



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF _____

I, THOMAS SCANLIN, THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 4607, PAGE 53, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSES IDENTIFIED.

THOMAS SCANLIN, OWNER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, _____ COUNTY, 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 AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 20____.

CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK
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 PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____, PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

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 COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 20____.

CITY PLANNER, BRYAN, TEXAS

- LEGEND:**
- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 - ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 - OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - WATER METER
 - SANITARY SEWER MANHOLE
 - STREET SIGN
 - UTILITY POLE
 - LIGHT POLE/STANDARD
 - GUY WIRE
 - A/C UNIT
 - GAS METER
 - PIPE LINE MARKER
 - ELECTRIC SERVICE
 - UNDERGROUND ELECTRIC BOX
 - TELEPHONE PEDESTAL
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WOOD BRIDGE
 - CONCRETE
 - GRAVEL

FIELD NOTES DESCRIPTION OF A 1.648 ACRE TRACT
MOSES BAINE LEAGUE NO. 11 SURVEY, ABSTRACT 3
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.648 ACRES IN THE MOSES BAINE LEAGUE NO. 11 SURVEY, ABSTRACT 3, IN BRAZOS COUNTY, TEXAS, BEING A CALLED 1.648 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THOMAS A. SCANLIN RECORDED IN VOLUME 4607, PAGE 53 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 1.648 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 5/8 inch iron rod with orange plastic cap stamped 'CARLOMAGNO RPLS 1562' found in the northeast line of Old Hearne Road (variable width right-of-way), being the west corner of said Scanlin tract, same being the south corner of a called 0.46 acre tract described in a deed to Marci Kaye Cochran in Volume 722, Page 94 of The Official Records of Brazos County, Texas (ORBCT);

THENCE, with the common line of said Scanlin tract and said Cochran tract, N 42° 56' 55" E, a distance of 200.07 feet to a calculated corner in the southwest line of Lot 19A, being a replat of Woodville Acres, filed in Volume 9946, Page 97 (OPRBCT), described in a deed to Ascension Bernal in Volume 11264, Page 80 (OPRBCT), being the north corner of said Scanlin tract, same being the east corner of said Cochran tract, from which a 5/8 inch iron rod with orange plastic cap stamped 'CARLOMAGNO RPLS 1562' found bears S 66° 03' 30" E, a distance of 1.35 feet, also from which a one inch iron pipe found bears S 24° 45' 26" E, a distance of 11.85 feet;

THENCE, with the northeast line of Scanlin tract, same being the southwest lines of said Bernal tract and Lot 19B of said Woodville Acres replat (9946/97 OPRBCT), S 44° 51' 38" E, a distance of 359.31 feet to a 1/2 inch iron rod found in the northwest line of Stevens Drive (called 60' wide right-of-way per 161/2 DRBCT), being the east corner of said Scanlin tract, same being the south corner of said Lot 19B, from which City of Bryan Monument 'GPS - 20' bears S 29° 11' 57" E, a distance of 3,316.19 feet;

THENCE, with the northwest line of said Stevens Drive, same being the southeast line of said Scanlin tract, S 42° 31' 14" W, a distance of 199.27 feet to a 5/8 inch iron rod with orange plastic cap stamped 'CARLOMAGNO RPLS 1562' found at the north intersection of said Old Hearne Road and Stevens Drive, being the south corner of said Scanlin tract;

THENCE, with the northeast line of said Old Hearne Road, same being the southwest line of said Scanlin tract, N 44° 59' 51" W, a distance of 360.77 feet to the POINT OF BEGINNING and containing 1.648 acres of land, more or less.

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011430282651 (CALCULATED USING GEOID12B).
3. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) PER BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0185E, REVISED 05-16-2012.
4. BUILDING SETBACK LINES ARE IN ACCORDANCE WITH THE ZONING (Z) OF THE SUBJECT PROPERTY ACCORDING TO THE CITY OF BRYAN CODE OF ORDINANCES, AND ARE SHOWN HEREON. ONLINE ZONING MAP REFERENCED ON 10-06-2023 SHOWS THIS PROPERTY AS ZONED RESIDENTIAL DISTRICT-5000 (RD-5).
5. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
6. CONTOURS SHOWN HEREON FROM TNRS DATA (ELEVATION DATUM NAVD 1988, GEOID12B).
7. 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.
8. ALL PROPERTY CORNERS ARE A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET UNLESS NOTED OTHERWISE.
9. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 2304659CS, EFFECTIVE DATE: AUGUST 20TH, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 10f: EASEMENT TO HUMBLE PIPELINE COMPANY IN VOLUME 48, PAGE 533, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
 - ITEM 10g: EASEMENT TO LONE STAR GAS COMPANY IN VOLUME 71, PAGE 413, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

FINAL PLAT OF WOODVILLE ACRES 1.648 ACRES LOTS 20R1 - 20R4 BEING A REPLAT OF WOODVILLE ACRES PORTION OF LOT 20 VOLUME 161, PAGE 2 DRBCT MOSES BAINE LEAGUE NO.11 SURVEY, ABSTRACT 3 BRYAN, BRAZOS COUNTY, TEXAS

OWNER: THOMAS SCANLIN
3185 SUNUP DRIVE, BRYAN, TX, 77808

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 08-18-2023 | PLAT DATE: 10-09-2023
JOB NUMBER: 23-798 | CAD NAME: 23-871-872-PLAT
POINT FILE: 23-798-ALL
DRAWN BY: RCU CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, DAVID POWELL BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, 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 THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

DAVID POWELL BRISTER, RPLS NO. 6537

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.