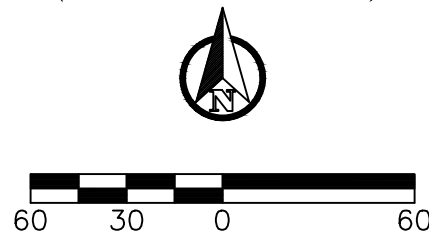
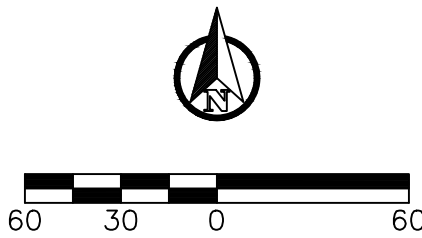


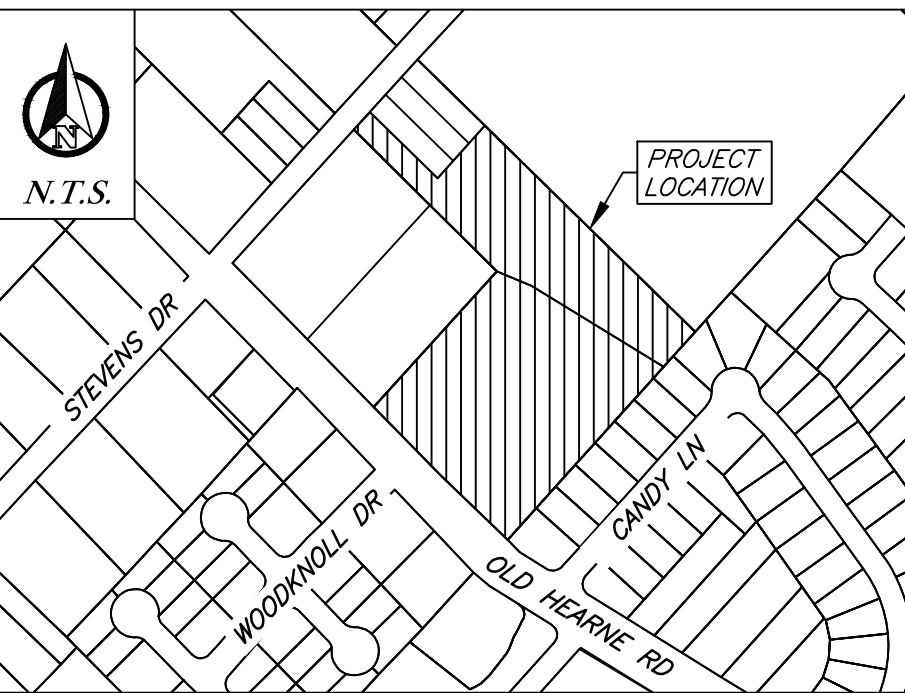
ORIGINAL PLAT  
(17956/215 OPRBC)



REPLAT



Vicinity Map



General Notes:

- The purpose of this plat is to Reconfigure the existing lots and revise the name of this Subdivision.
- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010606703888 (calculated using GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0185E, effective May, 16, 2012.
- 1/2" Iron rods with plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- The topography shown is based on survey data.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- This property is zoned Residential 5000 (RD-5).
- The horizontal portion of the 15" sewer easement was abandoned on April 9, 2024, by Resolution No. 4081 under Case No. ER23-02.
- Where electric facilities are installed, the 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.

Annotations:

ROW- Right-of-Way  
HMAC- Hot mix Asphaltic concrete  
DRBCT- Deed Records Of Brazos County, Texas  
ORBC- Official Records Of Brazos County, Texas  
OPRBC- Official Public Records Of Brazos County, Texas  
( )- Record information  
(CM)- Controlling Monument used to establish property boundaries  
PUE- Public Utility Easement  
CAE- Cross Access Easement  
PAE- Public Access Easement  
DE- Drainage Easement  
PrDE- Private Drainage Easement  
TYP- Typical  
N/F- Now or Formerly

Final Plat

Woodville Acres  
Subdivision  
Lots 5R-1A & 5R-1B

Being a Replat of Lot 5R-1  
Woodville Acres Phase 1- Being a total of 2.5035 Acres  
Volume 17956, Page 215, OPRBC  
Bryan, Brazos County, Texas

September 2026  
Scale: 1"=60'

Owner:  
Shabbar Jaffar  
PO Box 3135  
College Station, TX 77841

Surveyor:  
McClure & Browne  
Engineering and Surveying, Inc.  
1008 Woodcreek Dr, Suite 103  
College Station, TX 77845  
979-693-3838  
TBPELS #10103300

Engineer:  
14 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Owner Name, Managing Member of \_\_\_\_\_, owner and developer of the land shown on this plat, being the tract of land conveyed to me in the Deeds Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all street, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner  
Managing Member of \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Surveyor Name, Registered Professional Land Surveyor No. XXXX, 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.

Surveyor Name, R.P.L.S. No. XXXX

APPROVAL OF THE CITY ENGINEER

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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE 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 Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

LINE TABLE

| LINE # | LENGTH | DIRECTION       |
|--------|--------|-----------------|
| L1     | 61.72' | N 45° 00' 21" E |
| L2     | 36.02' | S 39° 30' 55" W |
| L3     | 79.59' | S 67° 32' 51" E |
| L4     | 49.89' | S 42° 32' 39" W |

FIELD NOTES DESCRIPTION

OF A  
2.5035 ACRE TRACT  
MOSES BAINE SURVEY, ABSTRACT 3  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE SURVEY, ABSTRACT NO. 3, IN BRYAN, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOT 5R-1, WOODVILLE ACRES ADDITION ACCORDING TO THE REPLAT RECORDED IN VOLUME 17956, PAGE 215 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 1/2-INCH IRON ROD MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO MARKING THE NORTH CORNER OF LOT 1, WOODVILLE ACRES ADDITION ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 161, PAGE 2 (B.C.D.R.) AND BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF STEVENS DRIVE (BASED ON A 50-FOOT WIDTH), FROM WHENCE A FOUND 1/2-INCH IRON ROD MARKING THE WEST CORNER OF SAID LOT 1 BEARS S 42° 28' 15" W AT A DISTANCE OF 399.91 FEET FOR REFERENCE;

THENCE: N 42° 28' 15" E (DEED CALL: S 44° 59' 13" E - 50.13') ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STEVENS DRIVE FOR A DISTANCE OF 50.05 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE NORTH CORNER OF THIS TRACT, SAID IRON ROD ALSO MARKING THE WEST CORNER OF LOT 5R-2 OF SAID WOODVILLE ACRES ADDITION (17956/215), FROM WHENCE A FOUND 1/2-INCH IRON ROD MARKING THE NORTH CORNER OF SAID LOT 5R-2 BEARS N 42° 28' 15" E AT A DISTANCE OF 50.00 FEET FOR REFERENCE;

THENCE: ALONG THE COMMON LINE OF THIS TRACT, SAID LOT 5R-2, LOT 5R-3 AND LOT 5R-4 OF SAID WOODVILLE ACRES ADDITION (17956/215) FOR THE FOLLOWING TWO (2) CALLS:

1) S 44° 59' 47" E (DEED CALL: S 44° 59' 13" E) FOR A DISTANCE OF 200.00 FEET TO A FOUND 1/2-INCH IRON ROD MARKING AN INTERIOR CORNER OF THIS TRACT, AND  
2) N 42° 32' 39" E (DEED CALL: N 42° 33' 13" E), AT 50.00 FEET, PASS A FOUND 1/2-INCH IRON ROD MARKING THE EAST CORNER OF SAID LOT 5R-2 AND THE SOUTH CORNER OF SAID LOT 5R-3, CONTINUE FOR A TOTAL DISTANCE OF 150.00 FEET TO A FOUND 1/2-INCH IRON ROD MARKING AN EXTERIOR CORNER OF THIS TRACT, SAID IRON ROD ALSO MARKING THE EAST CORNER OF SAID LOT 5R-4 AND BEING IN THE SOUTHWEST LINE OF LOT 6 OF SAID WOODVILLE ACRES ADDITION (161/2);

THENCE: S 44° 59' 47" E (DEED CALL: S 44° 59' 13" E) ALONG THE COMMON LINE OF THIS TRACT AND SAID LOT 6 FOR A DISTANCE OF 603.15 FEET TO A FOUND 3/8-INCH IRON ROD MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO MARKING THE SOUTH CORNER OF SAID LOT 6;

THENCE: ALONG THE COMMON LINE OF THIS TRACT AND SAID LOT 5R-1 FOR THE FOLLOWING TWO (2) CALLS:

1) S 45° 00' 21" W (DEED CALL: S 45° 08' 09" W - 61.53') FOR A DISTANCE OF 61.72 FEET TO A FOUND 1/2-INCH IRON ROD MARKING AN ANGLE POINT OF THIS TRACT, AND  
2) S 39° 32' 51" W (DEED CALL: S 39° 27' 00" W - 35.96') FOR A DISTANCE OF 36.02 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE SOUTH CORNER OF THIS TRACT, SAID IRON ROD ALSO MARKING THE REMAINDER OF LOT 5 OF SAID WOODVILLE ACRES ADDITION (161/2);

THENCE: ALONG THE COMMON LINE OF THIS TRACT AND THE SAID REMAINDER OF LOT 5 FOR THE FOLLOWING TWO (2) CALLS:

1) N 58° 28' 32" W (DEED CALL: N 58° 29' 10" W - 306.74') FOR A DISTANCE OF 306.45 FEET TO A FOUND 1/2-INCH IRON ROD MARKING AN ANGLE POINT OF THIS TRACT, AND  
2) N 67° 32' 51" W (DEED CALL: N 67° 33' 29" W) FOR A DISTANCE OF 79.59 FEET TO A FOUND 1/2-INCH IRON ROD MARKING AN ANGLE POINT OF THIS TRACT, SAID IRON ROD ALSO MARKING THE EAST CORNER OF LOT 2 OF SAID WOODVILLE ACRES ADDITION (161/2);

THENCE: N 45° 02' 24" W (DEED CALL: N 45° 03' 02" W - 426.16') ALONG THE COMMON LINE OF THIS TRACT, SAID LOT 2 AND SAID LOT 1 FOR A DISTANCE OF 426.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.5035 ACRES OF LAND.