

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 29th day of October, 2002.

Signed this 29th day of October, 2002.

W. D. Jones
County Judge, Brazos County, Texas

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 November, 2002, in the Official Public Records of Brazos County, Texas, in Volume 4937, Page 261.

Karen McQueen
County Clerk
Brazos County, Texas

Susie L. Cohen
Deputy Clerk

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Troy Kannegieter, owner(s) and developer(s) of the land shown on this plat, and designated herein as Cedar Ridge Subdivision, Phase Two, the City of 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.

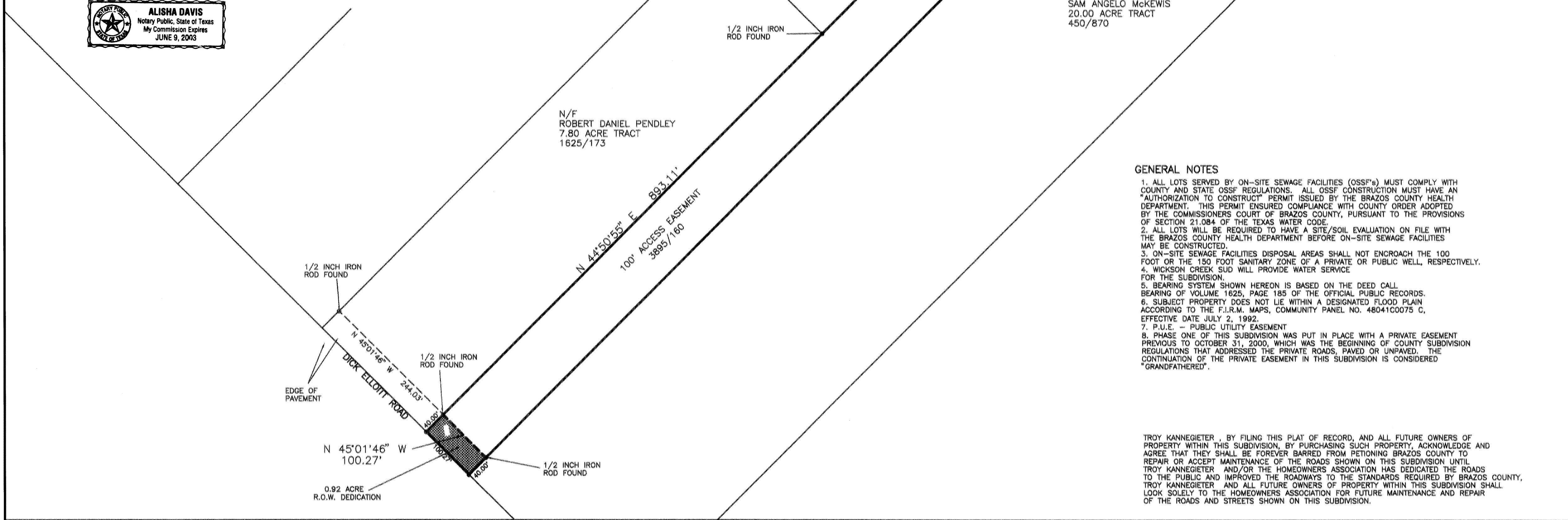
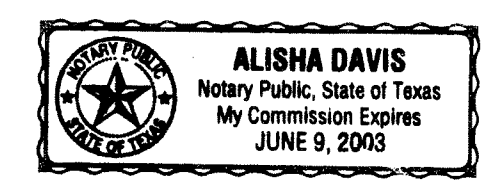
Troy Kannegieter
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Troy Kannegieter, 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 25th day of October, 2002.

Alisha Davis
Notary Public, Brazos County, Texas



N/F CARL WALTHALL AND SANDY WALTHALL
22.00 ACRE TRACT
3628/113

Doc 00793910 Bk 4934 Pg 261

Filed for Record in:
BRAZOS COUNTY
On: Nov 01, 2002 at 02:36P

As a
Plat

Document Number: 00793910
Amount: 55.00

Receipt Number - 285596
By: Flo Workman

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the record records of BRAZOS COUNTY as stamped hereon by me.

Nov 01, 2002

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION

OF A
12.12 ACRE TRACT
JAMES D. ALLCORN SURVEY, A-60
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES D. ALLCORN SURVEY, ABSTRACT NO. 60, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 22.00 ACRE TRACT AS DESCRIBED BY A DEED TO ROBERT DANIEL PENDLEY RECORDED IN VOLUME 1625, PAGE 185 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 ON THE SOUTHWEST CORNER OF SAID 22.00 ACRE TRACT AND BEING THE EAST CORNER OF SAID 12.20 ACRE TRACT AND THE NORTH CORNER OF A CALLED 20.00 ACRE TRACT AS DESCRIBED BY A DEED TO SAM ANGELO MCKEEWIS RECORDED IN VOLUME 450, PAGE 870 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 20.00 ACRE TRACT BEARS: S 43° 37' 39" E FOR A DISTANCE OF 344.07 FEET;

THENCE: S 44° 50' 58" W ALONG THE COMMON LINE OF SAID 12.20 ACRE TRACT AND SAID 20.00 ACRE TRACT FOR A DISTANCE OF 2489.35 FEET TO A 1/2 INCH IRON ROD FOUND ON THE FENCED NORTHEAST LINE OF DICK ELLIOTT ROAD (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF SAID 12.20 ACRE TRACT);

THENCE: N 45° 01' 46" W THROUGH SAID 12.20 ACRE TRACT AND ALONG THE FENCED NORTHEAST LINE OF DICK ELLIOTT ROAD FOR A DISTANCE OF 100.27 FEET TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID 12.20 ACRE TRACT AND THE REMAINDER OF A CALLED 7.80 ACRE TRACT AS DESCRIBED BY A DEED TO ROBERT DANIEL PENDLEY RECORDED IN VOLUME 1625, PAGE 173 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID 7.80 ACRE TRACT AND A CALLED 15,000 ACRE TRACT AS DESCRIBED BY A DEED TO THE VETERANS LAND BOARD RECORDED IN VOLUME 457, PAGE 187 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: N 45° 01' 46" W FOR A DISTANCE OF 244.03 FEET;

THENCE: N 44° 50' 55" E ALONG THE COMMON LINE OF SAID 12.20 ACRE TRACT AND SAID REMAINDER OF 7.80 ACRE TRACT FOR A DISTANCE OF 893.11 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 1, CEDAR RIDGE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3366, PAGE 279 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 44° 52' 46" E ALONG THE COMMON LINE OF SAID 12.20 ACRE TRACT AND CEDAR RIDGE SUBDIVISION FOR A DISTANCE OF 480.32 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF LOT 2, CEDAR RIDGE SUBDIVISION;

THENCE: N 45° 01' 46" W CONTINUING ALONG THE COMMON LINE OF SAID 12.20 ACRE TRACT AND CEDAR RIDGE SUBDIVISION FOR A DISTANCE OF 244.06 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 15,000 ACRE TRACT MARKING THE NORTH CORNER OF SAID LOT 2, CEDAR RIDGE SUBDIVISION;

THENCE: N 44° 49' 47" E ALONG THE COMMON LINE OF SAID 12.20 ACRE TRACT AND SAID 15,000 ACRE TRACT FOR A DISTANCE OF 820.82 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 15,000 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 5.00 ACRE TRACT AS DESCRIBED BY SAID DEED TO THE VETERANS LAND BOARD (457/187);

THENCE: N 44° 52' 45" E ALONG THE COMMON LINE OF SAID 12.20 ACRE TRACT AND SAID 5.00 ACRE TRACT FOR A DISTANCE OF 821.21 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 22.00 ACRE TRACT MARKING THE COMMON CORNER OF SAID 12.20 ACRE TRACT AND SAID 5.00 ACRE TRACT;

THENCE: S 43° 38' 39" E ALONG THE COMMON LINE OF SAID 12.20 ACRE TRACT AND SAID 22.00 ACRE TRACT FOR A DISTANCE OF 344.07 FEET TO THE POINT OF BEGINNING CONTAINING 12.12 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY, 2002.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

- 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.
- 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.
- ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRUCH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- WICKSON CREEK SUD WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
- BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARING OF VOLUME 1625, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0075 C, EFFECTIVE DATE JULY 2, 1992.
- P.U.E. - PUBLIC UTILITY EASEMENT
- PHASE ONE OF THIS SUBDIVISION WAS PUT IN PLACE WITH A PRIVATE EASEMENT PREVIOUS TO OCTOBER 31, 2000, WHICH WAS THE BEGINNING OF COUNTY SUBDIVISION REGULATIONS THAT ADDRESSED THE PRIVATE ROADS, PAVED OR UNPAVED. THE CONTINUATION OF THE PRIVATE EASEMENT IN THIS SUBDIVISION IS CONSIDERED "GRANDFATHERED".

TROY KANNEGIETER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT THEY SHALL BE FOREVER BARRED FROM PETIONING BRAZOS COUNTY TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL TROY KANNEGIETER AND/OR THE HOMEOWNERS ASSOCIATION HAS DEDICATED THE ROADS TO THE PUBLIC AND IMPROVED THE ROADWAYS TO THE STANDARDS REQUIRED BY BRAZOS COUNTY. TROY KANNEGIETER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE HOMEOWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

FINAL PLAT
OF
CEDAR RIDGE SUBDIVISION, PHASE TWO
JAMES D. ALLCORN SURVEY, A-60
12.12 ACRES
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: JANUARY, 2002
PLAT DATE: 03-04-02
REVISED: 04-22-02
JOB NUMBER: 01-1051
CAD NAME: 01-1051F
CR5 FILE: 01-1051 (job)

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

PREPARED FOR: TROY KANNEGIETER
5970 DICK ELLIOTT ROAD
BRYAN, TEXAS 77808
PHONE (979) 589-1199