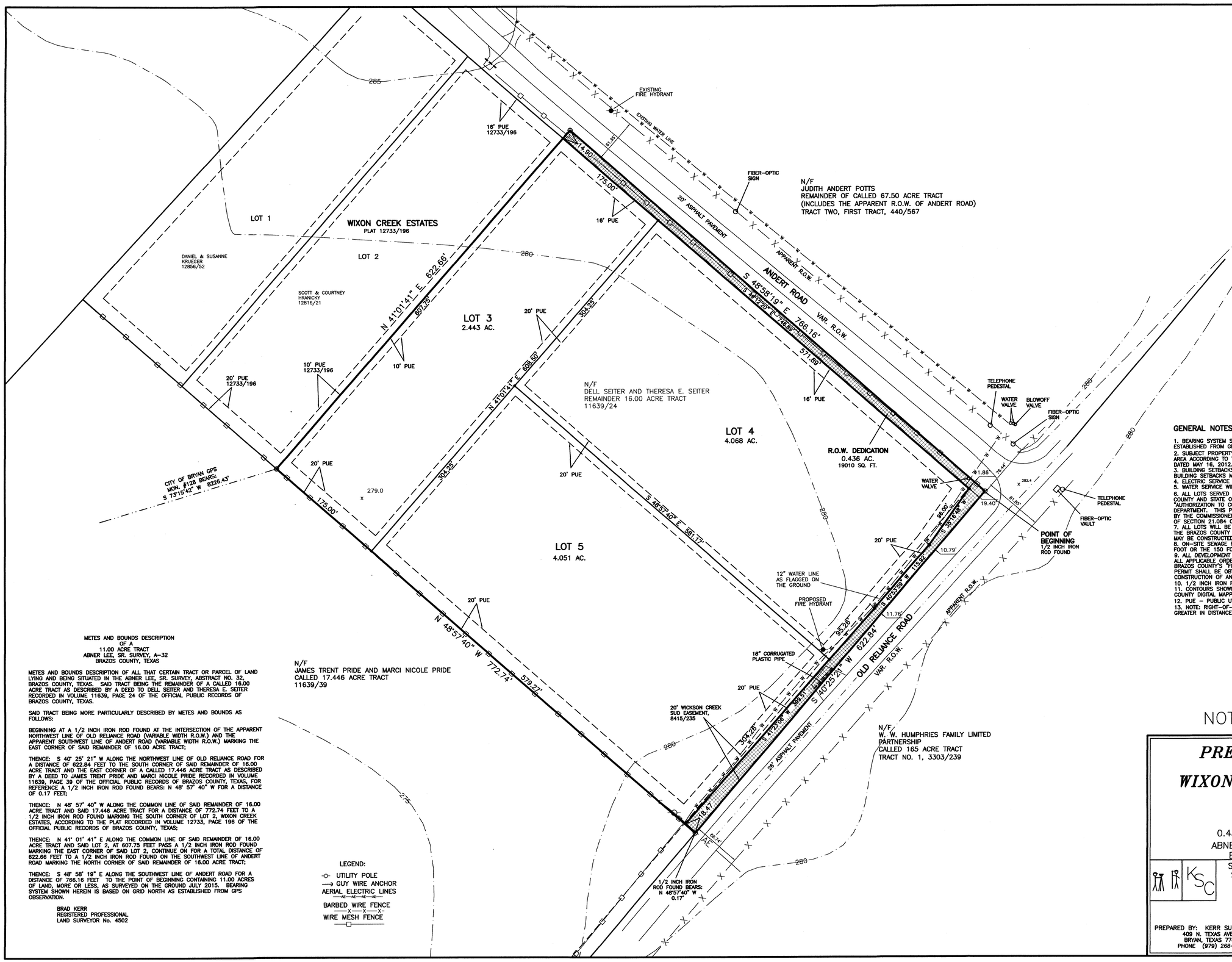

GENERAL NOTES

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. BUILDING SETBACKS SHALL BE 25' ADJACENT TO ALL STREETS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRES BY DEED RESTRICTIONS.
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'e) 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 21.064 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. CONTOURS SHOWN HEREON ARE PER DIGITAL OVERLAY FROM BRAZOS COUNTY DIGITAL MAPPING.
12. PUE – PUBLIC UTILITY EASEMENT
13. NOTE: RIGHT-OF-WAY DEDICATION ALONG OLD RELIANCE ROAD IS 2.5' OR GREATER IN DISTANCE FROM THE EXISTING 12" WATER LINE.

AUG 26 2015

NOT FOR RECORD

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

LEGEND:

-O- UTILITY POLE
⟶ GUY WIRE ANCHOR
AERIAL ELECTRIC LINES —AE—AE—AE—
BARBED WIRE FENCE —X—X—X—
WIRE MESH FENCE —□—

PRELIMINARY PLAN
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: 08-13-15
REVISED: 08-25-15
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