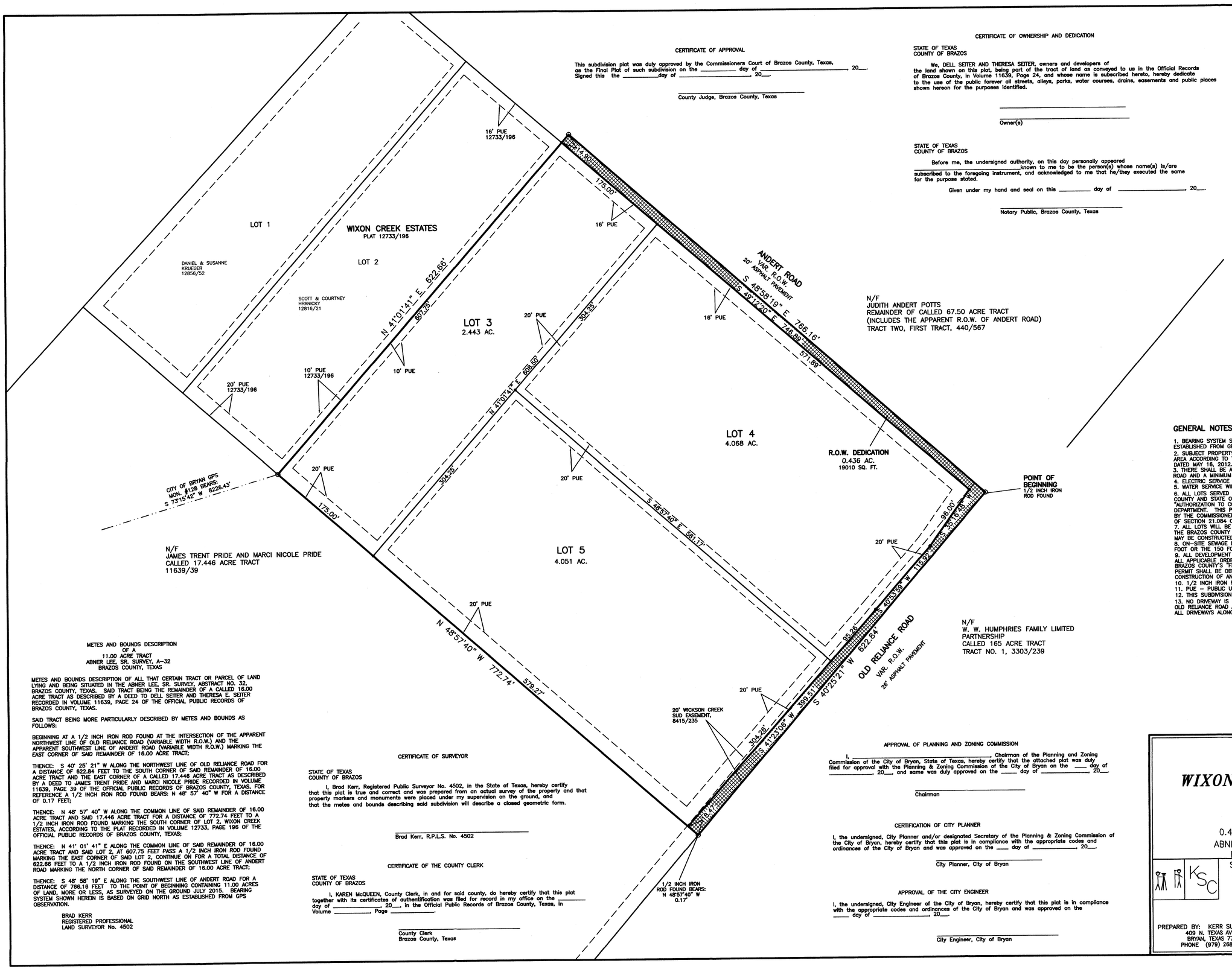


CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the _____ day of _____ 20__.
Signed this the _____day of _____, 20__.

_____
County Judge, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, DELL SEITER AND THERESA SEITER, owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 11639, Page 24, 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 hereon for the purposes identified.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

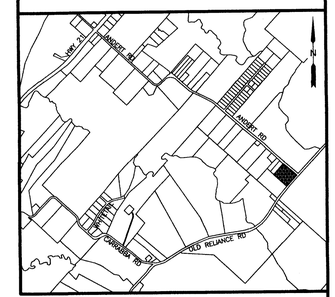
Before me, the undersigned authority, on this day personally appeared _____known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____ 20__.

_____
Notary Public, Brazos County, Texas

SCALE: 1" = 60'

0 60 120 180



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0210E, DATED MAY 16, 2012.
3. THERE SHALL BE A MINIMUM 25' FRONT SETBACK LINE ALONG ANDERT ROAD AND A MINIMUM 50' FRONT SETBACK LINE ALONG OLD RELIANCE ROAD.
4. ELECTRIC SERVICE WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
5. WATER SERVICE WILL BE PROVIDED BY WICKSON CREEK SUD.
6. 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 ENSURED 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.
7. 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.
8. 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.
9. ALL DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE PREVENTION ORDER". A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.
10. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
11. PUE – PUBLIC UTILITY EASEMENT
12. THIS SUBDIVISION LIES WITHIN THE BRYAN SCHOOL DISTRICT.
13. NO DRIVEWAY IS PERMITTED ON LOT 4 WITHIN 225' FROM THE INTERSECTION OF OLD RELIANCE ROAD AND ANDERT ROAD IN ORDER TO PROVIDE CORNER CLEARANCE. ALL DRIVEWAYS ALONG OLD RELIANCE ROAD MUST BE A MINIMUM OF 200' APART.

METES AND BOUNDS DESCRIPTION
OF A
11.00 ACRE TRACT
ABNER LEE, SR. SURVEY, A-32
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ABNER LEE, SR. SURVEY, ABSTRACT NO. 32, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 16.00 ACRE TRACT AS DESCRIBED BY A DEED TO DELL SEITER AND THERESA E. SEITER RECORDED IN VOLUME 11639, PAGE 24 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE APPARENT NORTHWEST LINE OF OLD RELIANCE ROAD (VARIABLE WIDTH R.O.W.) AND THE APPARENT SOUTHWEST LINE OF ANDERT ROAD (VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF SAID REMAINDER OF 16.00 ACRE TRACT;

THENCE: S 40° 25' 21" W ALONG THE NORTHWEST LINE OF OLD RELIANCE ROAD FOR A DISTANCE OF 622.84 FEET TO THE SOUTH CORNER OF SAID REMAINDER OF 16.00 ACRE TRACT AND THE EAST CORNER OF A CALLED 17.446 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES TRENT PRIDE AND MARCI NICOLE PRIDE RECORDED IN VOLUME 11639, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 48° 57' 40" W FOR A DISTANCE OF 0.17 FEET;

THENCE: N 48° 57' 40" W ALONG THE COMMON LINE OF SAID REMAINDER OF 16.00 ACRE TRACT AND SAID 17.446 ACRE TRACT FOR A DISTANCE OF 772.74 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 2, WIXON CREEK ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 12733, PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 01' 41" E ALONG THE COMMON LINE OF SAID REMAINDER OF 16.00 ACRE TRACT AND SAID LOT 2, AT 607.75 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 2, CONTINUE ON FOR A TOTAL DISTANCE OF 622.66 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ANDERT ROAD MARKING THE NORTH CORNER OF SAID REMAINDER OF 16.00 ACRE TRACT;

THENCE: S 48° 58' 19" E ALONG THE SOUTHWEST LINE OF ANDERT ROAD FOR A DISTANCE OF 766.16 FEET TO THE POINT OF BEGINNING CONTAINING 11.00 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

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 authentification was filed for record in my office on the _____ day of _____, 20___, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 & Zoning Commission of the City of Bryan on the ____ day of _____, 20___, and same was duly approved on the ____ day of _____, 20___.

_____
Chairman

CERTIFICATION OF 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, 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 and was approved on the ____ day of _____, 20___.

_____
City Engineer, City of Bryan

SEP 01 2015
RECEIVED

FINAL PLAT
OF
WIXON CREEK ESTATES PHASE 2

11.00 ACRES
LOTS 3-5, BLOCK 1
0.436 AC. R.O.W. DEDICATION
ABNER LEE, SR. SURVEY, A-32
BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 60 FEET
SURVEY DATE: JULY 2015
PLAT DATE: 09-01-15

JOB NUMBER: 15-736
CAD NAME: 15-736
CR5 FILE: 14-497

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

OWNER: DELL & THERESA SEITER
P.O. BOX 11486
COLLEGE STATION, TEXAS 77842