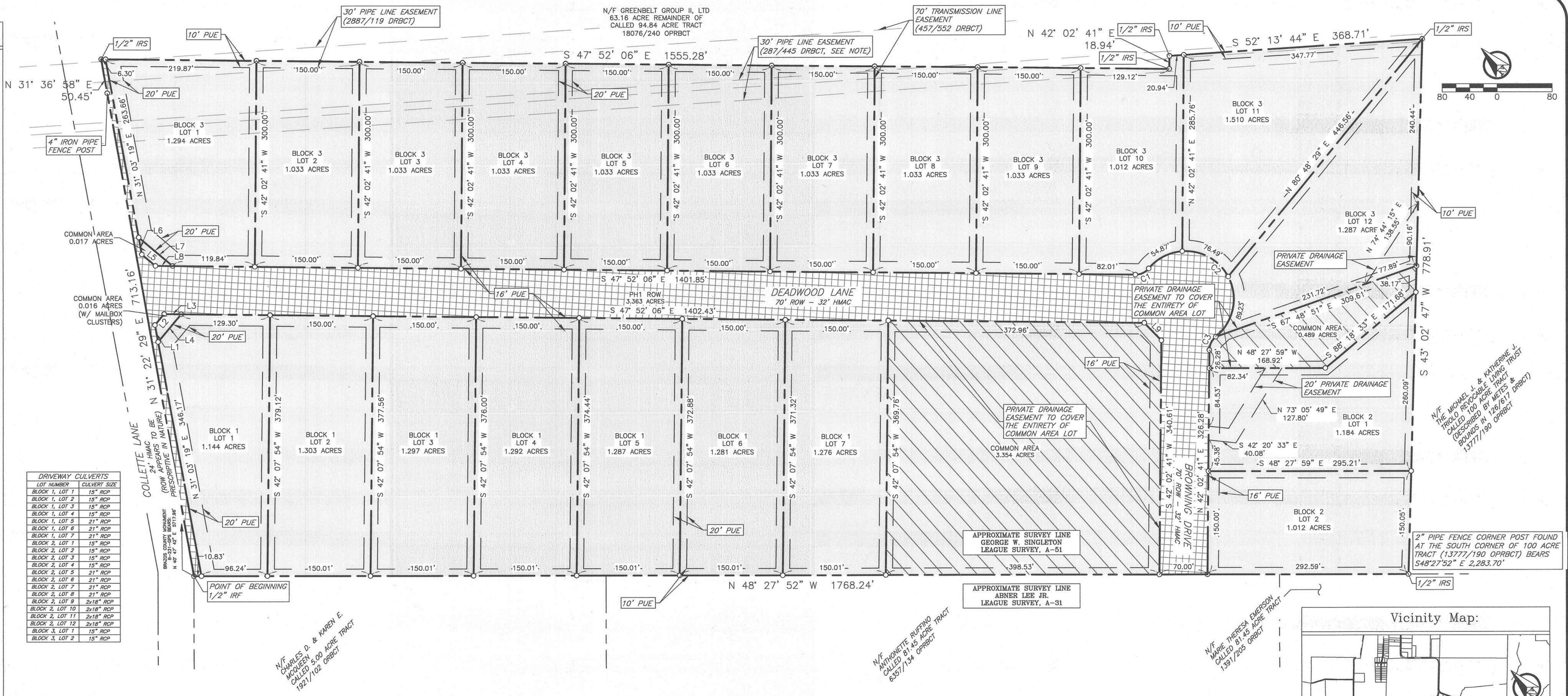


**General Notes:**

- Bearing system shown hereon is based on the Texas State Plane Central Zone grid north as established from GPS observation using the Leica Smartnet NAD83 (NAD2011) Epoch 2010 Multi-year CORS Station 2 (MYCS2).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001280556743 (calculated using Geoid28).
- 1/2 inch iron rods with blue plastic caps stamped "KERR SURVEYING" will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0100E, effective May 18, 2012.
- Setbacks shall be in accordance with all Brazos County ordinances and regulations.
- All utilities shown hereon are approximate locations.
- Distances shown along curves are chord lengths.
- Notes from the Brazos County Health District (BCHD):
  - All lots served by an on-site sewage facility (OSSF) must comply with county and state minimum lot sizing requirements.
  - All OSSF construction requires an application form, fee and planning materials be submitted for review and approval by the BCHD and no OSSF construction may occur prior to the authorization to construct permit being issued by the BCHD. This permit ensures compliance with the county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code.
  - A site evaluation is required for each lot where an OSSF is proposed. The site evaluation must be performed by a state licensed site evaluator or professional engineer who visits the property and conducts the analysis required in section §285.30, and produces the site drawing required by §285.5(a).
  - No OSSF disposal field is to encroach on the 100- or 150-foot sanitary zone of private water wells or public water wells respectively. The required sanitary zone must be clearly delineated around all existing private or public wells located on the subdivision plat or wells located within 150 feet of a subdivision boundary on adjacent properties.
  - No OSSF tank or disposal field may encroach on the separation distance to surface waters including streams, ponds, lakes, rivers, creeks, or any other setback features indicated in 30 Texas Administrative Code Chapter §285.91. (10) Table X.
  - No OSSF treatment, distribution and collection lines, or disposal field may encroach into a Public Utility Easement (PUE). Encroachment into any underground or utility easement will not be allowed without the written permission of all easement holders. All underground and overhead easements must be clearly delineated on the subdivision plat.
- Areas of ground with >30 percent slope are not suitable for installation of OSSF tanks or disposal fields (>15 percent slope for surface application). 30 Texas Administrative Code §285.4(c) Review of subdivision plans specifies subdivision planning materials (1) must include information on (B) topography, (C) floodplain, and (G) surface drainage. Areas of unsuitable slope, areas within SPHA Zones A (floodplain) or complex drainage features and drainage easements should be indicated on the subdivision plat for any proposed lots where these conditions exist and may interfere with construction of an OSSF.
- Wickson Creek SUD will provide water service for the subdivision.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- No structure or land within this plat shall hereafter be located or altered without first obtaining a development permit from the Brazos County floodplain administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the base flood elevation ("BFE"), whichever is higher.
- Rural mailboxes shall be set five (5) feet from the edge of pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos County. For Single-Family Residential Development, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NDCBUs"), or community mailboxes shall be required. If possible, these mailbox units should be installed on low volume intersection roadways or on private property. Location for the NDCBUs shall be shown on the construction plans.
- No lots shall take access off of Collette Lane.
- It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The county assumes no responsibility for the accuracy of representation by the other parties in the plat. Floodplain data, in particular, may change.
- In approving this plat by the Commissioner's Court of Brazos County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specification prescribed by the Commissioner's Court of Brazos County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.
- Subject property is located within the Extraterritorial Jurisdiction (ETJ) for the City of Bryan.
- This survey plat was prepared to reflect the title commitment issued by University Title Company, GF No. F220569, effective date: 03-21-2022. Items listed on schedule B are addressed as follows:
  - 30' wide easement to Sante Fe pipeline company (287/445 DRBCT) does cross this tract. Approximate location shown hereon. Additional marking of pipeline needed to determine exact location.
  - 30' wide easement to Sante Fe pipeline company (287/443 DRBCT) does affect the remaining northern portion of this tract (less the aforementioned ~85.33 acres), although the course of this easement is not described and cannot be plotted.
  - Electrical easement to city of Bryan (449/420 DRBCT) does affect this tract. This easement is blanket in nature and cannot be plotted.
  - 70' wide electrical transmission line easement to Texas Municipal Power Agency (457/552 DRBCT) does cross this tract as shown hereon (centered on existing transmission poles).
  - Waterline easement to Wixon water supply corp. (512/28 DRBCT) does affect this tract. This easement is blanket in nature and cannot be plotted.
  - Pipeline easement to Ferguson Crossing Pipe Line Company (568/219 DRBCT) does affect this tract, although the pipeline covered by this easement has been abandoned.
  - Pipeline easement to Ferguson Crossing Pipe Line Company (568/222 DRBCT) does affect this tract, although the pipeline covered by this easement has been abandoned.
  - 30' wide pipeline easement to DeSoto Pipeline Company, Inc. (2887/119 DRBCT) assigned in (3088/89 OPRBCT), does cross this tract as shown hereon.



**DRIVEWAY CULVERTS**

LOT NUMBER	CULVERT SIZE
BLOCK 1, LOT 1	18" RCP
BLOCK 1, LOT 2	18" RCP
BLOCK 1, LOT 3	18" RCP
BLOCK 1, LOT 4	18" RCP
BLOCK 1, LOT 5	21" RCP
BLOCK 1, LOT 6	21" RCP
BLOCK 1, LOT 7	21" RCP
BLOCK 2, LOT 1	18" RCP
BLOCK 2, LOT 2	18" RCP
BLOCK 2, LOT 3	18" RCP
BLOCK 2, LOT 4	18" RCP
BLOCK 2, LOT 5	21" RCP
BLOCK 2, LOT 6	21" RCP
BLOCK 2, LOT 7	21" RCP
BLOCK 2, LOT 8	21" RCP
BLOCK 2, LOT 9	21" RCP
BLOCK 2, LOT 10	21" RCP
BLOCK 2, LOT 11	21" RCP
BLOCK 2, LOT 12	21" RCP
BLOCK 3, LOT 1	18" RCP
BLOCK 3, LOT 2	18" RCP
BLOCK 3, LOT 3	18" RCP
BLOCK 3, LOT 4	18" RCP
BLOCK 3, LOT 5	18" RCP
BLOCK 3, LOT 6	18" RCP
BLOCK 3, LOT 7	18" RCP
BLOCK 3, LOT 8	18" RCP
BLOCK 3, LOT 9	18" RCP
BLOCK 3, LOT 10	18" RCP

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, **Tom Allen**, Manager, Greenbelt Group II, LTD owner of the 94.84 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 18079, Page 240, and designated herein as Prairie Ridge Estates, Block 1 Lots 1-7, Block 2 Lots 1-2, & Block 3 Lots 1-12, Common Areas, & ROW-21 Lots, in Brazos County, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places herein shown for the purposes identified.

**Tom Allen**  
 Tom Allen Jr.  
 Greenbelt Group II, LTD, Manager

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, **Tom Allen**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 24 day of April, 2023.

**Brittany Gomez**  
 Notary Public, Brazos County, Texas

**APPROVAL OF THE CITY PLANNER**

I, **North Johnson**, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 24 day of April, 2023.

**North Johnson**  
 City Planner  
 Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, **W. R. Johnson**, 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 and was approved on the 24 day of April, 2023.

**W. R. Johnson**  
 City Engineer, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, **Lee Gonzalez**, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 24 day of April, 2023 and same was duly approved on the 13 day of September, 2023 by said Commission.

**Lee Gonzalez**  
 Chair, Planning & Zoning Commission, Bryan, Texas



**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, **Nathan Paul Kerr**, Registered Professional Land Surveyor No. 6834, 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 the property boundaries and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

**Nathan Paul Kerr, R.P.L.S. No. 6834**

**CERTIFICATE OF COUNTY COMMISSIONERS' COURT**

I, **Duane Peters**, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the 10 day of May, 2023.

**Duane Peters**  
 County Judge, Brazos County, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, **Wendy R. Smith**, County Clerk of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the 10 day of May, 2023.

**Wendy R. Smith**  
 County Clerk, Brazos County, Texas

**Filed for Record**

Official Public Records Of:  
 Brazos County Clerk  
 On: 6/13/2023 10:30:10 AM  
 in the PLAT Records

Doc Number: 2023-1504573  
 Volume - Page: 18682 - 45  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 2023061300039  
 By: VE

**Annotations:**

- ROW - Right-of-Way
- HMAC - Hot mix Asphaltic concrete
- DRBCT - Deed Records of Brazos County, Texas
- ORBCT - Official Records of Brazos County, Texas
- OPRBCT - Official Public Records of Brazos County, Texas
- (CM) - Controlling Monument used to establish property boundaries
- PUE - Public Utility Easement
- TYP - Typical
- N/F - Now or Formerly
- IRS - Iron Rod Set
- IRP - Iron Rod Found
- RCP - Reinforced Concrete Pipe

**FIELD NOTES DESCRIPTION**

31.88 ACRE TRACT  
 GEORGE W. SINGLETON LEAGUE SURVEY, ABSTRACT 51  
 BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 31.88 ACRES IN THE GEORGE W. SINGLETON LEAGUE SURVEY, ABSTRACT 51, IN BRAZOS COUNTY, TEXAS, BEING OUT OF A CALLED 94.84 ACRE TRACT OF LAND CONVEYED TO GREENBELT GROUP II, LTD. IN VOLUME 18079, PAGE 240 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), SAID 31.88 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF COLLETTE LANE (RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE), OR ON NEAR THE NORTHEAST LINE OF THE ABNER LEE JR. LEAGUE SURVEY, ABSTRACT 31, OR ON NEAR THE SOUTHWEST LINE OF SAID GEORGE W. SINGLETON LEAGUE SURVEY, ABSTRACT 51, MARKING THE NORTH CORNER OF A CALLED 5.00 ACRE TRACT CONVEYED TO CHARLES D. MCQUEEN AND KAREN E. MCQUEEN IN VOLUME 1921, PAGE 102 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), AND MARKING THE WEST CORNER OF SAID 94.84 ACRE TRACT AND THE WEST CORNER HEREOF; FOR REFERENCE THE BRAZOS COUNTY MONUMENT B-251-GPS BEARS N 40° 47' 42" E A DISTANCE OF 5,717.96 FEET;

**THENCE**, WITH THE FENCED NORTHWEST LINE OF SAID 94.84 ACRE TRACT, ALONG SAID SOUTHWEST SIDE OF COLLETTE LANE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N 31° 36' 48" E A DISTANCE OF 713.16 FEET TO A 1/2 INCH IRON PIPE FENCE POST FOUND;
- N 31° 36' 48" E A DISTANCE OF 69.45 FEET TO A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS CALLED "SET" HEREIN WILL BE SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING").

**THENCE**, SEVERING SAID 94.84 ACRE TRACT, WITH THE PROPOSED SOUTHWEST LINES OF PRAIRIE RIDGE ESTATES PHASE 2, FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- S 47° 52' 06" E A DISTANCE OF 1,555.28 FEET TO 1/2 INCH IRON ROD SET;
- N 42° 02' 41" E A DISTANCE OF 18.94 FEET TO A 1/2 INCH IRON ROD SET;
- S 52° 13' 44" E A DISTANCE OF 368.71 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTHWEST LINE OF A CALLED 100 ACRE TRACT OF LAND CONVEYED TO THE MICHAEL J. TROLO AND KATHERINE J. TROLO REVOCALE LIVING TRUST IN VOLUME 1377, PAGE 180 (OPRBCT).

**THENCE**, WITH SAID NORTHWEST LINE OF CALLED 100 ACRE TRACT, S 43° 02' 47" W A DISTANCE OF 778.91 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTHEAST LINE OF A CALLED 81.45 ACRE TRACT OF LAND CONVEYED TO MARIE THERESA EMERSON IN VOLUME 1391, PAGE 205 (ORBCT), AT THE WEST CORNER OF SAID 100 ACRE TRACT, THE SOUTH CORNER OF SAID 94.84 ACRE TRACT AND THE SOUTH CORNER HEREOF, FROM WHICH A 2 INCH PIPE FENCE CORNER POST FOUND AT THE SOUTH CORNER OF SAID 100 ACRE TRACT BEARS S 48° 27' 52" E A DISTANCE OF 2,283.70 FEET;

**THENCE**, WITH THE SOUTHWEST LINE OF SAID 94.84 ACRE TRACT, WITH THE NORTHEAST LINES OF SAID 81.45 ACRE TRACT, ANOTHER CALLED 81.45 ACRE TRACT CONVEYED TO ANTHONETTE RUFFING IN VOLUME 6357, PAGE 134 (OPRBCT) AND SAID 5.00 ACRE TRACT (1921/02 ORBCT), N 48° 27' 52" W A TOTAL DISTANCE OF 1,768.24 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 31.88 ACRES OF LAND, MORE OR LESS.

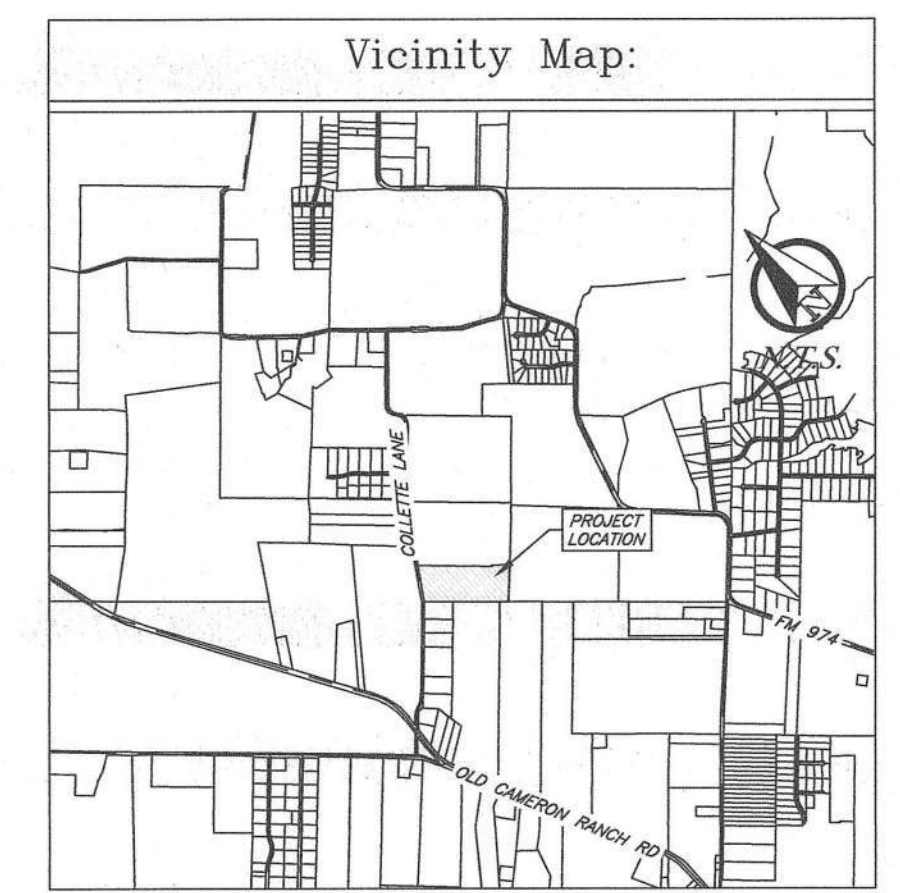
SURVEYED ON THE GROUND MAY 2022 UNDER MY SUPERVISION.

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	24.89'	N 31° 03' 19" E
L2	20.73'	N 81° 45' 11" E
L3	25.00'	S 47° 52' 06" E
L4	52.44'	S 81° 45' 11" W
L5	25.96'	S 8° 14' 49" E
L6	25.17'	N 31° 03' 19" E
L7	64.69'	S 8° 14' 49" E
L8	25.00'	N 47° 52' 06" W
L9	35.38'	S 2° 54' 43" E

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	22.18'	25.00'	50° 49' 57"	S 73° 17' 06" E	21.46'	11.88'
C2	234.06'	70.00'	191° 34' 47"	N 2° 54' 43" W	139.29'	690.35'
C3	22.18'	25.00'	50° 50' 00"	N 67° 27' 41" E	21.46'	11.88'



**Final Plat**

**Prairie Ridge Estates Phase 1**

Block 1 Lots 1-7, Block 2 Lots 1-2, Block 3 Lots 1-12, Common Areas, & ROW-21 Lots  
 Being a total of 31.88 Acres out of a Called 94.84 Acre Tract  
 Volume 18079, Page 240 OPRBCT  
 George W. Singleton League Survey, Abstract 51

Bryan ETJ, Brazos County, Texas  
 April 2023

Owner/Developer:  
 Greenbelt Group II, LTD  
 P.O. Box 3894  
 College Station, TX 77842

Engineer:  
 Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave  
 Bryan, TX 77803  
 Firm No. 10018500  
 Job No. 23-824

PO Box 5192  
 Bryan, TX 77805  
 979-739-4567  
 TBPE-F-951