

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:

METES AND BOUNDS DESCRIPTION

VICINITY

MAP

N.T.S.

WOODVILLE ROAD

URA LANE

STEVENS DRIVE

CALEB COURT

WOODY LANE

LOCATION

PROJECT

THENCE South 42°18'12" West, a distance of 201.75 feet along the OF BEGINNING containing 0.9211 acres.

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 lose 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 said Streckfus tract;

ckfus tract to the PLACE

THENCE along the common line between this tract and said Zavala and Rios tract, for the South 48°22'38" East, a distance of 50.00 feet to a 1/2" iron rod with pink plastic cap marke line of this tract;

marked "ATM SURVEY"

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.;

HENCE 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 ink 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 Ian 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 numd bears S 67°50'57" E, a distance of 0.50 feet for reference;

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 18°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 Baytan 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., rom which a 1/2" iron rod found bent bears N 60°54'36" W, a distance of 104.98 feet for reference;

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;

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;

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 La 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;

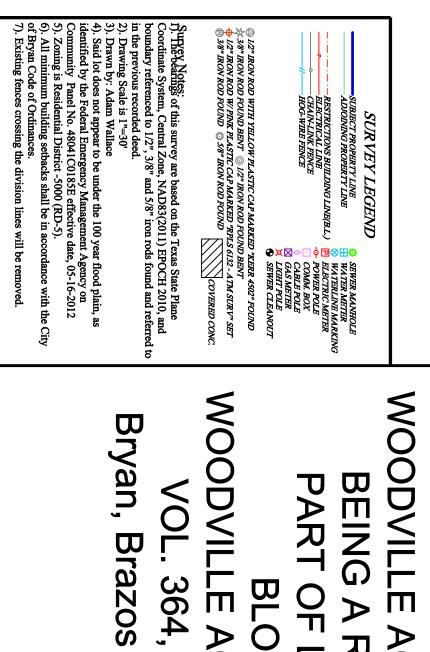
Planning and Zoning Commissi appropriate codes and ordinan 20______. ance with _ day of _____, the undersigned, City Planner and/or designated Secretary of the f the City of Bryan, hereby certify that this plat is in compliance with the of the City of Bryan and was approved on the _____ day of __, the undersigned, City Engineer of the City of Bryan, hereby the appropriate codes and ordinances of the City of Bryan and _______, 20______. STATE OF TEXAS COUNTY OF BRAZOS

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:

STATE OF TEXAS COUNTY OF BRAZOS

CERTIFICATE OF



N

Adam Wallace Texas Registered Professional Land Surveyor, Number 6132

OWNER/DEVELOPER:
SHABEER ISSA JAFFAR
PO BOX 3135
COLLEGE STATION, TX 77841 SCALE: 30'

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

2025

WOODVILLE ACRES PHASE BEING A REPLAT PART OF LOTS VOL. 364, OTS 3-A, 3-B FINAL PLAT BLOCK 2 BLOCK 2 **ACRES PHASE** 유 **PAGE 324** County, Texas Qο 3 & 4 유

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