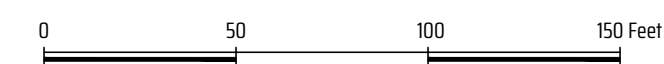


SCALE: 1" = 50'



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

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

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

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

FIELD NOTES DESCRIPTION OF A 2.527 ACRE TRACT
 MOSES BAINE LEAGUE NO. 11 SURVEY, ABSTRACT 3
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 2.527 ACRES IN THE MOSES BAINE LEAGUE NO. 11 SURVEY, ABSTRACT 3, IN BRAZOS COUNTY, TEXAS, BEING ALL OF 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 (OPRBT), 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 (ORBT), AND A CALLED 0.4177 ACRE TRACT DESCRIBED IN A DEED TO EULOGIO ALVARADO LARA IN VOLUME 3760, PAGE 180 (OPRBT); SAID 2.527 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at 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 Lot 198, being a replat of Woodville Acres, filed in Volume 9946, Page 97 (OPRBT), described in a deed to Sheila M. Arevalo in Volume 10176, Page 120 (OPRBT), 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° 28' 04" W, a distance of 199.36 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 (variable width right-of-way) and said Stevens Drive, being the south corner of said Scanlin tract;

THENCE, with the northeast line of said Old Hearne Road, same being the southwest lines of said Scanlin, Cochran and Lara tracts, N 44° 59' 02" W, passing a 5/8 inch iron rod with orange plastic cap stamped 'CARLOMAGNO RPLS 1562' found at a distance of 360.76 feet, being the south common corner of said Scanlin and Cochran tracts, continuing on for a total distance of 553.29 feet to a calculated corner in the northeast line of said Old Hearne Road, being the west corner of said Lara tract, same being the south corner of the remainder of a called 1 acre tract, described in a deed to Tommy Gail Medina and Carolyn Jane Gutierrez in Volume 9024, Page 8 (OPRBT), from which a 1 inch iron pipe found bears S 44° 00' 05" W, a distance of 1.43 feet;

THENCE, with the common line of said Lara tract and said Medina tract, N 43° 42' 52" E, a distance of 200.27 feet to a calculated corner being the north corner of said Lara tract, being the west corner of Lot 19A of said replat of Woodville Acres, filed in Volume 9946, Page 97 (OPRBT), described in a deed to Ascension Bernal in Volume 11264, Page 80 (OPRBT), same being in the southeast line of said Medina tract, from which a 1/2 inch iron rod found bears S 04° 20' 26" W, a distance of 2.46 feet;

THENCE, with the northeast lines of Lara, Cochran and Scanlin tracts, same being the southwest lines of said Lots 19A and 19B of said Woodville Acres replat (9946/97 OPRBT), S 44° 52' 25" E, a distance of 548.98 feet to the POINT OF BEGINNING and containing 2.527 acres of land, more or less.

- LEGEND:**
- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 - ORBT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 - OPRBT = 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
 - GY 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

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
 2.527 ACRES
 LOTS 20R1 - 20R6
 BEING A REPLAT OF WOODVILLE ACRES
 LOT 20
 VOLUME 161, PAGE 2 DRBCT
 MOSES BAINE LEAGUE NO.11 SURVEY, ABSTRACT 3
 BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: THOMAS SCABLIN
 3185 SUNUP DRIVE
 BRYAN, TEXAS 77802

KERR SURVEYING
 SCALE: 1 INCH = 50 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"

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.