

DESCRIPTION

0.2894 of one acre of land situated in the City of Bryan, Brazos County, Texas, being a portion of that certain Lot 6R conveyed as that certain called 0.2894 of one acre of land described in deed and recorded in the Official Public of Brazos County, Texas, under County Clerk's File Number 1425194, said 0.2894 of one acre of land being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Northeastly right-of-way line of State Highway No. 6 (right-of-way width varies) with the Northwestly right-of-way line of Tabor Road (80 foot right-of-way), from which a found concrete monument bears N 50°33'05" W, 1.69 feet;

Thence, N 50°33'05" W, along the Northeastly right-of-way line of said State Highway No. 6, a distance of 200.05 feet to the most Southerly corner of that certain Lot 13R of said Replat of Woodville Acres No. 3;

Thence, N 49°43'06" E, along the Southeastly line of said Lot 13R, a distance of 56.55 feet to the most Easterly corner of said Lot 13R and the most Southerly corner of that certain called 0.6451 of one acre of land described in deed and recorded in the Official Public of Brazos County, Texas, under County Clerk's File Number 00825936 and the most Southerly corner of said Lot 6R;

DESCRIPTION CONTINUED

Thence, N 49°49'46" W, along the Northeastly line of said Lot 13R, a distance of 82.40 feet to the most Southwestly corner of said 0.6451 acre tract and the POINT OF BEGINNING of the herein described tract of land;

Thence, N 49°49'46" W, continuing along the Northeastly line of said Lot 13R, a distance of 124.43 feet to a 5/8 inch iron rod with cap found for the most Southerly corner of that certain Lot 7R of said Replat of Woodville Acres No. 3 and the most Westerly corner of said Lot 6R;

Thence, N 25°19'36" E, along the Southeastly line of said Lot 7R, a distance of 115.90 feet to a 5/8 inch iron rod with cap found in the Southwestly right-of-way line of Elaine Drive (60 foot right-of-way), for the most Easterly corner of said Lot 7R;

Thence, in a Southeastly direction, along the Southwestly right-of-way line of said Elaine Drive, with a curve to the left, having a central angle of 39° 51'52", a radius of 110.00 feet, an arc length of 76.53 feet, a chord bearing of S 70°28'08" E and a chord distance of 75.00 feet to a 5/8 inch iron rod with cap set for the Northwestly corner of said 0.6451 acre tract;

Thence, S 08°56'52" W, along the Westerly line of said 0.6451 acre tract, a distance of 161.93 feet to the POINT OF BEGINNING and containing 0.2894 of one acre of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, BRADLY EUGENE AND JILL ERIN HAMBURG, OWNERS OF THE LAND CONVEYED TO US BY DEED RECORDED IN BRAZOS COUNTY CLERK'S FILE NUMBER 1425194, DESIGNATED HEREIN AS THE FINAL PLAT OF LOT 6R, BLOCK 1, WOODVILLE ACRES NO. 3, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

OWNER _____

OWNER _____

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ AND _____ KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSE HEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

I, _____, THE UNDERSIGNED CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE ____ DAY OF _____, 2022.

CHAIRMAN OF PLANNING & ZONING COMMISSION, BRYAN, TEXAS

I, _____, THE UNDERSIGNED, PLANNING ADMINISTRATOR AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE ____ DAY OF _____, 2022.

PLANNING ADMINISTRATOR, BRYAN, TEXAS

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 OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE ____ DAY OF _____, 2022.

CITY ENGINEER, BRYAN, TEXAS

NOTES:

- 1. This survey was performed without the benefit of a current title report therefore all easements and other matters of record which may have been granted may not be shown hereon.
2. Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (Central Zone No. 4203).
3. Based on graphic plotting no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 481195 0205 F for Brazos County, Texas, dated April 2, 2014. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
4. Setbacks are in accordance to the City of Bryan setback standards.

LEGEND:

- A = ASPHALT
C/CONC = CONCRETE
CON. MON. = CONCRETE MONUMENT
CC = COVERED CONCRETE
CLF = CHAIN LINK FENCE
CLFV = CHAIN LINK FENCE VALVE
CO = CLEANOUT
DS = DOWN GUY
D.R.B.C. = DEED RECORDS OF BRAZOS COUNTY
FI = FIRE HYDRANT
FND = FOUND
FIDCM = FIBER OPTIC CABLE MARKER
GPM = GAS PIPELINE MARKER
GM = GAS METER
B.C.C.F. NO. = BRAZOS COUNTY CLERK'S FILE NUMBER
I.R. = IRON ROD
LS = LIGHT STANDARD
MB = MALIBOX
MF = METAL FENCE
O.R.B.C. = OFFICIAL RECORDS OF BRAZOS COUNTY
OH = OVERHEAD
PB = PULL BOX
PLM = PIPELINE MARKER
PP = POWER POLE
SET = SET 5/8 INCH IRON ROD WITH CAP
SON = SIGN
SP = SERVICE POLE
ST = STONE
TP = TELEPHONE FEDESTAL
TSP = TRAFFIC SIGNAL POLE
UGCM = UNDERGROUND CABLE MARKER
WB = WOOD BEAM
WDF = WOOD FENCE
WM = WATER METER
WV = WATER VALVE

BENCHMARK:

CITY OF BRYAN GPS-20 IS A BRASS OR ALUMINUM DISK SET IN CONCRETE LOCATED 108.1 FEET NORTHWEST OF LIGHT POLE AT THE INTERSECTION OF MISSOURI AND RUSSELL AND 29.9 FEET SOUTHWEST OF LIGHT POLE ALONG MISSOURI.

ELEVATION = 328.54' (NGVD 1929)

TBM:

RAILROAD SPIKE IN POWER POLE LOCATED AT THE INTERSECTION OF TABOR ROAD AND SHIRLEY DRIVE AS INDICATED HEREON.

ELEVATION = 360.26'

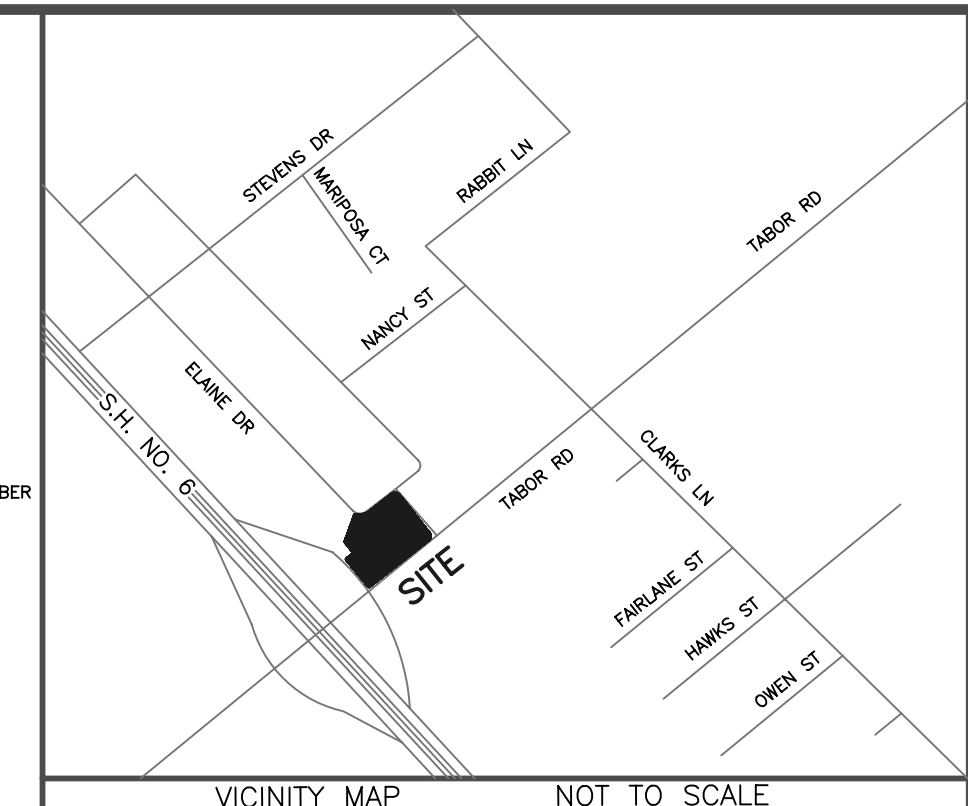
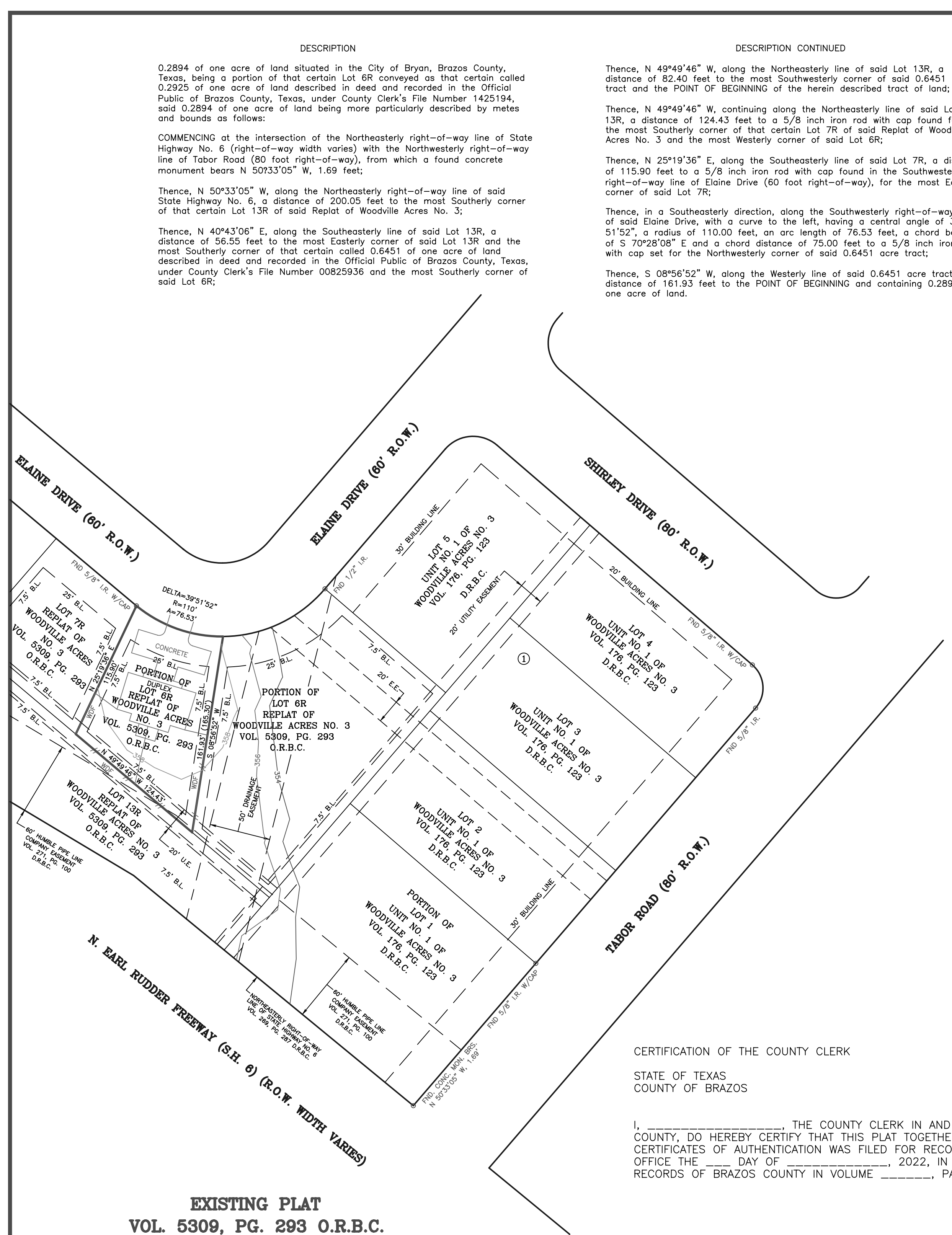


Table with 3 columns: LINE, DISTANCE, BEARING. Contains data for lines L1, L2, and L3.

Table with 5 columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Contains data for curve C1.



CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, THE 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 _____, 2022, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

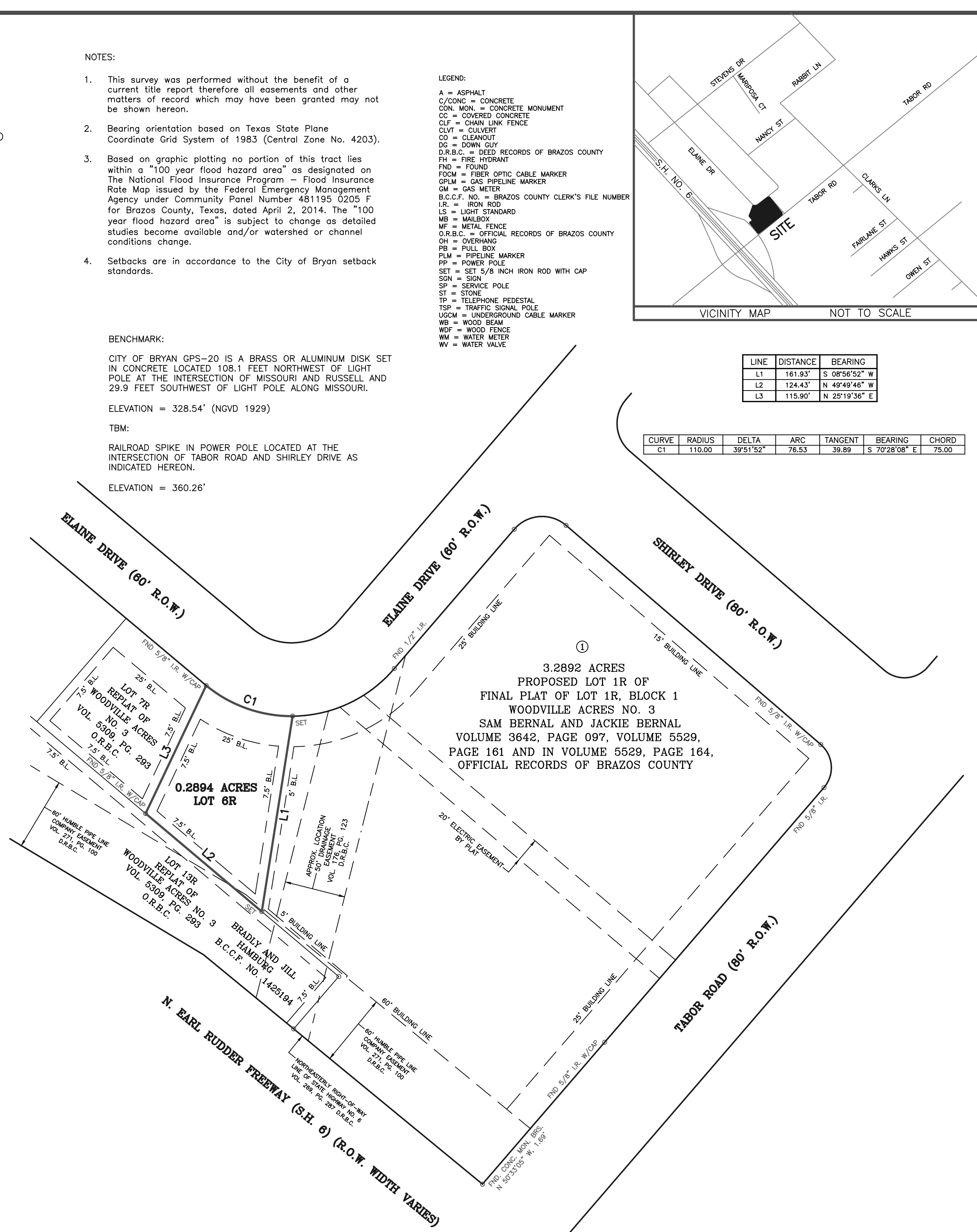
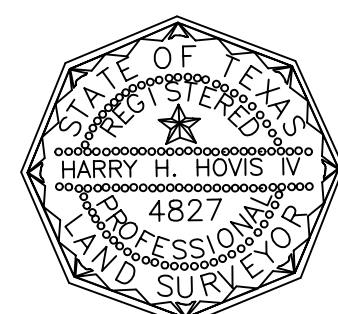
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, HARRY H. HOVIS, IV, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4827, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WITH THE SURVEY, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY, THAT MONUMENTS WERE PLACED ON THE GROUND UNDER MY SUPERVISION AND THAT THE METES AND BOUNDS DESCRIBED THE SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.

HARRY H. HOVIS, IV, R.P.L.S.



REPLAT

OWNERS
BRADLY EUGENE AND JILL ERIN HAMBURG
1112 TERAVISTA XING
GEORGETOWN, TEXAS 78626

FINAL PLAT OF LOT 6R, BLOCK 1
WOODVILLE ACRES NO. 3
BEING A REPLAT OF A PORTION OF LOT 6R, BLOCK 1
REPLAT OF WOODVILLE ACRES NO. 3
VOL. 5309, PG. 293 O.R.B.C.
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

HOVIS SURVEYING COMPANY logo and contact information: Land Surveys - Computer Mapping, 5000 Cabbage Street - Spring, Texas 77379, (281) 320-9591 - hovis@hovissurveying.com

