

GENERAL NOTES:

- (1) No Private Sewage Facility may be installed on any lot in this subdivision without the prior issuance of a Permit by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, Texas, pursuant to the provisions of the Section 21.084 of the Texas Water Code.
- (2) A Floodplain Permit will be required on all lots or tracts prior to the construction of any structure. The permit may be obtained at the County Engineers Office at 2617 Highway 21 West in Bryan, Texas.
- (3) This property is in the Extra-territorial Jurisdiction of the City of Bryan, Texas. All Regulations pertaining to the development and building in the ETJ will be strictly adhered to at all times.
- (4) A 5-foot wide anchor and guy-wire easement where necessary to support overhead poles and wires is granted on all lots and will extend 2-feet beyond all utility easements.

CERTIFICATION OF THE PLANNING AND ZONING COMMISSION

I, Richard Perkins, Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that this plat was duly approved by the Planning and Zoning Commission on the 21st day of August, 1997.

R. Perkins
Chairman, Planning and Zoning Commission

CERTIFICATE OF THE CITY PLANNER

I, Jerry Dunn, City Planner of the City of Bryan, Texas, hereby certify that this plat conforms to the City Master Plan, the Major Street Plan, the Land Use Plan and the Standards and Specifications set forth in the Subdivision Ordinance of the City of Bryan, Texas.

Jerry Dunn
City Planner, City of Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK

I, MaryAnn Ward, County Clerk of Brazos County, Texas, do hereby certify that this plat with its Certificates of Authentication was filed for Record in my Office on the 5 day of December, 1997, and duly recorded in the Official Public Records of Brazos County, Texas, in Volume 2938, Page 191.

MaryAnn Ward by Barbara Johnson
County Clerk, Brazos County, Texas Deputy Clerk

CERTIFICATION OF THE SURVEYOR / ENGINEER

I, Martin L. Riley, Jr., R.P.E. NO. 50316 and R.P.L.S. No. 4089, hereby declare that this plat was prepared from a survey made under my supervision and that proper engineering consideration has been given this plat.

Martin L. Riley, Jr. 7/2/97
Martin L. Riley, Jr., R.P.E. / No. 50316
R.P.L.S. No. 4089



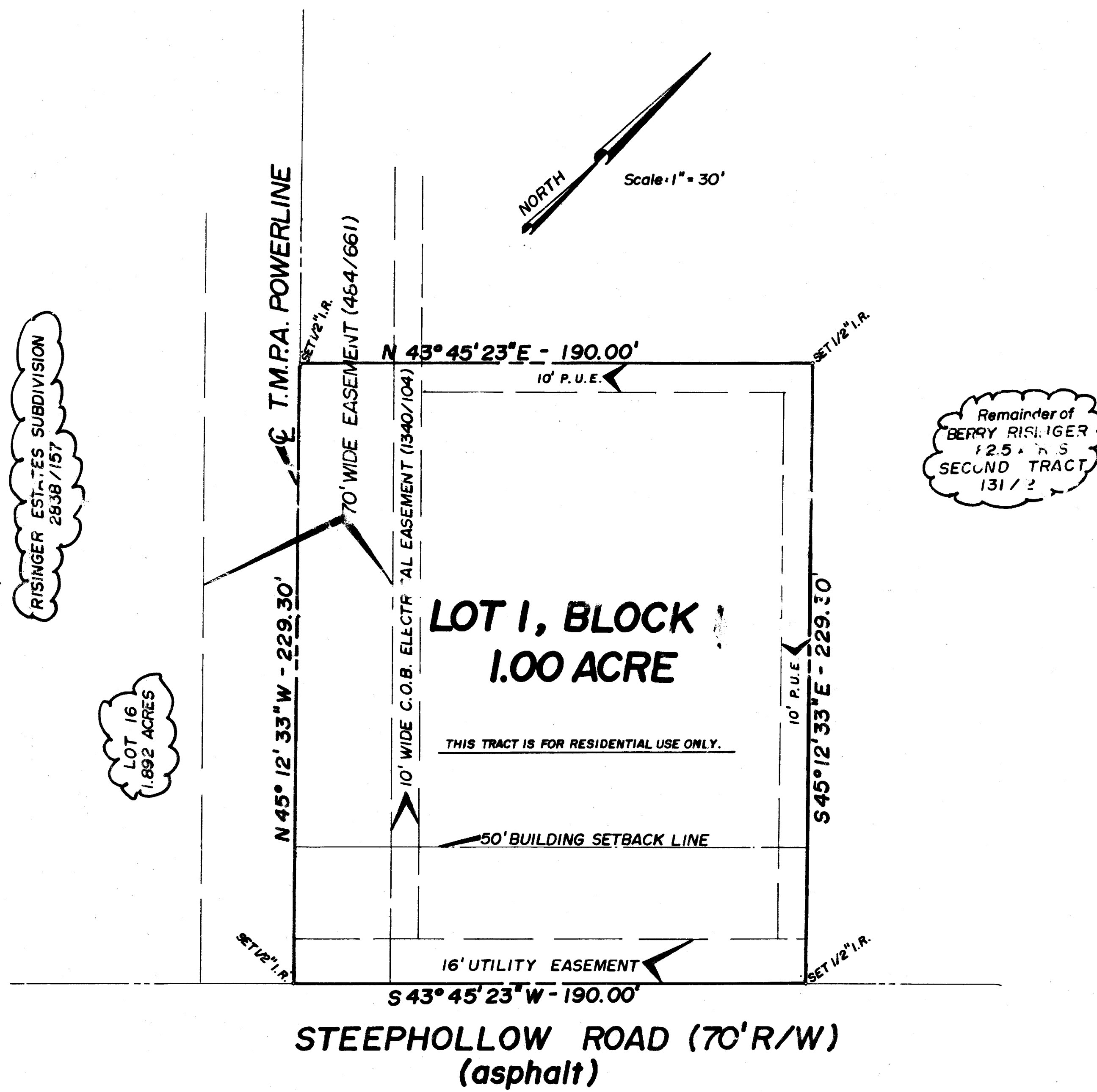
CERTIFICATE OF THE COUNTY JUDGE

I, _____, County Judge of Brazos County, Texas, hereby certify that this plat with its Dedications was duly approved by the Brazos County Commissioners Court on the _____ day of _____, 1997.

CERTIFICATION OF THE DEVELOPMENT ENGINEER

I, Linda Huff, P.E., Development Engineer for the City of Bryan, Texas, hereby certify that this subdivision plat conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.

Linda Huff
Development Engineer, City of Bryan, Texas



RISINGER ESTIMATES SUBDIVISION 2638 / 157

LOT 16 1.892 ACRES

Remainder of BERRY RISINGER 125.785 SECOND TRACT 131 / 2

644493

FILED

97 DEC -5 AM 10:24

MARTIN L. RILEY, JR., R.P.E. NO. 50316
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY Martin L. Riley, Jr.
DEPUTY

FIELD notes of a 1.00 acre tract or parcel of land lying and being situated in the Richardson Perry League, A-44, Brazos County, Texas, and being part of the Berry A. Risinger 82.5 acres tract described as SECOND TRACT in the Deed recorded in Volume 131 Page 2, of the Deed Records of Brazos County, Texas, said 1.00 acre tract being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod set at a 6-inch Cedar Post fence corner located in the northwest right-of-way line of Steephollow Road, said iron rod being located in the southwest line of the 82.5 acres, said iron rod marking the southeast corner of the Mrs. Barbara Coker 20 acres tract described in the Deed recorded in Volume 307, Page 737, of the Deed Records of Brazos County, Texas, said iron rod marking the southwest corner of the Copperfield Ten, Ltd. 32.458 acres tract out of the 82.5 acres tract and described in the Deed recorded in Volume 2746, Page 44, of the Official Records of Brazos County, Texas;

THENCE N 43° 45' 23" E along the fence found marking the northwest right-of-way line of Steephollow Road, same being the southeast line of the 32.458 acres tract, for a distance of 610.35 feet to a 1/2-inch iron rod set for the PLACE OF BEGINNING of the herein described tract, said iron rod marking the southeast corner of the 32.458 acres tract, said iron rod being located in the centerline of a 70-foot wide T.M.P.A. powerline easement described in Volume 484, Page 661, of the Deed Records of Brazos County, Texas;

THENCE N 45° 12' 33" W along the northeast line of the 32.458 acres tract, same being the centerline of the 70-foot wide T.M.P.A. powerline easement, for a distance of 229.30 feet to a 1/2-inch iron rod set for corner;

THENCE N 43° 45' 23" E for a distance of 190.00 feet to a 1/2-inch iron rod set for corner;

THENCE S 45° 12' 33" E for a distance of 229.30 feet to a 1/2-inch iron rod set for corner in the fence found marking the northwest right-of-way line of Steephollow Road;

THENCE S 43° 45' 23" W along the fence found marking the northwest right-of-way line of Steephollow Road for a distance of 190.00 feet to the PLACE OF BEGINNING containing 1.00 acre of land, more or less.

PREPARED FROM A SURVEY MADE UNDER MY SUPERVISION IN MARCH, 1997

Martin L. Riley, Jr. 3/31/97
Martin L. Riley, Jr., R.P.L.S. No. 4089

THIS IS THE SAME TRACT OF LAND CONVEYED TO DANNY & SHERRY ROBERTSON AND DESCRIBED IN THE DEED RECORDED IN VOLUME 2841, PAGE 251, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS |
COUNTY OF BRAZOS |

We, DANNY ROBERTSON and SHERRY ROBERTSON, Owners of the land shown on this plat and designated hereon as the GINGER ADDITION to Brazos County, Texas, and being the same tract of land conveyed to us in the Deed recorded in Volume 2841, Page 251, of the Official Public Records of Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all easements and public places thereon shown for the purpose and consideration therein expressed.

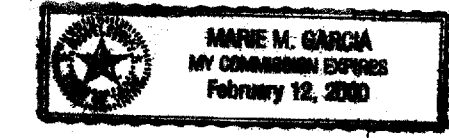
Danny Robertson
Danny Robertson
Sherry Robertson
Sherry Robertson

STATE OF TEXAS |
COUNTY OF BRAZOS |

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared Danny Robertson and Sherry Robertson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity and for the purpose therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3rd day of December, 1997.

Marie M. Garcia
Notary Public, Brazos County, Texas



FINAL PLAT
GINGER ADDITION
1.00 ACRES

1 BLOCK 1 LOT
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

OWNED BY:
DANNY ROBERTSON
7182 RILEY ROAD
BRYAN, TEXAS
77808

PREPARED BY:
RILEY ENGINEERING CO.
7182 RILEY ROAD
BRYAN, TEXAS
77808

JULY, 1997

THIS TRACT IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON THE PUBLISHED MAPS.

on hand book 12/27/97