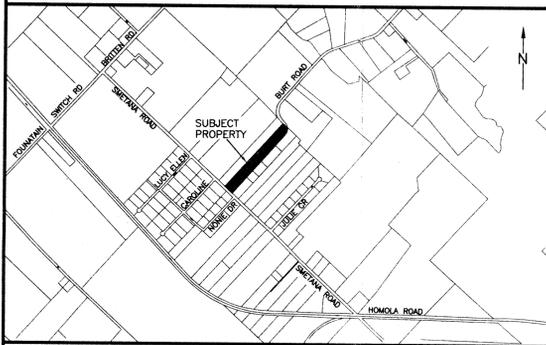
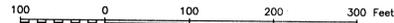




SCALE: 1" = 100'



VICINITY MAP NOT TO SCALE

APPROVAL OF PLANNING AND ZONING COMMISSION
I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2006.

Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

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.

City Engineer, City of Bryan

N/F JASON L. SIEGERT AND J. O. SIEGERT 30 ACRE TRACT 4275/186

N/F LAWRENCE JOHNSON 9.195 ACRE TRACT (TRACT ONE) 617/183

LOT 2 5.745 acres

N/F JOSEPH W. HOLLER, ANNE HOLLER WILLIAMS MARY HOLLER NEMEC AND WILLIAM J. HOLLER REMAINDER 9.75 ACRE TRACT 255/109

N/F WILLIAM J. HOLLER 2.44 ACRE TRACT 256/733

N/F T. McDONALD, JR. AND CRAIG OKONSKI 2.418 ACRE TRACT 3539/170

N/F FRANK BRANDESKY 9.78 ACRE TRACT 7, 255/109

BRAZOS COUNTY OPS MON. #142 BEARS: S 53°25'09" W - 1853.35'

POINT OF BEGINNING

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

I, Karen McQueen, 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 on the day of _____, 2006, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk, Brazos County, Texas

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, on the _____ day of _____, 2006. Signed this _____ day of _____, 2006.

County Judge, Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS

I (We) _____ owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 1 and 2, Burt Road Estates, Brazos County, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s)

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) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2006.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Professional Surveyor No. 4502, 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.

Brad Kerr, R.P.L.S. No. 4502

NOTE: THIS PROPERTY WAS DEEDED TO: PEARL DIX JENKINS, BLANCHE DIX, SENEY DIX, RANSOM J. SYLVESTER DIX, TIMOTHY DIX, RICHARD DIX, CHANNIE DIX JORDAN, MARY DIX MORGAN AND EUGENE DIX VOL. 306, PG. 213 DEED RECORDS CALLED 9.195 ACRES

METES AND BOUNDS DESCRIPTION OF A 10.68 ACRE TRACT JOHN WILLIAMS LEAGUE, A-237 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN WILLIAMS LEAGUE, ABSTRACT NO. 237, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 20 ACRE TRACT AS DESCRIBED BY A DEED TO REDDIN JOHNSON AND EUGENE DICKS RECORDED IN VOLUME 49, PAGE 92 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SMETANA ROAD MARKING THE WEST CORNER OF A CALLED 9.195 ACRE TRACT AS DESCRIBED BY A DEED TO LAWRENCE JOHNSON RECORDED IN VOLUME 5364, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 9.195 ACRE TRACT BEING FURTHER DESCRIBED AS TRACT ONE IN VOLUME 617, PAGE 183 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 30 ACRE TRACT AS DESCRIBED BY A DEED TO JASON L. SIEGERT AND J. O. SIEGERT RECORDED IN VOLUME 4275, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE ORIGINAL WEST CORNER OF SAID 20 ACRE TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 9.195 ACRE TRACT, SAME BEING THE ORIGINAL NORTH CORNER OF SAID 20 ACRE TRACT, BEARS: N 45° 00' 00" E FOR A DISTANCE OF 2032.07 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF 617/183);

THENCE: S 45° 00' 00" E ALONG THE NORTHEAST LINE OF SMETANA ROAD FOR A DISTANCE OF 196.92 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID 9.195 ACRE TRACT AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 45° 00' 00" E THROUGH SAID 20 ACRE TRACT AND ALONG THE SOUTHWEST LINE OF BURT LANE, CONTINUE ON FOR A TOTAL DISTANCE OF 2032.07 FEET TO A POINT ON THE SOUTHWEST LINE OF A CALLED 96 ACRE TRACT AS DESCRIBED BY A DEED TO LINDA S. WARREN, PAUL W. SIEGERT AND WIFE, MELINDA SIEGERT, RECORDED IN VOLUME 3811, PAGE 69 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT MARKING THE EAST CORNER OF SAID 9.195 ACRE TRACT, FOR REFERENCE THE AFOREMENTIONED 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 9.195 ACRE TRACT BEARS: N 45° 00' 00" W FOR A DISTANCE OF 196.92 FEET;

THENCE: S 45° 00' 00" E ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID REMAINDER OF 96 ACRE TRACT FOR A DISTANCE OF 223.22 FEET TO A 60D NAIL SET IN A FENCE POST MARKING THE NORTH CORNER OF THE REMAINDER OF A CALLED 9.75 ACRE TRACT DESCRIBED AS TRACT B BY A DEED TO JOSEPH W. HOLLER, ANNE HOLLER WILLIAMS, MARY HOLLER NEMEC AND WILLIAM J. HOLLER, RECORDED IN VOLUME 255, PAGE 109 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 52' 53" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID REMAINDER OF 9.75 ACRE TRACT, SAME BEING THE APPARENT SOUTHWEST LINE OF BURT LANE, FOR A DISTANCE OF 516.05 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 9.75 ACRE TRACT AND THE NORTH CORNER OF A CALLED 2.44 ACRE TRACT AS DESCRIBED BY A DEED TO WILLIAM J. HOLLER RECORDED IN VOLUME 256, PAGE 733 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 01' 51" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.44 ACRE TRACT (256/733), SAME BEING THE APPARENT SOUTHWEST LINE OF BURT LANE, FOR A DISTANCE OF 505.07 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 2.44 ACRE TRACT (256/733) AND THE NORTH CORNER OF A CALLED 2.44 ACRE TRACT AS DESCRIBED BY A DEED TO W. T. McDONALD, JR. AND CRAIG OKONSKI RECORDED IN VOLUME 3539, PAGE 170 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 45° 14' 57" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.418 ACRE TRACT, SAME BEING THE APPARENT SOUTHWEST LINE OF BURT LANE, FOR A DISTANCE OF 505.04 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 2.418 ACRE TRACT AND THE NORTH CORNER OF A CALLED 2.44 ACRE TRACT AS DESCRIBED BY A DEED TO JOSEPH W. HOLLER RECORDED IN VOLUME 256, PAGE 725 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 43' 10" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.44 ACRE TRACT (256/725), SAME BEING THE APPARENT SOUTHWEST LINE OF BURT LANE, FOR A DISTANCE OF 505.04 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF SMETANA ROAD MARKING THE WEST CORNER OF SAID 2.44 ACRE TRACT (256/725) AND THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 45° 00' 00" W ALONG THE NORTHEAST LINE OF SMETANA ROAD FOR A DISTANCE OF 233.10 FEET TO THE POINT OF BEGINNING CONTAINING 10.68 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER, 2003.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

GENERAL NOTES

- 1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
3. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
4. FAIRVIEW-SMETANA (WELBORN S.U.D.) WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. THERE SHALL BE A 25' SETBACK LINES ALONG SMETANA ROAD AND BURT LANE. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0150 C, DATED JULY 2, 1992.
7. P.U.E. - PUBLIC UTILITY EASEMENT

JUL 14 2005

FINAL PLAT OF BURT ROAD ESTATES 10.68 ACRES JOHN WILLIAMS LEAGUE, A-237 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET SURVEY DATE: OCT. 2003 PLAT DATE: 03-25-06



JOB NUMBER: 06-005 CAD NAME: 06-005F CR5 FILE: 03-0695B

PREPARED BY: KERR SURVEYING, LLC 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 268-3195

PREPARED FOR: JOHN EDWARD DOE 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 268-3195

