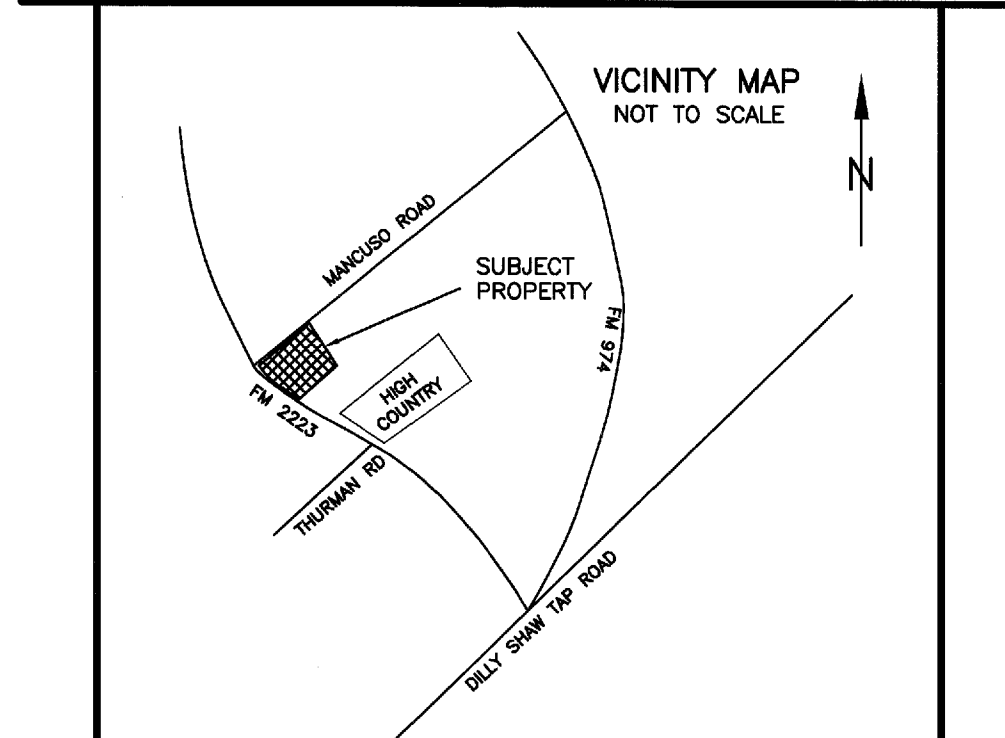
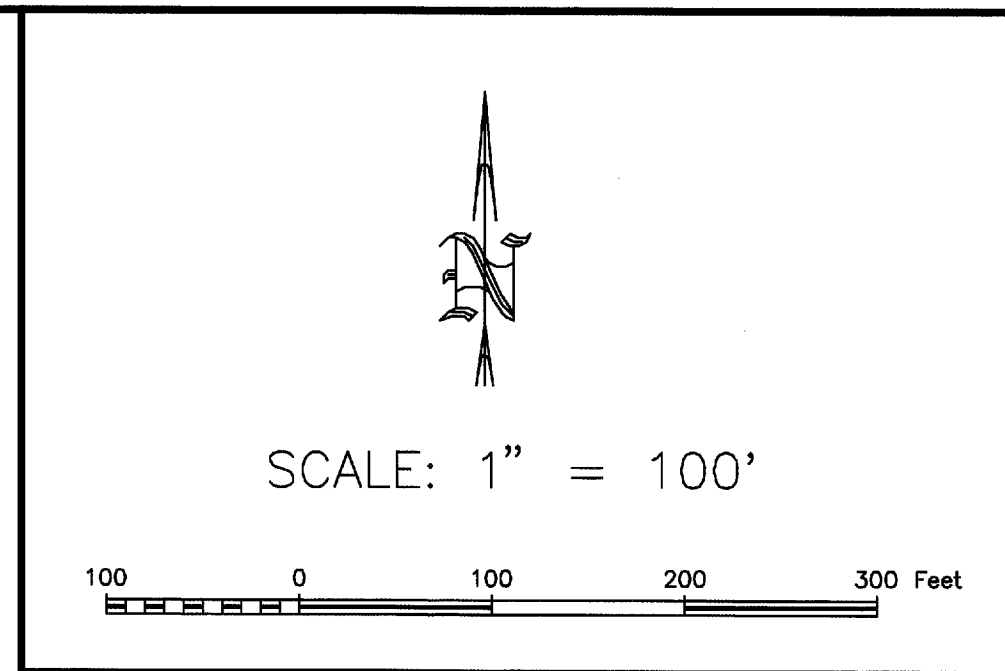
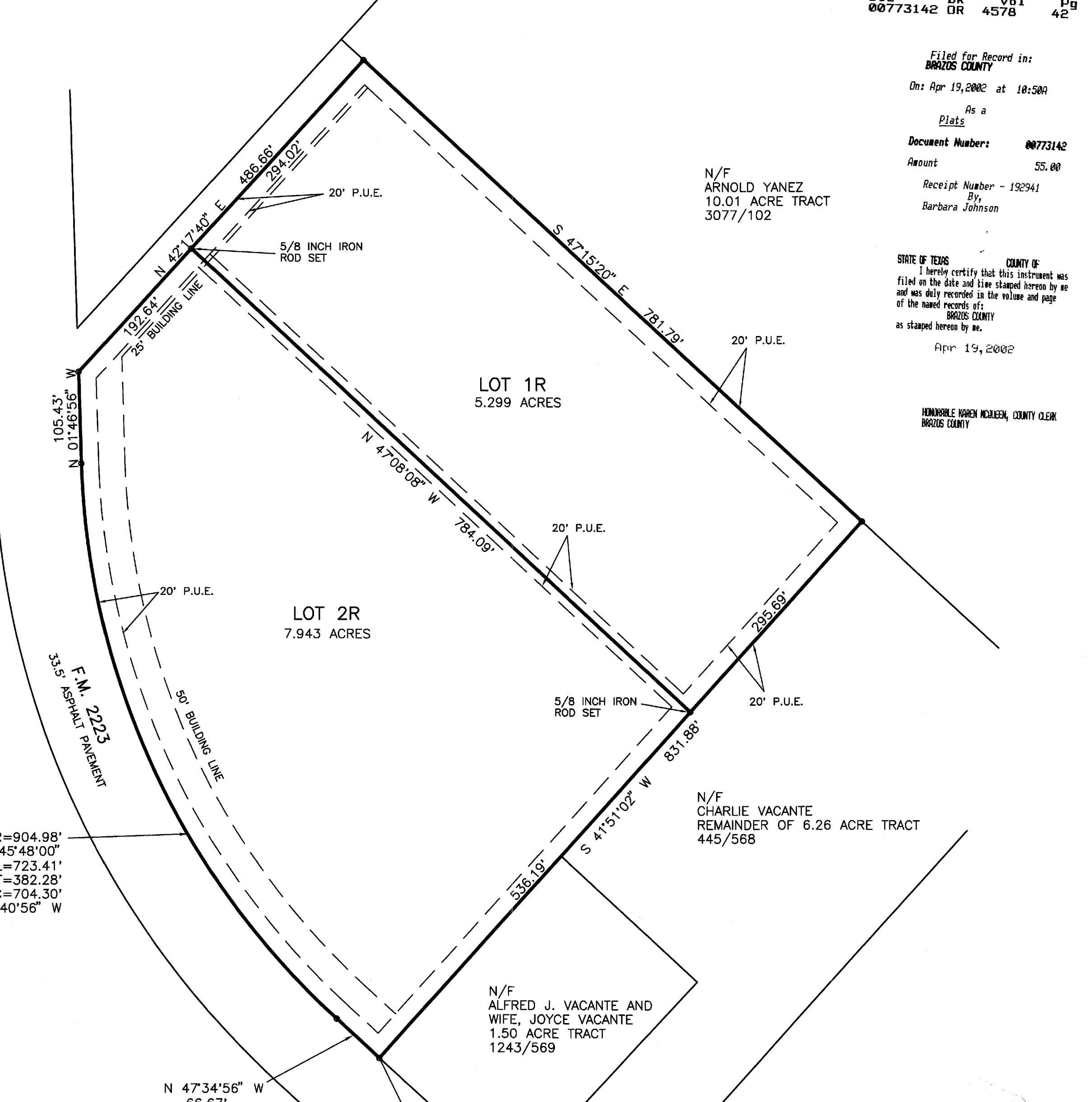
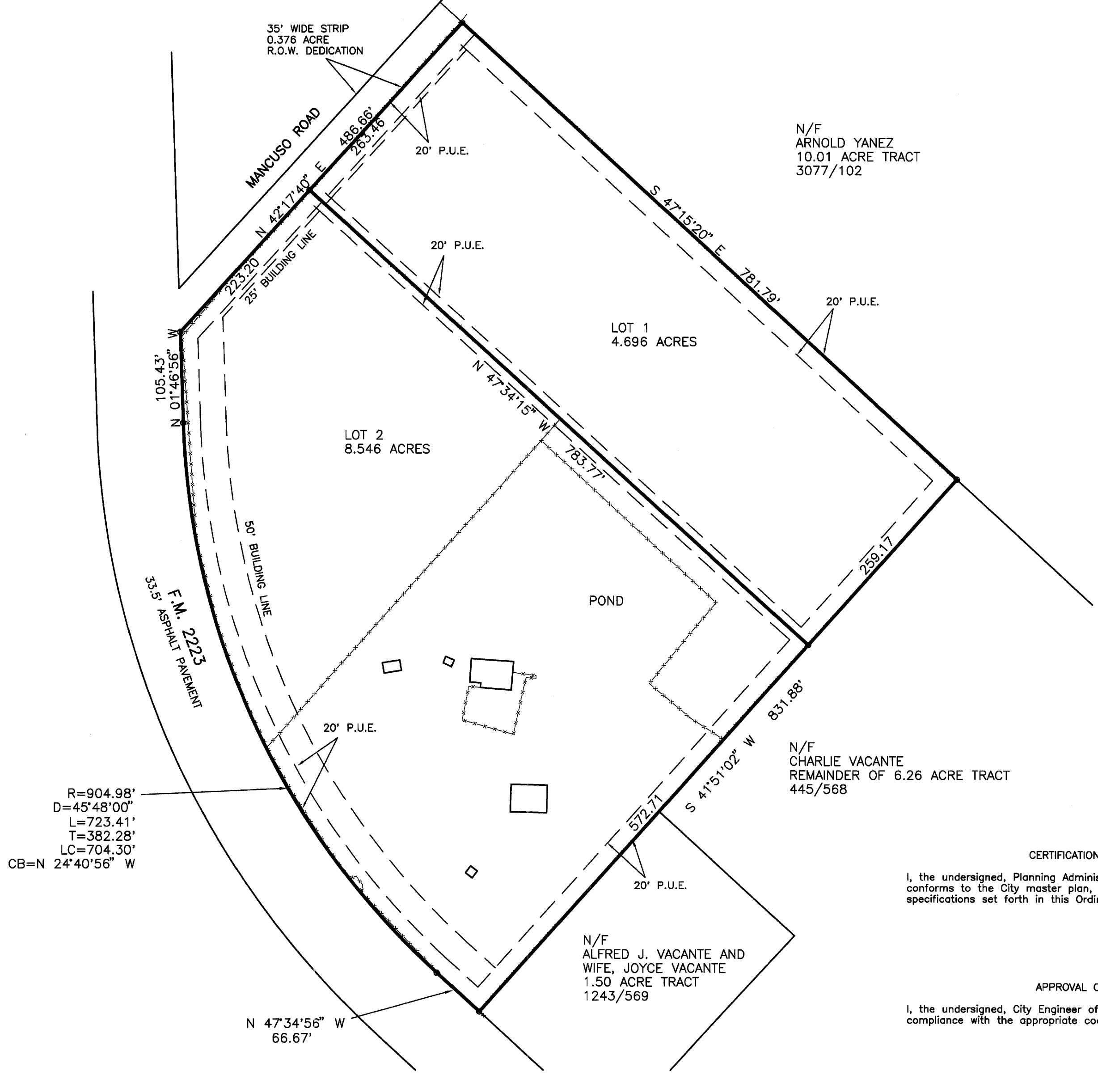


ORIGINAL PLAT

AMENDING PLAT



Doc 00773142 Blk OR 4578 Vol 1 Pg 42
Filed for Record in: BRAZOS COUNTY
On: Apr 19, 2002 at 10:50A
As a Plat
Document Number: 00773142
Amount: \$5.00
Receipt Number: 152941
By: Barbara Johnson
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped herein by me.
APR 19 2002
HONORABLE BREN NICKEL, COUNTY CLERK
BRAZOS COUNTY



- 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 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.
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 FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100070 C, EFFECTIVE DATE JULY 2, 1992.
8. P.U.E. - PUBLIC UTILITY EASEMENT

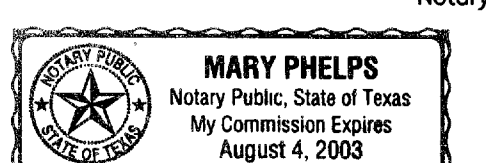
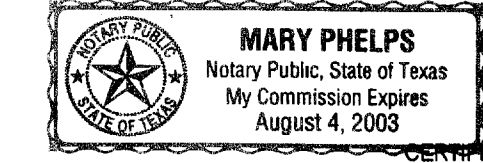
CERTIFICATION OF PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.
Planning Administrator, City of Bryan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

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS COUNTY OF BRAZOS
I (We) Misty Matheson, Tracy Martinson, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1R, 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 Matheson Tracy Martinson
Owner(s)

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS COUNTY OF BRAZOS
I (We) Ashley Elizabeth Kelley, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 2R, 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.
Ashley Elizabeth Kelley
Owner(s)

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Misty Matheson, 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 10th day of April, 2002.
Mary Phelps
Notary Public, Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Ashley Elizabeth Kelley, 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 15th day of April, 2002.
Mary Phelps
Notary Public, 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 April, 2002, in the Official Public Records of Brazos County, Texas, in Volume 4578, Page 42.
Karen McQueen, County Clerk by Barbara Johnson, Deputy Clerk
County Clerk, Brazos County, Texas

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 19th day of April, 2002.
Signed this the 19th day of April, 2002.
Aim D. Jones
County Judge, Brazos County, Texas

METES AND BOUNDS DESCRIPTION
13.242 ACRE TRACT
LOTS 1 AND 2, FLACK FARMS
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 ALL OF LOTS 1 AND 2, FLACK FARMS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4217, PAGE 329 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 FOUND 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 LOT 1 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 LOT 1 AND SAID REMAINDER OF 6.26 ACRE TRACT FOR A DISTANCE OF 831.88 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EASTERLY LINE OF F.M. 2223 (100' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 2 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 208.86 FEET FROM WHICH A 5/8 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 FOUND 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 FOUND 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 105.43 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF MANQUOSO ROAD MARKING THE NORTHWEST CORNER OF SAID LOT 2;
THENCE: N 42° 17' 40" E ALONG THE SOUTHEAST LINE OF MANQUOSO ROAD FOR A DISTANCE OF 486.66 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 10.01 ACRE TRACT MARKING THE NORTH CORNER OF SAID LOT 1;
THENCE: S 47° 15' 20" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 10.01 ACRE TRACT FOR A DISTANCE OF 781.79 FEET TO THE POINT OF BEGINNING CONTAINING 13.242 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2002. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

AMENDING PLAT OF FLACK FARMS 13.242 ACRES VOLUME 4217, PAGE 329 G. H. COLEMAN LEAGUE, A-10 BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 100 FEET
SURVEY DATE: FEBRUARY, 2002
PLAT DATE: 02-26-02
JOB NUMBER: 02-0090
CAD NAME: 02-0090
CRS FILE: 01-0354 (job)
PREPARED BY: KERR SURVEYING CO. 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 288-3195
PREPARED FOR: MISTY WIESE-MARTINSEN 3370 MANQUOSO ROAD BRYAN, TEXAS 77808 PHONE (979) 361-8224