

STATE OF TEXAS COUNTY OF BRAZOS

SHIRLEY DRIVE (60' R.O.W.) N 50°03'11" W 117.13' 25' B.L. (ORD.) N 46°44'51" W 139.71' N 46°43'02" W 137.69' N 46°41'11" W 135.68' 5' B.L. (ORD.) S 46°38'52" E 133.26 BRITNEY GIBBS LOT 11R11 LINDE STALLINGS LOT 11R12 VOL. 18293, PAGE 55 FOX MEADOW HOMEOWNERS ASSOC. COMMON AREA "A" VOL. 12591, PAGE 263 REPLAT OF FOX MEADOW LOT 10 & 11 VOL. 11756, PAGE 30

THENCE South 40°02'23" West, a distance of 244.74 feet along the contract to the PLACE OF BEGINNING containing 0.7857 acres.

FHENCE North 42°21'04" East, a distance of 226.77 feet along the common line between this tract and said Stevens Drive to a 3/8" iron rod found for the north corner of this tract, also being the west corner of the Fox Meadow Homeowners Association called Common Area "A", Replat of Fox Meadow Lot 10 and 11, as recorded in Vol. 11756, age 30 of the B.C.O.R.;

round a curve to the right having a delta angle of 92°34′20", an arc distance of 40.39 feet, a radius of 25.00 feet, and shord of North 3°50′29" West, a distance of 36.14 feet to a 1/2" iron rod with pink plastic cap marked "ATM JRVEY" set for a point in the northwest line of this tract, also being a point in the southeast right-of-way line of evens Drive (60' R.O.W.), from which a 1/2" iron rod found laying down bears S 59°37′36" W, a distance of 0.42 at for reference;

rth 50°03'11" West, a dist

on line between this tract and said Shirley Drive, for the follo istance of 117.13 feet to a 5/8" iron rod found for a point in the

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Being a tract of land containing 0.7857 acres, being all of Lot 15 and part of Lot 14, Block 4, Unit No. 1 of Woodville Acres, No. 3, City of Bryan, Brazos County, Texas, as plat recorded in Vol. 176, Page 123 of the Brazos County Official Records (B.C.O.R.), also being the same tract as recorded in Vol. 6338, Page 121 of the B.C.O.R. All pearings 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 called for and found as noted in the previously recorded deed, and as surveyed on the ground on June 3rd of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-07215, and being more particularly described as follows:

AND BOUND DESCRIPTION

VICINITY

MAP

N.T.S.

PROJECT LOCATION

STEVENS DRIVE

NANCY DRIVE

EGINNING at a 1/2" iron rod found for the south corner of this tract, also being the west corner of the Victor A, atsky called all of Lot 13 and 0.2456 acres part of Lot 14, Block 4, as recorded in Vol. 330, Page 97 and Vol. 885, age 688 of the B.C.O.R., also being a point in the northeast right-of-way line of Shirley Drive (60' R.O.W.);

......, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in with the appropriate codes and ordinances of the City of Bryan and was approved on the day of ______, 20____, 20____.

dersigned, City Planner and/or designated Secretary of the Planning and Zon of Bryan, hereby certify that this plat is in compliance with the appropriate City of Bryan and was approved on the ______ day of ______,

OF TEXAS
OF BRAZOS

this day persor names are subscefor the purpos

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" & 5/8" iron rods called for and found at noted on to 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). Setback: 25 feet SUBJECT PROPERTY LINE

ADDOINING PROPERTY LINE

PUBLIC UTILITY EASEMENT

PLATTED BUILDING LINE

MATER LINE

PREHTDRANT

AWATER VALVE

STORM SEWER LINE

AWATER VALVE 1.2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
-1.2" IRON ROD W/PINK PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
-1.2" IRON ROD FOUND © 58" IRON ROD FOUND
-38" IRON ROD FOUND
-38" IRON ROD FOUND ont Setback: 25 feet
ide Setback: 5 feet
ide Setback: 5 feet
ear Setback: 5 feet
Where electric facilities are installed, BTU has the right to install,
where electric facilities are installed, BTU has the right to install,
arge, repair, remove and replace said facilities upon, over, under, and
oss the property included in the PUE, and the right of ingress and
ess on property adjacent to the PUE to access electric facilities. WATER METER

BELCTRIC METER

OF POPUSE POLE

GAS METER

SEYER CLEANOUT

SEYER MANHOLE

SEYER MANHOLE

SEYER MANHOLE

ATMOS PIPELINE MARKER

VATMOS PIPELINE MARKER

UNDERGROUND WATERLINE

Bryan, Brazos County, Texas **WOODVILLE ACRES** WOODVILLE ACRES NO. QF BEING 0.7857 ACRES ALL VOL. 6338, **LOT 15 AND PART** LOT 15R BLOCK 4 LOT 14 BLOCK 4 OF UNIT NO. 1 OF UNIT NO. PAGE 121 <u>N</u>O.

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FINAL

PLAT

OWNER/DEVELOPER: SAMUEL RAMIREZ 3722 SHIRLEY DRIVE BRYAN, TX 77808 SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291 JULY, 2025

SCALE:

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30'