



**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

**FLOOD PLAIN NOTES:**  
 THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4804IC0185E, REVISED DATE: 05-16-2012.

OWNER: SHABEER JAFFAR  
 P.O. BOX 3135, COLLEGE STATION, TEXAS 77841

**FINAL PLAT OF WOODVILLE ACRES NO. 2 LOT 1R-1, LOT 1R-2, LOT 1R-3 AND LOT 1R-4, BLOCK 3 BEING A REPLAT OF A 1.550 ACRE TRACT BEING A PORTION OF LOT 1, BLOCK 3 VOLUME 168, PAGE 123 DRBCT MOSES BAINE LEAGUE SURVEY, ABSTRACT 3 BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1 INCH = 30 FEET  
 SURVEY DATE: 09-28-2023 | PLAT DATE: 11-01-2023  
 JOB NUMBER: 23-884 | CAD NAME: 23-884-REPLAT-5  
 POINT FILE: 23-884-ALL (cont); 23-884 (job)  
 DRAWN BY: MS CHECKED BY: DB  
 PREPARED BY: KERR SURVEYING, LLC  
 TBPELS FIRM#10018500  
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
 PHONE: (979) 268-3195  
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

**KERR SURVEYING**  
 "When one person stands to gain over another, the facts must be uncovered"

- GENERAL NOTES**
- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAZ01) EPOCH 2010 MULTI-YEAR CORRS 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 1.0001520581206 (CALCULATED USING GEOID128).
  - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
  - THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
  - CONTOURS SHOWN HEREON ARE FROM TNRS DATA BRAZOS, FREESTONE, & ROBERTSON COUNTIES UGAR 2017 --- BRYAN WEST | NE.
  - 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.
  - EXISTING STRUCTURES SHOWN ON PLAT ARE INTENDED TO REMAIN UNLESS OTHERWISE NOTED.

**FIELD NOTES DESCRIPTION OF A 1.550 ACRE TRACT MOSES BAINE LEAGUE SURVEY, ABSTRACT 3 BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 1.550 ACRES IN THE MOSES BAINE LEAGUE SURVEY, ABSTRACT 3, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 1.550 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SHABEER ISSA JAFFAR, RECORDED IN VOLUME 18755, PAGE 60 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID 1.550 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found bent on the southwest line of Laura Lane (50' wide right-of-way, 168/123 DRBCT), for the east corner of a called 0.86 acre tract of land described in a deed to Andres M. Garcia and Cynthia A. Garcia, recorded in Volume 1899, Page 333 of the Official Records of Brazos County, Texas (DRBCT) and being the north corner of said 1.550 acre tract and the east corner hereof, from which a 3/8 inch iron rod found bent bears N 48° 26' 20" W, a distance of 125.00 feet;

THENCE, with the common line of said 1.550 acre tract and Laura Lane, S 48° 25' 18" E, for a distance of 225.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found for the north corner of a tract called to be 50'x300', described in a deed to Ervin Autrey and Norma Autrey, recorded in Volume 196, Page 533 (DRBCT) and in a deed to Frank Sikorski, Jr. and Gabrielle M. Sikorski, recorded in Volume 466, Page 580 (DRBCT) and being the east corner of said 1.550 acre tract and the east corner hereof, from which a 2 inch iron pipe found bears S 48° 25' 18" E, a distance of 49.96 feet;

THENCE, with the common line of said 1.550 acre tract and said Sikorski tract, N 48° 25' 18" W, passing at a distance of 159.40 feet the common corner of said Sikorski tract and a called 4.477 acre tract described in a deed to Paula Salazar Ramirez, recorded in Volume 11669, Page 267 (OPRBC) and continuing with common line of said Autrey tract and said 4.477 acre tract for a distance of 225.00 feet to a 3/8 inch iron rod found for the south corner of said 1.550 acre tract and the south corner hereof, from which the City of Bryan Monument GPS-20 bears S 24° 51' 53" E, a distance of 4,057.78 feet;

THENCE, with the common line of said 1.550 acre tract and said Autrey tract, N 48° 25' 18" W, passing at a distance of 159.40 feet the common corner of said Sikorski tract and a called 4.477 acre tract described in a deed to Paula Salazar Ramirez, recorded in Volume 11669, Page 267 (OPRBC) and continuing with common line of said Autrey tract and said 4.477 acre tract for a distance of 225.00 feet to a 3/8 inch iron rod found for the south corner of said 1.550 acre tract and the south corner hereof, from which the City of Bryan Monument GPS-20 bears S 24° 51' 53" E, a distance of 4,057.78 feet;

THENCE, with the common line of said 0.86 acres and said 1.550 acre tract, N 41° 33' 40" E, for a distance of 300.00 feet to the POINT OF BEGINNING hereof and containing 1.550 acres, more or less

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, SHABEER ISSA JAFFAR, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 18755, PAGE 60, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSES IDENTIFIED.

SHABEER ISSA JAFFAR

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

STATE OF TEXAS  
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHABEER JAFFAR 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 OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**CERTIFICATION OF THE SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, 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 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 FORM.

MICHAEL KONETSKI, RP15 NO. 6531

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_ THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS TRACT IS ZONED RESIDENTIAL DISTRICT-5000 (RD-5) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25 FEET  
 SIDE SETBACK (INTERIOR) - 5 FEET  
 REAR SETBACK - 5 FEET

CITY PLANNER, BRYAN, TEXAS

**CERTIFICATION 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 PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

**ZONING SETBACK NOTES**  
 ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 10/31/2023, THIS TRACT IS ZONED RESIDENTIAL DISTRICT-5000 (RD-5) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:  
 FRONT SETBACK - 25 FEET  
 SIDE SETBACK (INTERIOR) - 5 FEET  
 REAR SETBACK - 5 FEET