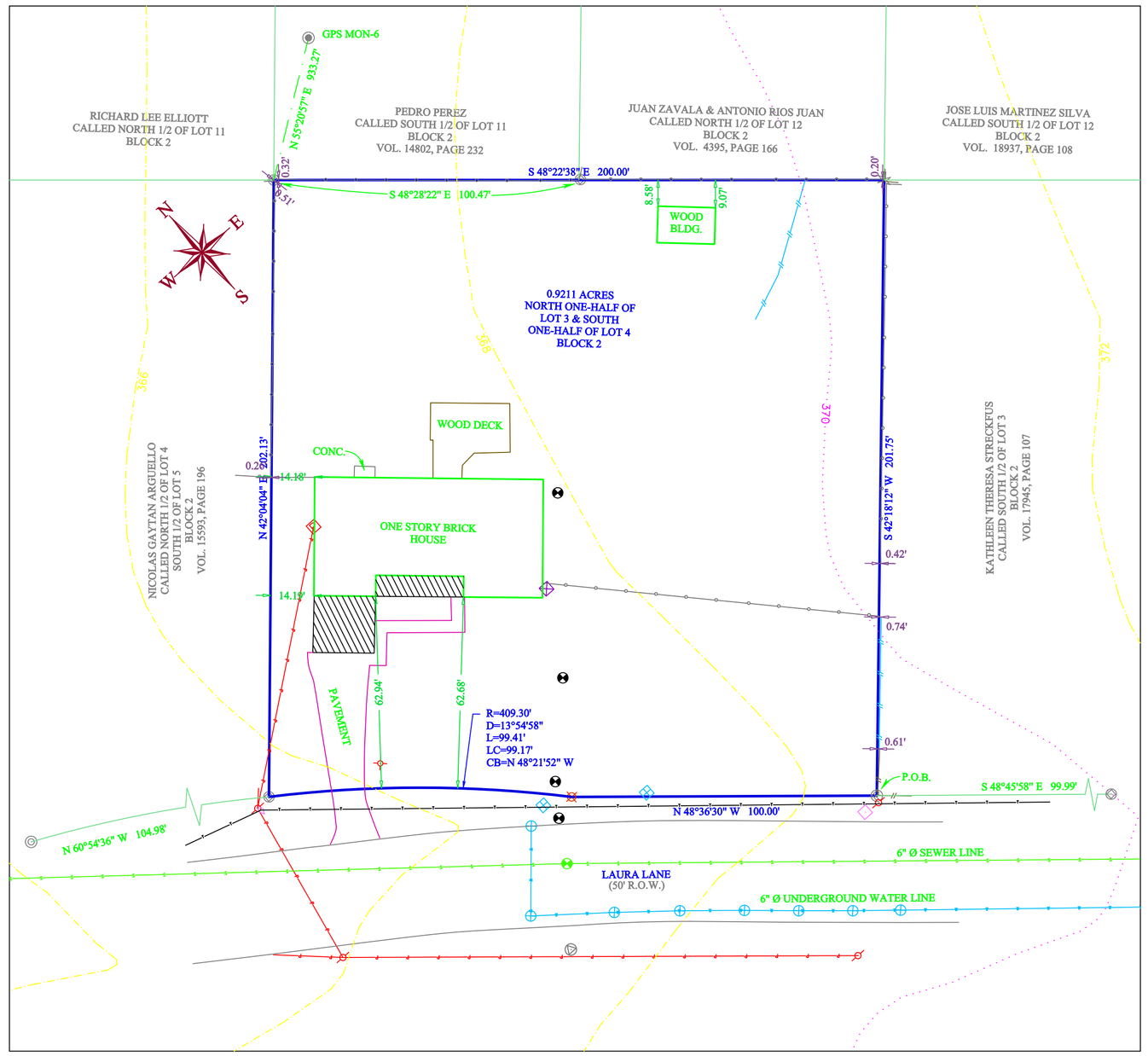
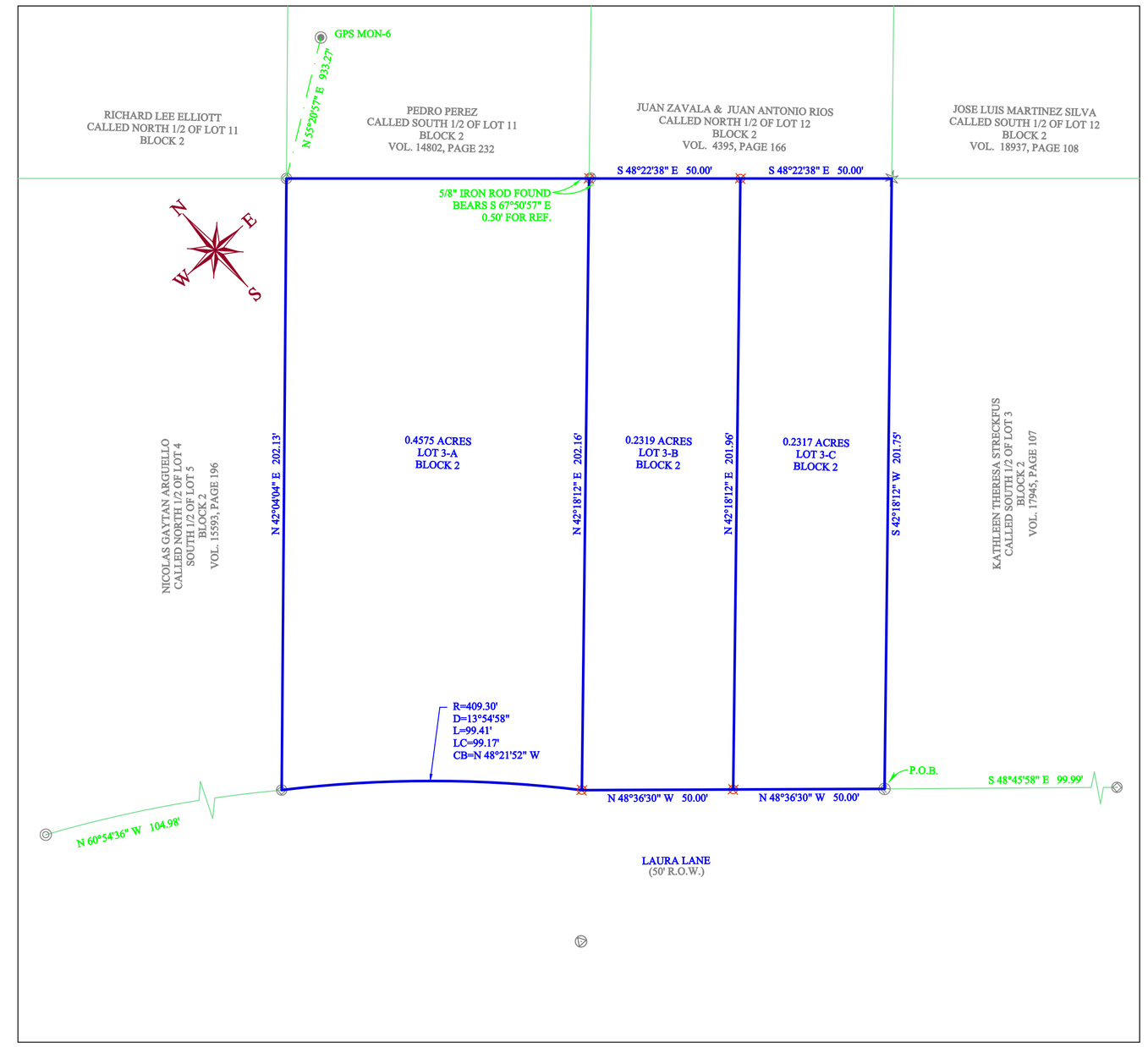
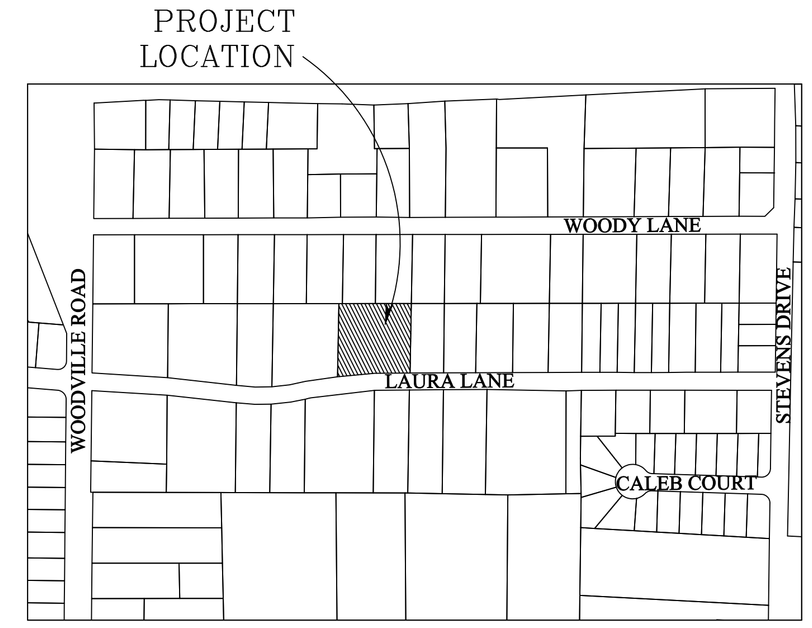


ORIGINAL PLAT



REPLAT



VICINITY MAP

N.T.S.

METES AND BOUND DESCRIPTION

Being a tract of land containing 0.9211 acres, being north one-half of Lot 3 and south one-half of Lot 4, Block 2, Woodville Acres, Phase 2, Brazos County, Texas, as plat recorded in Vol. 168, Page 123, of the Brazos County Official Records (B.C.O.R.), also being the same tract as recorded in Vol. 364, Page 324 of the B.C.O.R. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2", 3/8" and 5/8" iron rods found and referred to on the previously recorded plat, and as surveyed on the ground on June 24th of 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2025-07277, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the south corner of this tract, also being the west corner of the Kathleen Theresa Streckfus called south one-half of Lot 3, Block 2, as recorded in Vol. 17945, Page 107 of the B.C.O.R., also being a point in the northeast right-of-way of Laura Lane (50' R.O.W.), from which a 5/8" iron rod found bears S 48°45'58" E, a distance of 99.99 feet for reference;

THENCE along the common line between this tract and said Laura Lane, for the following calls:

North 48°36'30" West, a distance of 50.00 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the southwest line of this tract;

North 48°36'30" West, a distance of 50.00 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the southwest line of this tract;

Around a curve to the left having a delta angle of 13°54'58", an arc distance of 99.41 feet, a radius of 409.30 feet, and a chord of North 48°21'52" West, a distance of 99.17 feet to a 5/8" iron rod found for the west corner of this tract, also being the south corner of the Nicolas Gaytan Arguello called north one-half of Lot 4 and south one-half of Lot 5, Block 2, as recorded in Vol. 15593, Page 196 of the B.C.O.R., from which a 1/2" iron rod found bent bears N 60°54'36" W, a distance of 104.98 feet for reference;

THENCE North 42°04'04" East, a distance of 202.13 feet along the common line between this tract and said Arguello tract to a 5/8" iron rod found for the north corner of this tract, also being the south corner of the Richard Lee Elliott called north one-half of Lot 11, Block 2, also being the west corner of the Pedro Perez called south one-half of Lot 11, Block 2, as recorded in Vol. 14802, Page 232 of the B.C.O.R.;

THENCE South 48°22'38" East, a distance of 100.00 feet along the common line between this tract and said Perez tract to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northeast line of this tract, also being the west corner of the Juan Zavala and Juan Antonio Rios called north one-half of Lot 12, Block 2, as recorded in Vol. 4395, Page 166 of the B.C.O.R., from which a 5/8" iron rod found bears S 67°50'57" E, a distance of 0.50 feet for reference;

THENCE along the common line between this tract and said Zavala and Rios tract, for the following calls:

South 48°22'38" East, a distance of 50.00 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northeast line of this tract;

South 48°22'38" East, a distance of 50.00 feet to a 3/8" iron rod found bent for the east corner of this tract, also being the west corner of the Jose Luis Martinez Silva called south one-half of Lot 12, Block 2, as recorded in Vol. 18937, Page 108 of the B.C.O.R., also being the north corner of the Streckfus tract;

THENCE South 42°18'12" West, a distance of 201.75 feet along the common line between this tract and said Streckfus tract to the **PLACE OF BEGINNING** containing 0.9211 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, FRED J. GARON & GLENDA O. GARON, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 364, Page 324 of the B.C.O.R., whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner:_____
FRED J. GARON

Owner:_____
GLENDA O. GARON

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20_____. Notary Public, Brazos County, Texas:

_____
Notary Public, Brazos County, Texas

File name: 25-07277-LAURA LANE-4109-REPLAT.DWG
Plot date: 06/24/25

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:_____

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:_____

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk in and for said County, do hereby certify 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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- RESTRICTIONS BUILDING LINE(B.L.)
- ELECTRICAL LINE
- CHAIN LINK FENCE
- HOG-WIRE FENCE
- SEWER MANHOLE
- WATER METER
- WATERLINE MARKING
- ELECTRIC METER
- POWER POLE
- COMM. BOX
- CABLE POLE
- GAS METER
- LIGHT POLE
- SEWER CLEANOUT
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
- 3/8" IRON ROD FOUND BENT
- 1/2" IRON ROD FOUND BENT
- 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- COVERED CONC.

Survey Notes:

1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2", 3/8" and 5/8" iron rods found and referred to in the previous recorded deed.
2). Drawing Scale is 1"=30'
3). Drawn by: Adam Wallace
4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0185E effective date, 05-16-2012
5). Zoning is Residential District -5000 (RD-5).
6). Building setback:
Front - 25' Side and Rear - 5' Side Street - 15'

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #101784-00

FINAL PLAT
LOTS 3-A, 3-B & 3-C
BLOCK 2
OF
WOODVILLE ACRES PHASE 2
BEING A REPLAT OF
PART OF LOTS 3 & 4
BLOCK 2
WOODVILLE ACRES PHASE 2
VOL. 364, PAGE 324
Bryan, Brazos County, Texas

JUNE, 2025

SCALE: 1"= 30'

OWNER/DEVELOPER:
FRED J. GARON & GLENDA O. GARON
41091 EAST CHESTER DR APT 118
BRYAN, TX 77802

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291