

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Kim Casey, 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 21 day of June, 2001.

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.
Joseph Dine
 Assistant City Planner

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.
W. Paul Kagan
 City Engineer, City of Bryan

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 21 day of June, 2001.
 Signed this 21 day of June, 2001.
Alan D. Jones
 County Judge, Brazos County, Texas

0748213
 Filed for Record in:
 BRAZOS COUNTY,
 On: Jul 05, 2001 at 03:10PM
 As a
 Plats
 Document Number: **0748213**
 Amount: 55.00
 Receipt Number - 175517
 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 said records of:
 BRAZOS COUNTY,
 as stamped herein by me.
 Jul 05, 2001

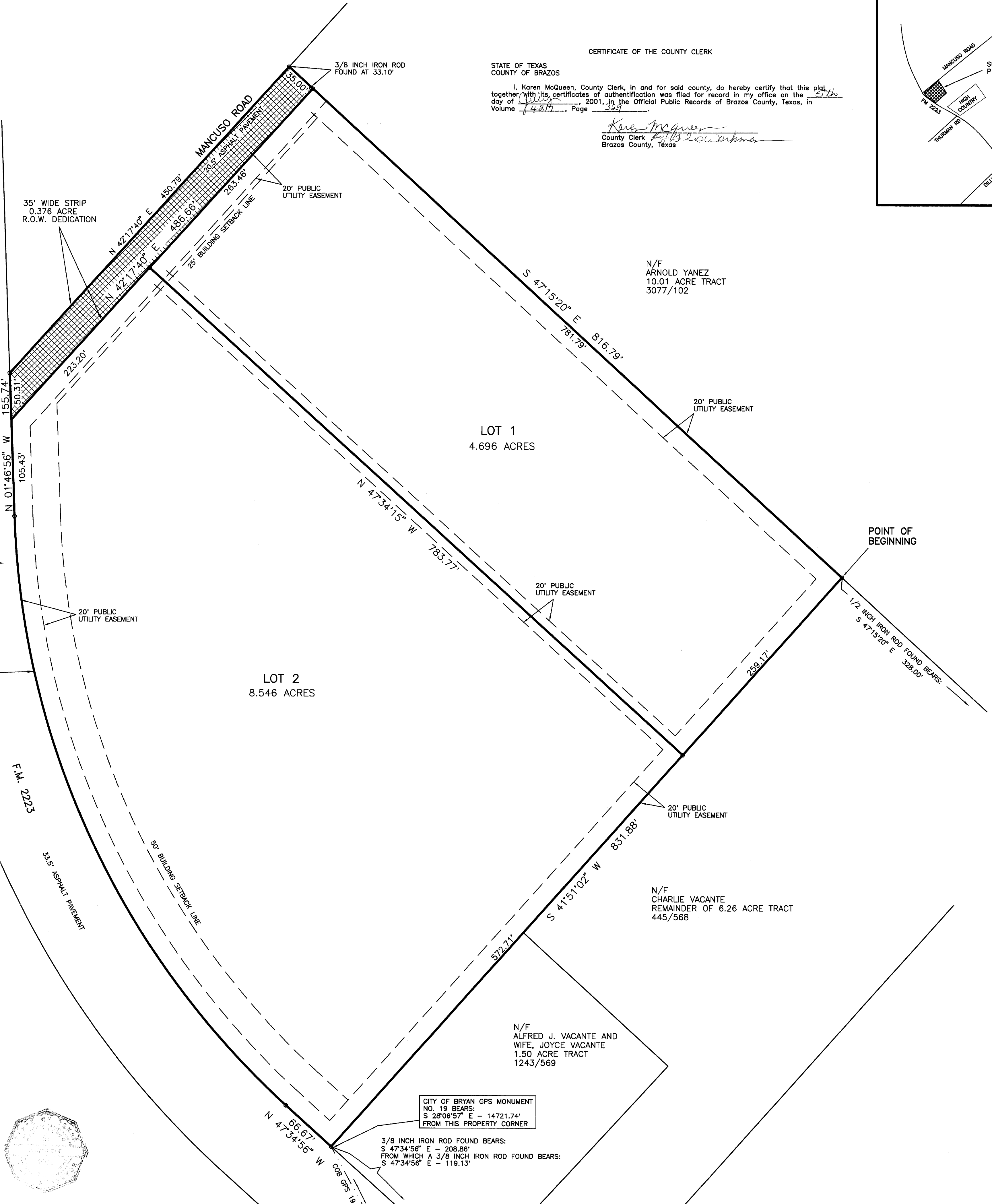
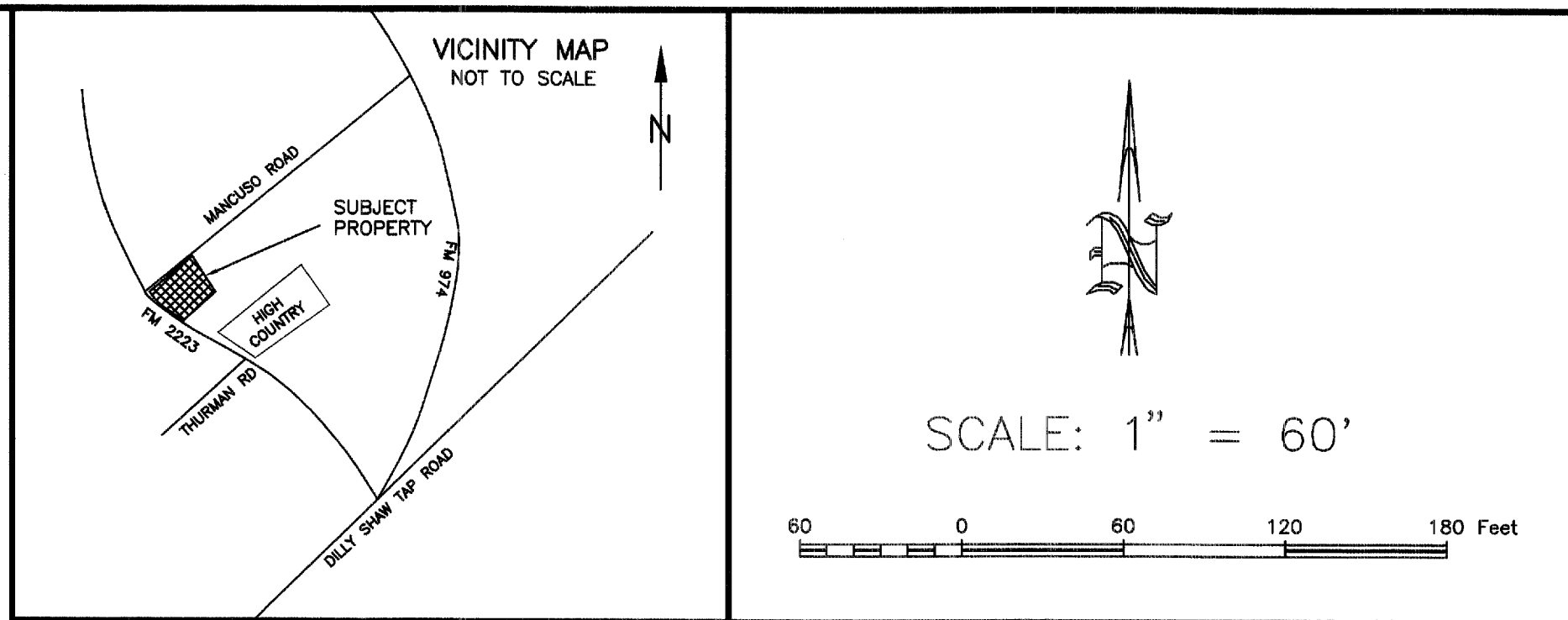
CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS COUNTY OF BRAZOS
 I, Misty Wiese, Tracy Mathison, Ashley Kelly, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 1 and 2, Flack Farms to Brazos County, Texas, and whose name(s) is/are subscribed hereto, hereby 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.
Misty Wiese, Tracy Mathison, Ashley Kelly
 Owner(s)

STATE OF TEXAS COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Misty Wiese, Tracy Mathison, Ashley Kelly, 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 27th day of June, 2001.
Mary Phelps
 Notary Public, Brazos County, Texas

MARY PHELPS
 Notary Public, State of Texas
 My Commission Expires August 4, 2003

CERTIFICATE OF SURVEYOR
 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.
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 certification of authentication was filed for record in my office on the 27 day of July, 2001, in the Official Public Records of Brazos County, Texas, in Volume 4487, Page 304.
Karen McQueen
 County Clerk, Brazos County, Texas



METES AND BOUNDS DESCRIPTION OF A 13.618 ACRE TRACT OF G. H. COLEMAN LEAGUE, A-10 BRAZOS COUNTY, TEXAS
 METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE G. H. COLEMAN LEAGUE, ABSTRACT NO. 10, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND CALLED 12.52 ACRES AS DESCRIBED BY A DEED TO DAVID JOE VACANTE RECORDED IN VOLUME 1263, PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
 SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF A CALLED 10.01 ACRE TRACT AS DESCRIBED BY A DEED TO ARNOLD YANEZ RECORDED IN VOLUME 3077, PAGE 102 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF SAID 12.52 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 6.26 ACRE TRACT AS DESCRIBED BY A DEED TO CHARLIE VACANTE RECORDED IN VOLUME 445, PAGE 568 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 10.01 ACRE TRACT AND SAID REMAINDER OF 6.26 ACRE TRACT BEARS: S 47° 15' 20" E FOR A DISTANCE OF 328.00 FEET;
 THENCE: S 41° 51' 02" W ALONG THE COMMON LINE OF SAID 12.52 ACRE TRACT AND SAID REMAINDER OF 6.26 ACRE TRACT FOR A DISTANCE OF 831.88 FEET TO A 5/8 INCH IRON ROD SET ON THE EASTERLY LINE OF F.M. 2223 (100' R.O.W.) MARKING THE SOUTH CORNER OF SAID 12.52 ACRE TRACT AND THE WEST CORNER OF A CALLED 1.50 ACRE TRACT AS DESCRIBED BY A DEED TO ALFRED J. VACANTE AND WIFE, JOYCE VACANTE, RECORDED IN VOLUME 1243, PAGE 569 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 1.50 ACRE TRACT BEARS: S 47°34'56" E FOR A DISTANCE OF 208.80 FEET FROM WHICH A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID REMAINDER OF 6.26 ACRE TRACT BEARS: S 47° 34' 56" E FOR A DISTANCE OF 119.13 FEET;
 THENCE: N 47° 34' 56" W ALONG THE EASTERLY LINE OF F.M. 2223 FOR A DISTANCE OF 66.67 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 904.98 FEET;
 THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 48' 00" FOR AN ARC DISTANCE OF 723.41 FEET (CHORD BEARS: N 24° 40' 56" W - 704.30) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;
 THENCE: N 01° 46' 56" W CONTINUING ALONG THE EASTERLY LINE OF F.M. 2223 FOR A DISTANCE OF 155.74 FEET TO A POINT IN THE CENTERLINE OF MANCUSO ROAD MARKING THE NORTHWEST CORNER OF SAID 12.52 ACRE TRACT;
 THENCE: N 42° 17' 40" E ALONG THE NORTHWEST LINE OF SAID 12.52 ACRE TRACT, SAME BEING CALLED THE CENTERLINE OF MANCUSO ROAD, FOR A DISTANCE OF 450.79 FEET TO A POINT MARKING THE COMMON CORNER OF SAID 12.52 ACRE TRACT AND SAID 10.01 ACRE TRACT;
 THENCE: S 47° 15' 20" E ALONG THE COMMON LINE OF SAID 12.52 ACRE TRACT AND SAID 10.01 ACRE TRACT, AT 33.10 FEET PASS A 3/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 816.79 FEET TO THE POINT OF BEGINNING CONTAINING 13.618 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL, 2001. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
 5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 6. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 7. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 48041C0070 C, EFFECTIVE DATE JULY 2, 1992.

FINAL PLAT
 OF
FLACK FARMS
 13.618 ACRES
 G. H. COLEMAN LEAGUE, A-10
 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
 SURVEY DATE: APRIL, 2001
 PLAT DATE: 05-17-01
 REVISED 06-07-01
 JOB NUMBER: 01-0354
 CAD NAME: 01-0354F
 CR5 FILE: 01-0354 (job)

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

PREPARED FOR: MISTY WIESE
 1789 FRIEDA LANE
 BRYAN, TEXAS 77808
 PHONE (979) 361-6224