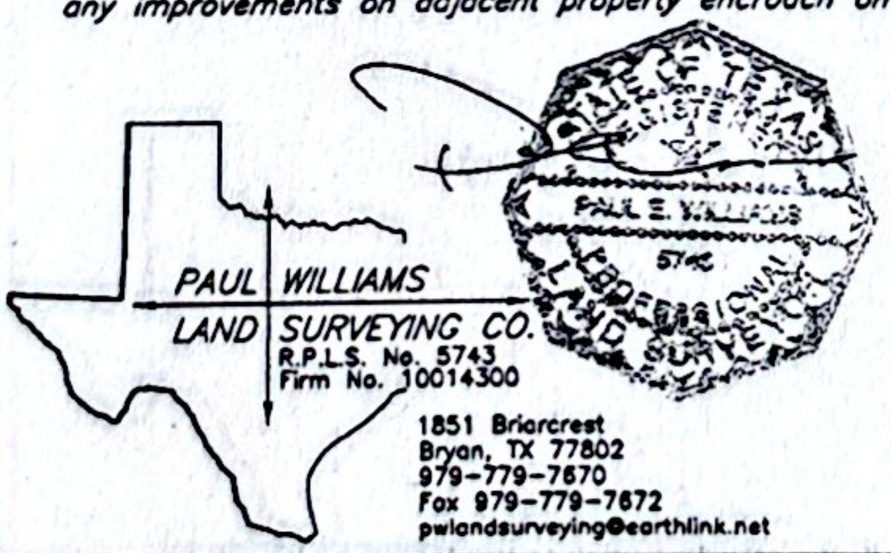
3705 MacKenzie Drive
Matthew Bryan Kipp and Kaylee Kipp

Being all of Lot 13 (THIRTEEN), Block 3 (THREE), WOODVILLE ACRES ADDITION, NO. 1, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 15676 Page 200 of the Official Records of Brazos County, Texas.
I, Paul Williams, Registered Professional Land Surveyor No. 5743 do hereby certify that this plat represents the results of a survey performed on the ground, under my supervision on September 9, 2021, and is true and correct to the best of my knowledge.
I further certify that no improvements on this property encroach on adjacent property, nor do any improvements on adjacent property encroach on to this property, except as shown.



1851 Briarcrest
Bryan, TX 77802
979-779-7670
Fax 979-779-7672
pwlandsurveying@earthlink.net

Notes:
North orientation is based on rotating to plat calls in 15676/200.
This survey was prepared with the benefit of Aggieland Title Company Commitment No. G.F. 41389 and is valid for this transaction only.
The Following Easements appear to effect the parent tract of this property, however no above ground evidence was located on this survey:
1) From Sam Restivo, et ux to Humble Pipe Line Company in 48/533.
2) From Sam Restivo, et ux to Lone Star Gas Company in 71/413.

p:/pwlsco/clients/2021/sc21054.dwg