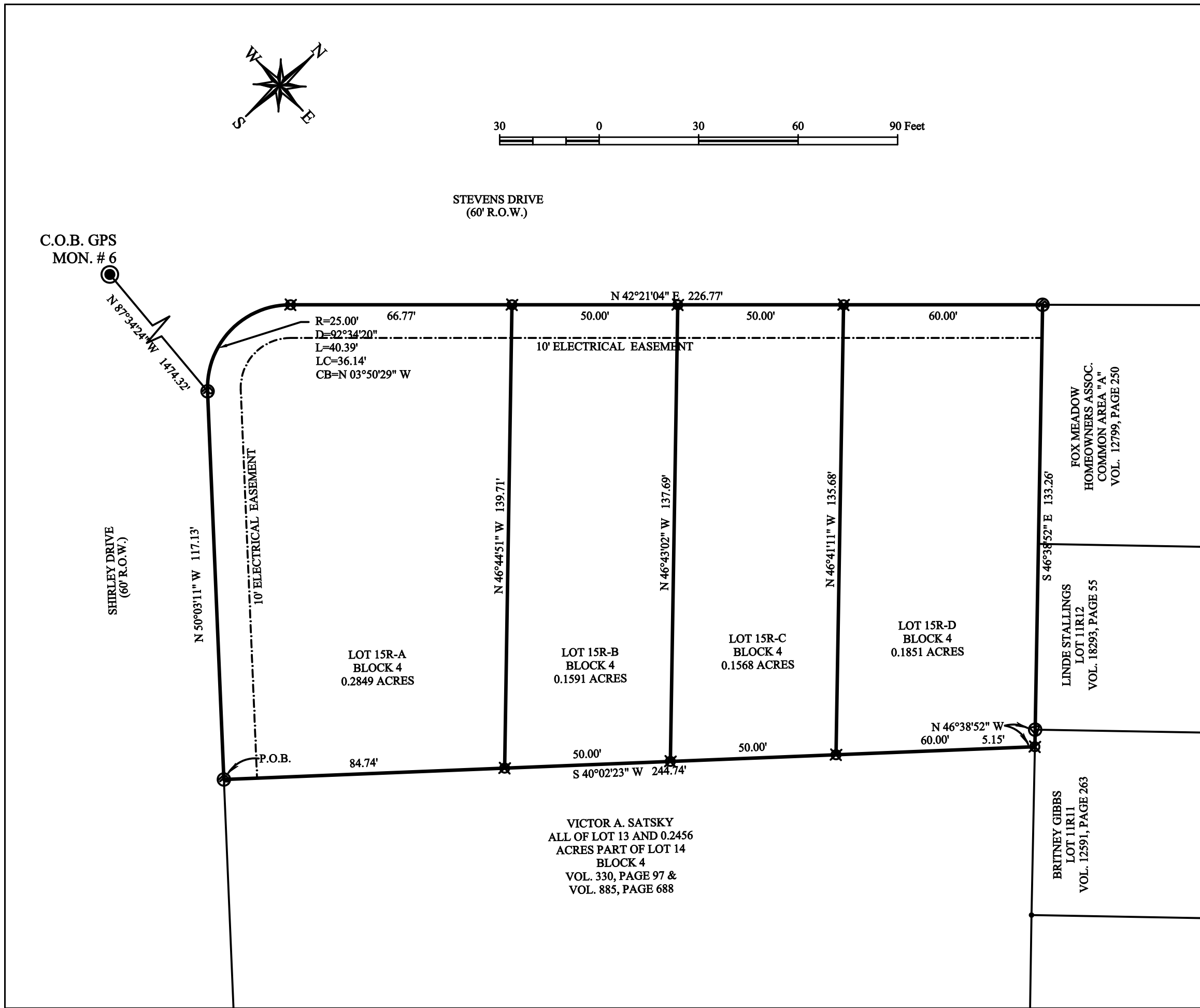


ORIGINAL PLAT



REPLAT

PROJECT LOCATION



VICINITY MAP N.T.S.

METES AND BOUND DESCRIPTION

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 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 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:

BEGINNING at a 1/2" iron rod found for the south corner of this tract, also being the west corner of the Victor A. Satsky 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, Page 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.);

THENCE along the common line between this tract and said Shirley Drive, for the following calls:

North 50°03'11" West, a distance of 117.13 feet to a 5/8" iron rod found for a point in the southwest line of this tract;

Around 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 a chord of North 3°50'29" West, a distance of 36.14 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northwest line of this tract, also being a point in the southeast right-of-way line of Stevens Drive (60' R.O.W.), from which a 1/2" iron rod found laying down bears S 59°57'36" W, a distance of 0.42 feet for reference;

THENCE 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, Page 30 of the B.C.O.R.;

THENCE South 46°38'52" East, a distance of 133.26 feet along the common line between this tract and said Common Area "A", and then along the Linde Stallings called Lot 11R12, as recorded in Vol. 18293, Page 55 of the B.C.O.R., and then along the Britney Gibbs called Lot 11R11, as recorded in Vol. 12591, Page 263 of the B.C.O.R. to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the east corner of this tract, also being the north corner of the said Satsky tract, from which a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found bears N 46°38'52" W, a distance of 5.15 feet for reference;

THENCE South 40°02'23" West, a distance of 244.74 feet along the common line between this tract and said Satsky tract to the **PLACE OF BEGINNING** containing 0.7857 acres.

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: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, RAMIREZ SAMUEL, the owner and developer 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 6338, Page 121 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: _____

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

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 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	WATER METER
ADJOINING PROPERTY LINE	ELECTRIC METER
PUBLIC UTILITY EASEMENT	POWER POLE
PLATTED BUILDING LINE	GAS METER
SEWER LINE	SEWER CLEANOUT
WATER LINE	SEWER MANHOLE
GAS LINE	SEWER PIPESLINE MARKER
HYDRA-SWITCH LINE	ATMOS PIPESLINE MARKER
CONTOUR LINES	UNDERGROUND WATERLINE FLAG
FIRE HYDRANT	
WATER VALVE	
1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND	
1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "ATM SURV" SET	
1/2" IRON ROD FOUND	
5/8" IRON ROD FOUND	

Survey Notes:

- 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 called for and found as noted on to the previous recorded deed.
- Drawing Scale is 1"=30'
- Drawn by: Adam Wallace
- 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.
- Zoning is Residential District-5000 (RD-5).
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances
- 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.

ATM Surveying

P.O. Box 10313, College Station, TX 77840
PHONE: (979) 699-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

REPLAT OF
LOTS 15R-A, 15R-B, 15R-C
AND 15R-D BLOCK 4
OF UNIT NO. 1
WOODVILLE ACRES NO. 3
BEING 0.7857 ACRES ALL
OF LOT 15 AND PART OF
LOT 14 BLOCK 4
OF UNIT NO. 1
WOODVILLE ACRES NO. 3
VOL. 6338, PAGE 121
Bryan, Brazos County, Texas

SCALE: 1"= 30'

OCTOBER, 2025

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