

DESCRIPTION

0.9559 of one acre of land situated in the City of Bryan, Brazos County, Texas, being that certain Lot 6R of the Replat of Woodville Acres No. 3, a subdivision as shown on map or plat recorded under Volume 5309, Page 293 of the Official Public Records of Brazos County, Texas, said 0.9559 of one acre of land being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Northeasterly right-of-way line of State Highway No. 6 (right-of-way width varies) with the Northeasterly 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 Northeasterly 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 40°43'06" E, along the Southeasterly line of said Lot 13R, a distance of 56.55 feet to the most Easterly corner of said Lot 13R, the most Southerly corner of said Lot 6R and the POINT OF BEGINNING of the herein described tract of land;

Thence, N 49°49'46" W, along the Northeasterly line of said Lot 13R, a distance of 206.83 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 Southeasterly line of said Lot 7R, a distance of 115.90 feet to a 5/8 inch iron rod with cap found in the Southerly right-of-way line of Elaine Drive (60 foot right-of-way), for the most Easterly corner of said Lot 7R;

Thence, an Easterly direction, along the Southerly right-of-way line of said Elaine Drive, with a curve to the left, having a central angle of 89°14'46", a radius of 110.00 feet, an arc length of 171.34 feet, a chord bearing of N 84°50'25" E and a chord distance of 154.54 feet to a 1/2 inch iron rod found for the most Westerly corner of that certain Lot 5, Block 1 of Unit No. 1 of Woodville Acres No. 3, a subdivision as shown on map or plat recorded under Volume 176, Page 123 of the Deed Records of Brazos County, Texas;

Thence, S 49°16'54" E, along the Southwesterly line of said Lot 5, a distance of 130.00 feet to the most Southerly corner of said Lot 5;

Thence, S 40°43'06" W, along the Northwesterly line of Lot 1, Lot 2 and Lot 3, Block 1 of said Woodville Acres No. 3, a distance of 220.71 feet to the POINT OF BEGINNING and containing 0.9559 of one acre of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, Z-AXIS, LLC, OWNERS OF THE LAND CONVEYED TO US BY DEED RECORDED IN BRAZOS COUNTY CLERK'S FILE NUMBER 1506004, DESIGNATED HEREIN AS LOT 6R-B OF 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 _____

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE, ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY

PERSONALLY APPEARED _____

KNOWN TO ME TO BE PERSONS WHOSE NAME 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 _____, 2023.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

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 LOT 6R-A OF 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, CITY PLANNER 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 _____, 2023.

CITY PLANNER, 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 _____, 2023.

CITY ENGINEER, BRYAN, TEXAS

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 _____, 2023, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

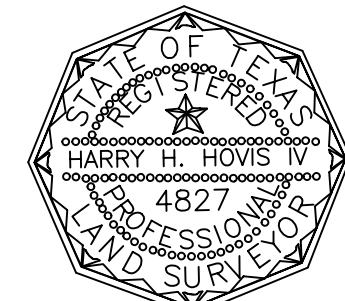
COUNTY CLERK, BRAZOS COUNTY, TEXAS

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.



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 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. Setback lines are in concordance to the city ordinance.
5. Current zoning designation is C-3 Commercial and RD-5 Residential 5000.

BENCHMARK:

CITY OF BRYAN OPS-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'

LEGEND:

- A = ASPHALT
B.L. = BUILDING LINE
C.ZONE = CONCRETE
CON. MON. = CONCRETE MONUMENT
CC = COVERED CONCRETE
CLF = CHAIN LINK FENCE
CLVT = CULVERT
CG = CLEANOUT
DG = DOWN GUY
D.R.B.C. = DEED RECORDS OF BRAZOS COUNTY
FND = FOUND
FDM = 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 = MALIBU
MF = METAL FENCE
O.R.B.C. = OFFICIAL RECORDS OF BRAZOS COUNTY
OH = OVERHANG
PB = PULL BOX
PEM = PIPELINE MARKER
PP = POWER POLE
SET = SET 5/8 INCH IRON ROD WITH CAP
SON = SIGN
SP = SERVICE POLE
ST = STONE
TP = TELEPHONE PEDESTAL
TSP = TRAFFIC SIGNAL POLE
UGCM = UNDERGROUND CABLE MARKER
WB = WOOD BEAM
WF = WOOD FENCE
WM = WATER METER
WW = WATER VALVE

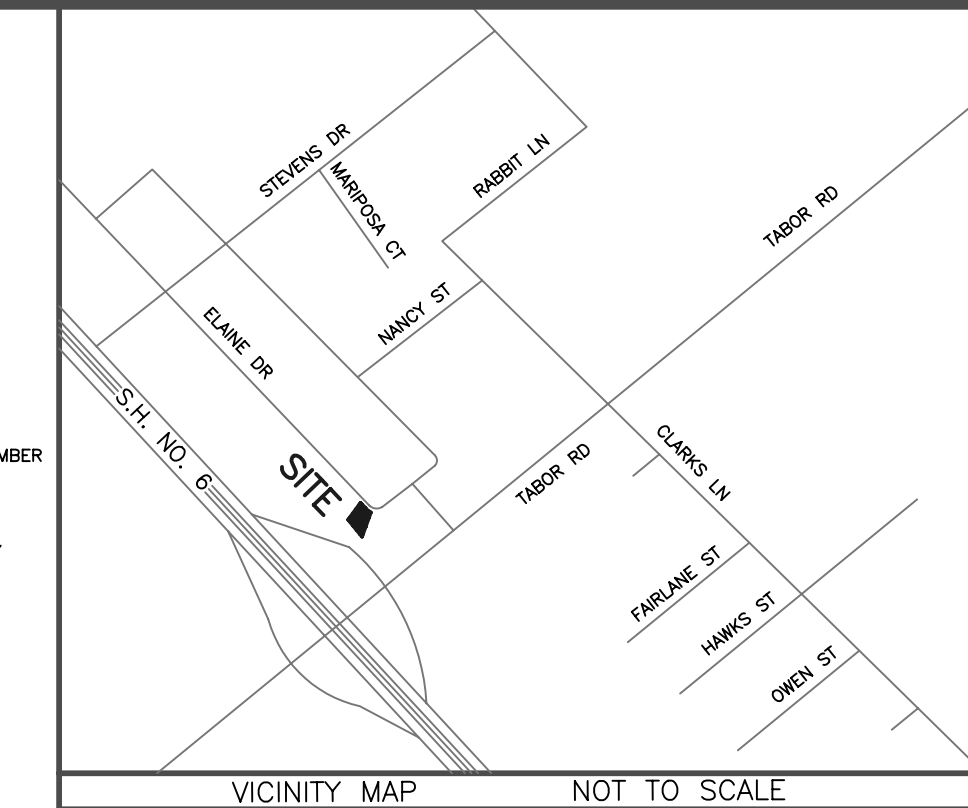
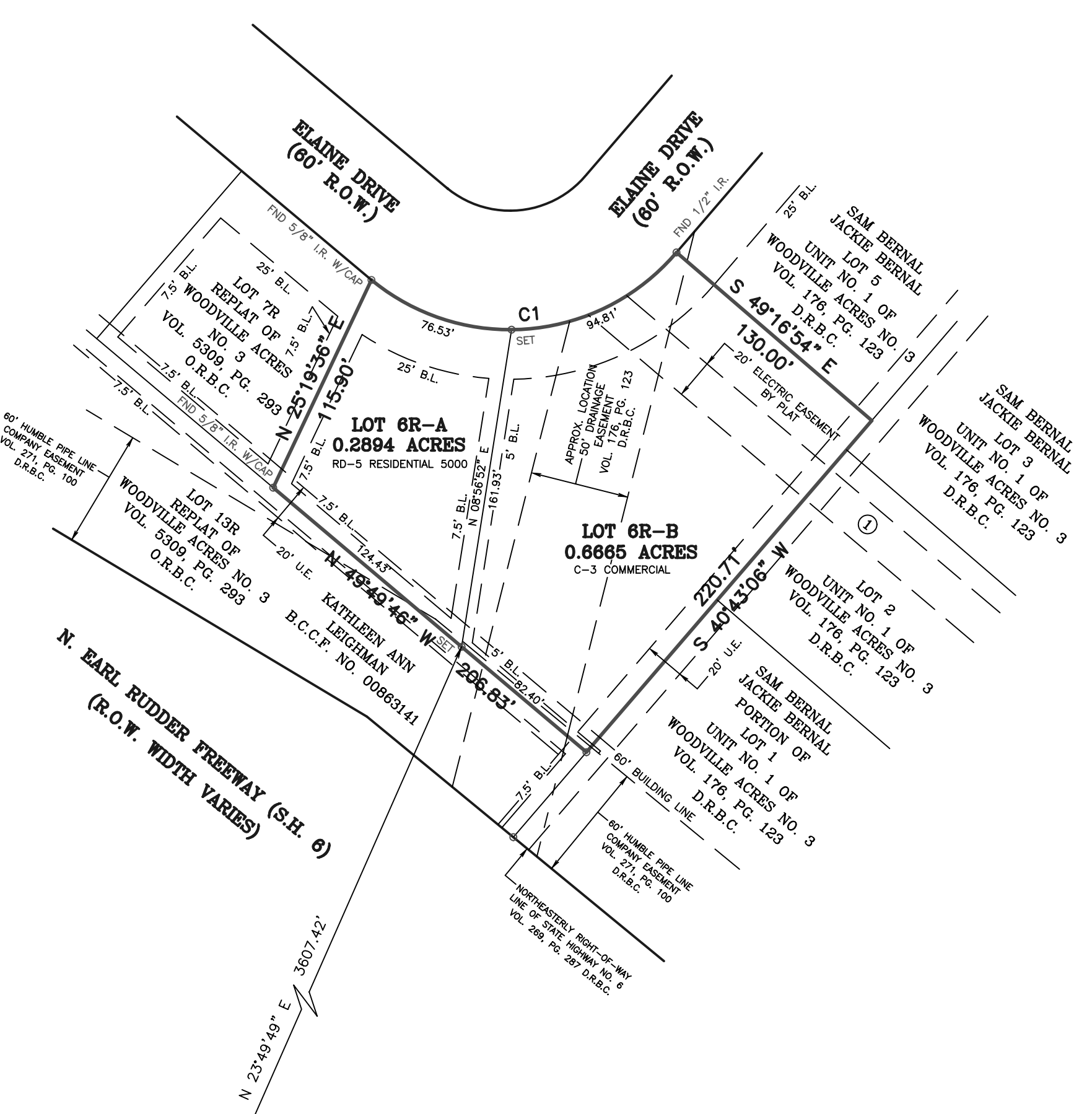
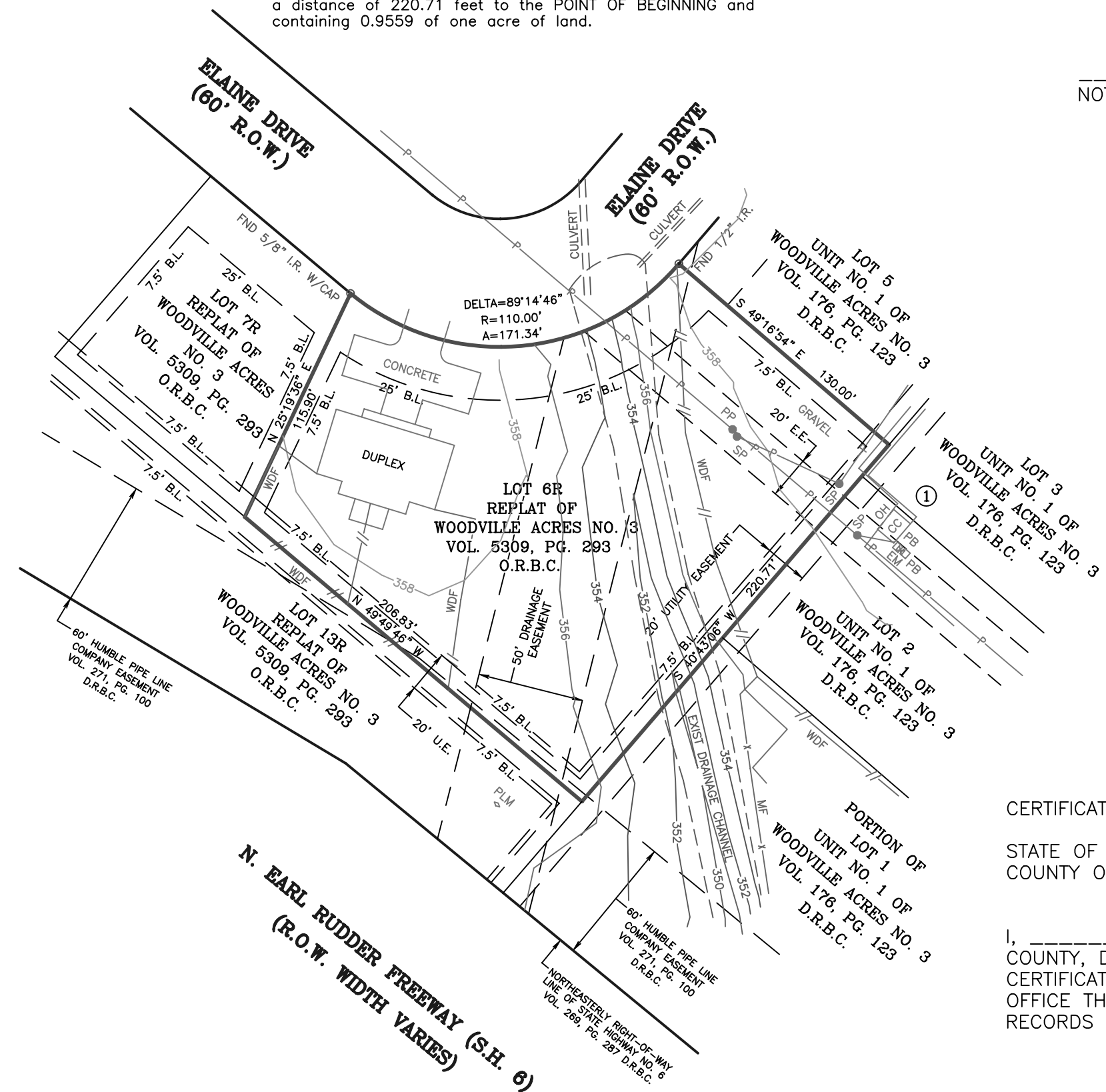
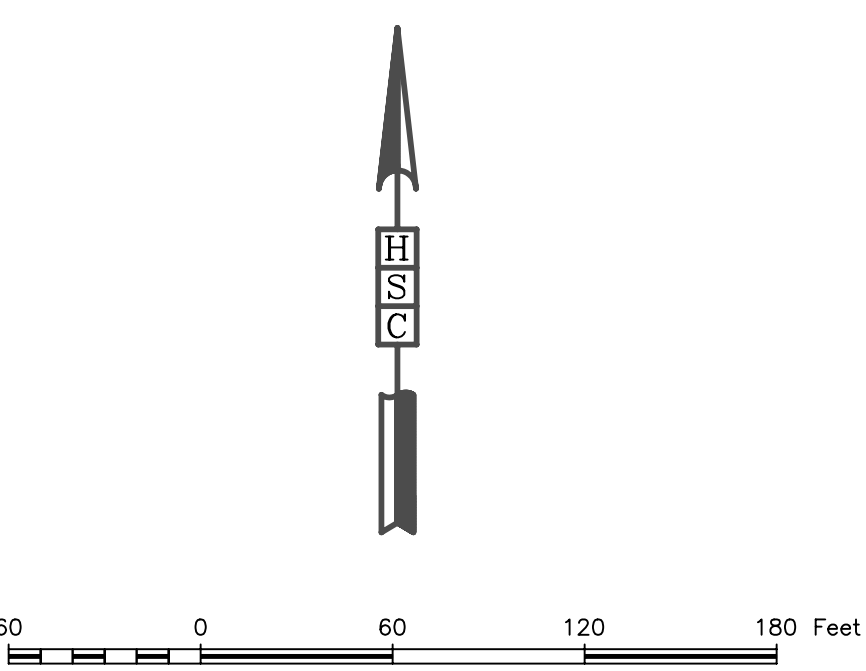


Table with 6 columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Row 1: C1, 110.00, 89°14'46", 171.34, 108.56, N 84°50'25" E, 154.54



EXISTING PLAT
VOL. 5309, PG. 293 O.R.B.C.



OWNERS
BRADLY EUGENE AND JILL ERIN HAMBURG
1112 TERAVISTA XING
GEORGETOWN, TEXAS 78626
AND
Z-AXIS, LLC
3405 TABOR ROAD
BRYAN, TEXAS 77808

REPLAT
FINAL PLAT OF LOT 6R, BLOCK 1
WOODVILLE ACRES NO. 3
0.9559 OF ONE ACRE OF LAND
BEING A REPLAT OF LOT 6R, BLOCK 1 OF THE
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