
CON. MON. = CONCRETE MONUMENT
CC = COVERED CONCRETE
CLF = CHAIN LINK FENCE
CLVT = CULVERT
CO = CLEAVOIT
DG = DOWN GUT
D.R.B.C. = DEED RECORDS OF BRAZOS COUNTY
FH = FIRE HYDRANT
FND = FOUND
FOCM = FIBER OPTIC CABLE MARKER
GPM = GAS PIPELINE MARKER
GM = GAS METER
B.C.C.F. NO. = BRAZOS COUNTY CLERK'S FILE NUMBER
I.R. = IRON ROD
LS = LIGHT STANDARD
MB = MAILBOX
MF = METAL FENCE
O.B. = OVERHANG
PFB = PULL BOX
PEM = PIPELINE MARKER
SON = SIGN
SET = SET 5/8 INCH IRON ROD WITH CAP
SP = SERVICE POLE
ST = STONE
TP = TELEPHONE PEDESTAL
TSP = TRAFFIC SIGNAL POLE
UE = UTILITY EASEMENT
UGCM = UNDERGROUND CABLE MARKER
WB = WOOD BEAM
WF = WOOD FENCE
WM = WATER METER
WV = WATER VALVE

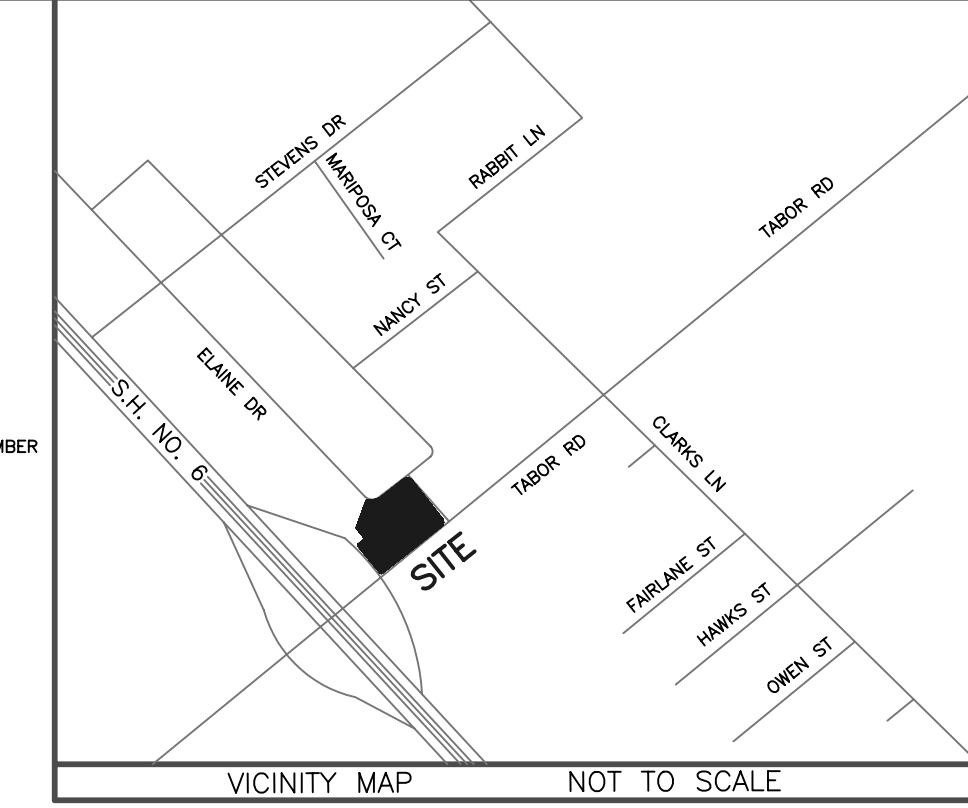


Table with columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Contains data for curves C1, C2, C3, and C4.

Table with columns: LINE, DISTANCE, BEARING. Contains data for lines L1, L2, and L3.

BENCHMARK:

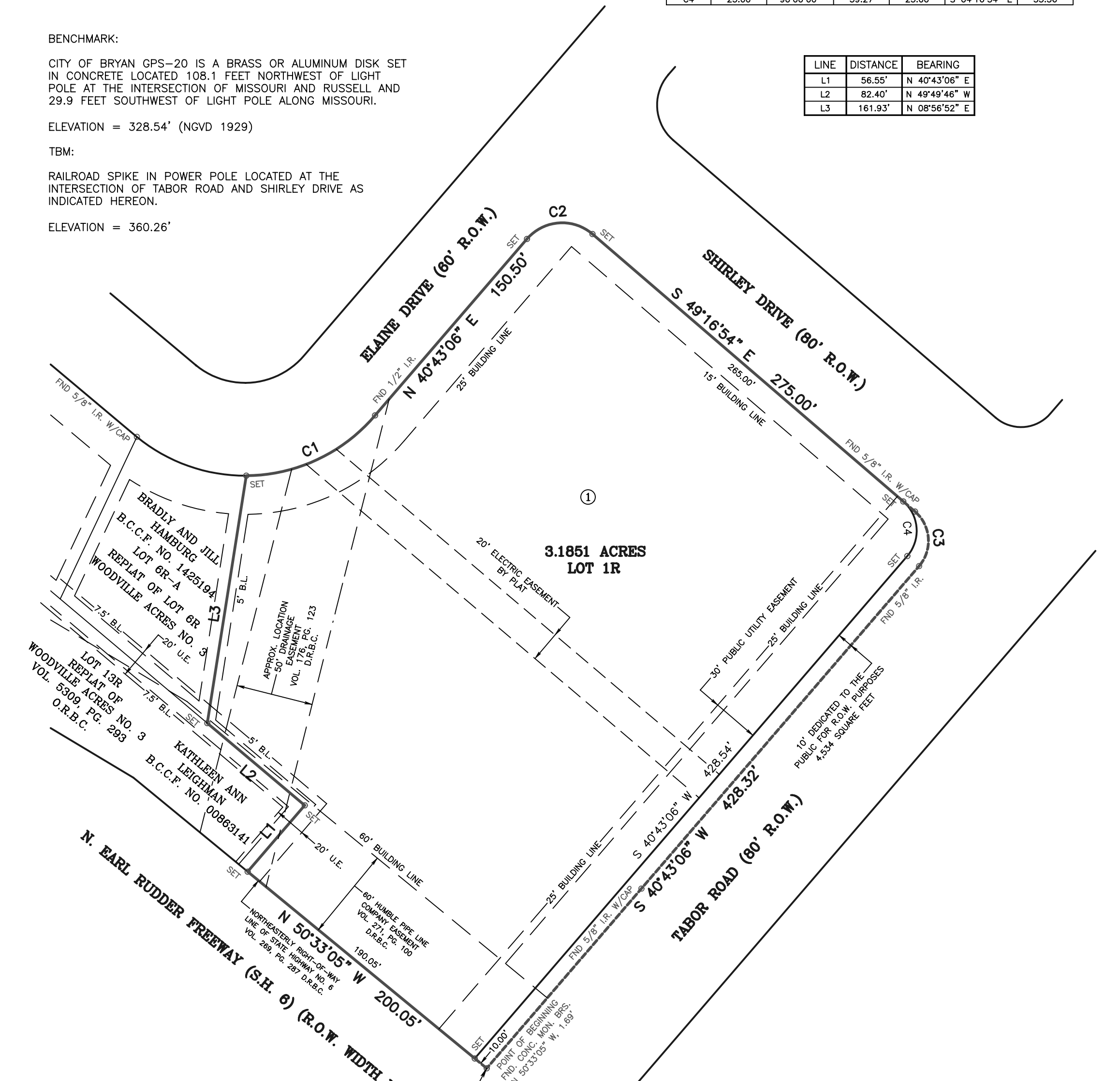
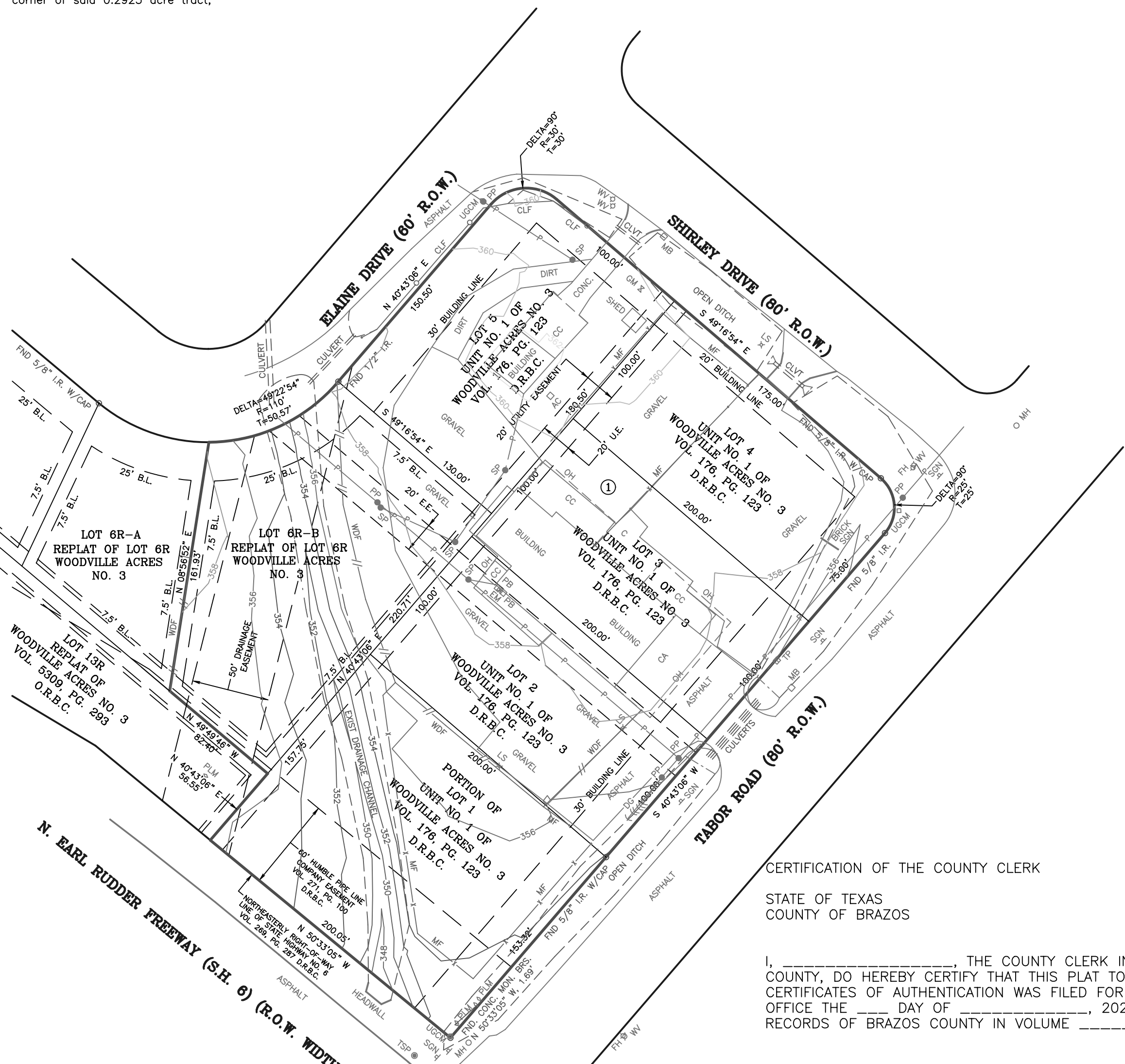
CITY OF BRYAN GPS-20 IS A BRASS OR ALUMINUM DISK SET IN CONCRETE LOCATED 108.1 FEET NORTHWEST OF LIGHT POLE AT THE INTERSECTION OF MISSOURI AND RUSSELL AND 29.9 FEET SOUTHWEST OF LIGHT POLE ALONG MISSOURI.

ELEVATION = 328.54' (NGVD 1929)

TBM:

RAILROAD SPIKE IN POWER POLE LOCATED AT THE INTERSECTION OF TABOR ROAD AND SHIRLEY DRIVE AS INDICATED HEREON.

ELEVATION = 360.26'



EXISTING PLATS
VOL. 176, PG. 123 D.R.B.C.
AND
VOL. 5309, PG. 293 O.R.B.C.

CERTIFICATION OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, THE 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 _____, 2022, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

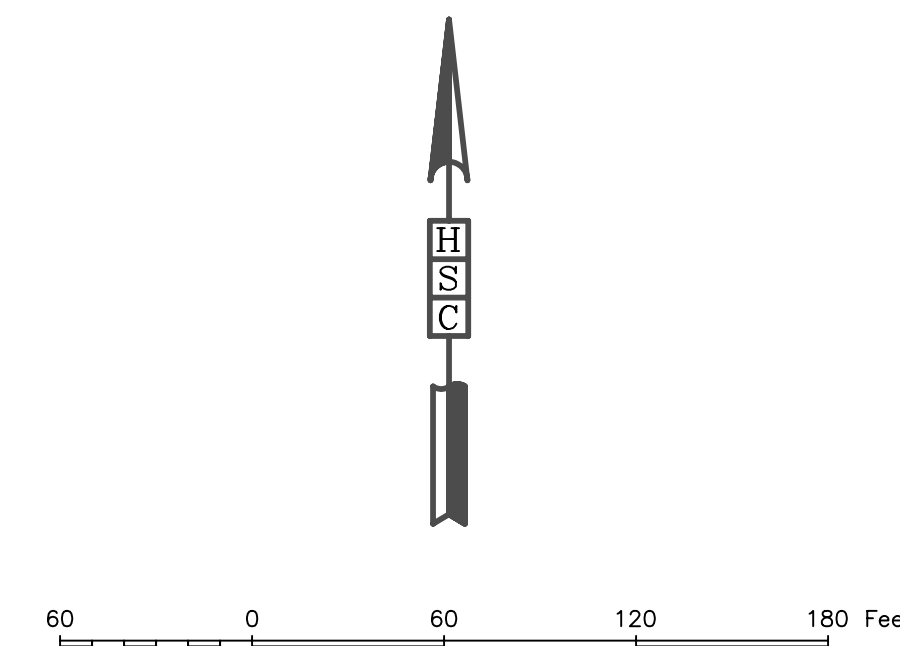
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, HARRY H. HOVIS, IV, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4827, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WITH THE SURVEY, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY, THAT MONUMENTS WERE PLACED ON THE GROUND UNDER MY SUPERVISION AND THAT THE METES AND BOUNDS DESCRIBED THE SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.



OWNERS
SAM BERNAL AND WIFE, JACKIE BERNAL
3405 TABOR ROAD
BRYAN, TEXAS 77808

FINAL PLAT OF LOT 1R, BLOCK 1
WOODVILLE ACRES NO. 3
3.2892 ACRES OF LAND
BEING A REPLAT OF LOTS 2-5, BLOCK 1 AND
THE REMAINING PORTION OF LOT 1, BLOCK 1
UNIT NO. 1 OF WOODVILLE ACRES NO. 3
VOL. 176, PG. 123 D.R.B.C.
AND
BEING A REPLAT OF LOT 6R-B, BLOCK 1
OF THE REPLAT OF LOT 6R
WOODVILLE ACRES NO. 3
CITY OF BRYAN, BRAZOS COUNTY, TEXAS



HOVIS SURVEYING COMPANY
Land Surveys - Computer Mapping
5000 Cabbage Street - Spring, Texas 77379
(281) 320-9591 - hovis@hovissurveying.com
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400
DATE: NOVEMBER 23, 2022 SCALE: 1" = 60' JOB NO. 22-071-00