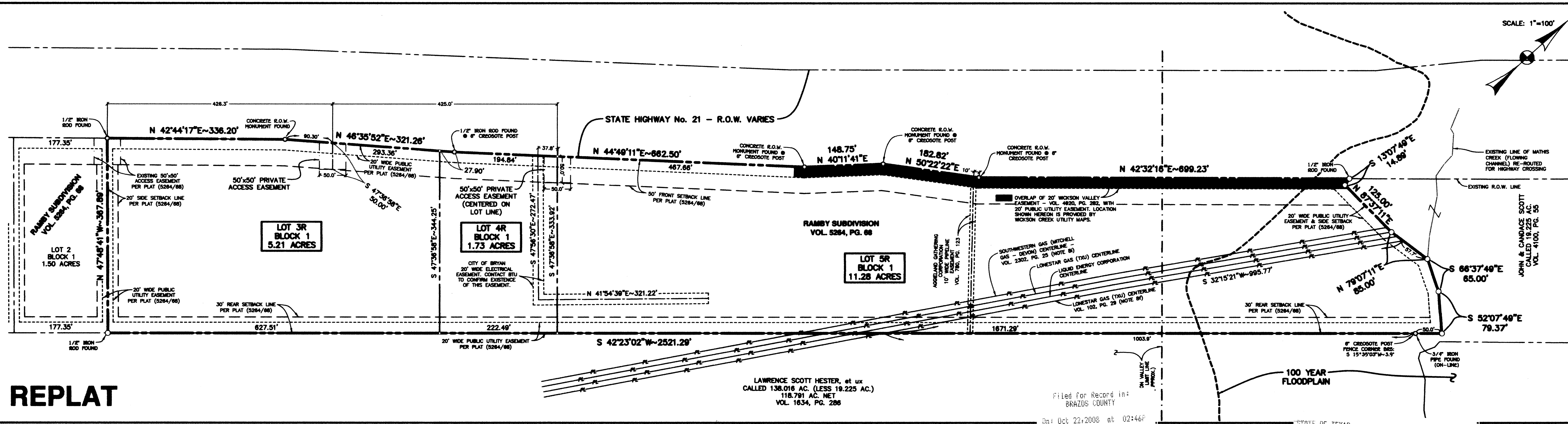
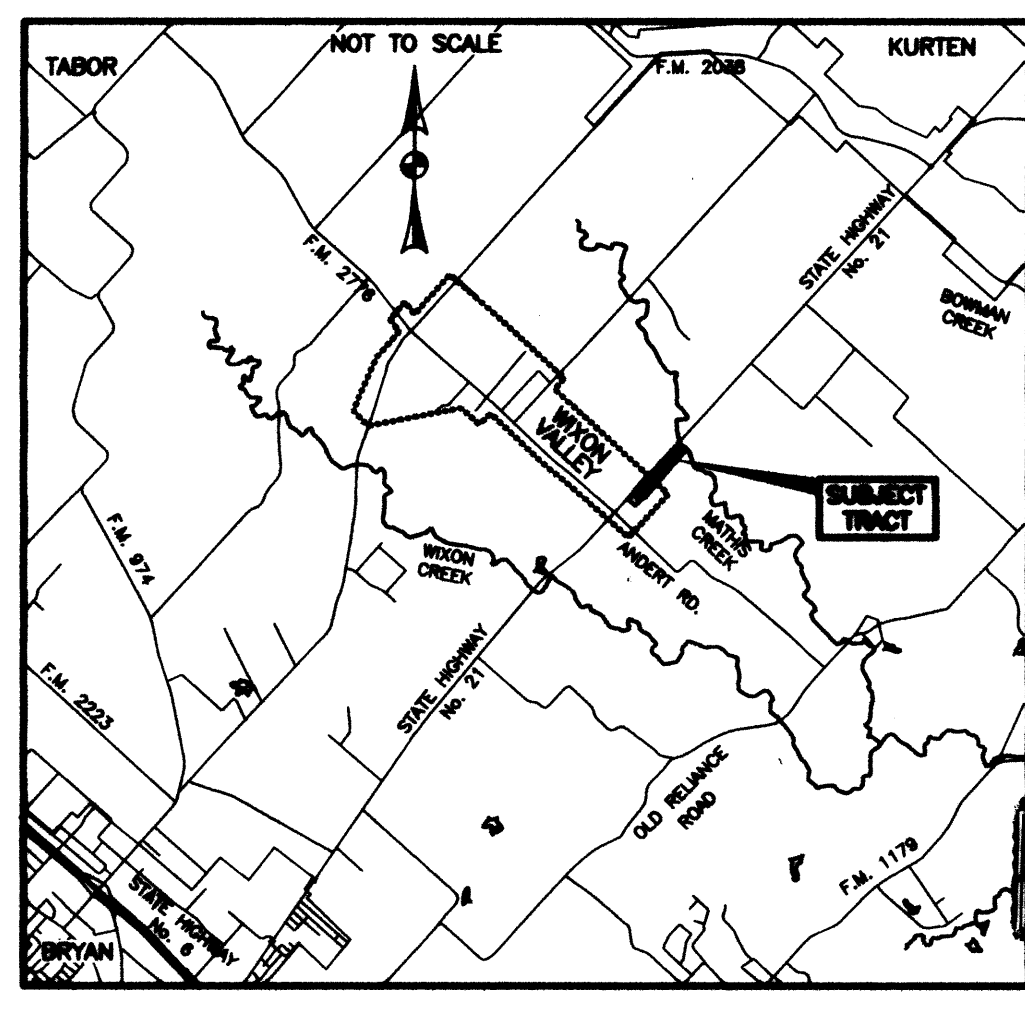


**ORIGINAL PLAT**  
VOL. 5264, PG. 68



**REPLAT**



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, NELDA BARNARD, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 6721, Page 10, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

*Nelda Barnard*  
NELDA BARNARD, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, NELDA BARNARD, the undersigned authority, on this day personally appeared, 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 of office this 21 day of October, 2008.

MELISSA CARPENTER  
MY COMMISSION EXPIRES  
FEBRUARY 20, 2011  
*Melissa Carpenter*  
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 authentication was filed for record in my office the 21st day of October, 2008, in the Official Records of Brazos County, Texas, in Volume 5264, Page 68.

*Karen McQueen*  
Karen McQueen, County Clerk, Brazos County, Texas

**APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT**

I, Randy Sims, County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County Commissioners' Court on the 21st day of October, 2008.

*Randy Sims*  
County Judge, Brazos County, Texas

**APPROVAL OF CITY OF WIXOM VALLEY**

I, RUBY ANDREWS, Mayor of the City of Wixom Valley, Brazos County, Texas, do hereby certify that this plat was duly approved by the City of Wixom Valley on the 21st day of October, 2008.

*Ruby Andrews*  
Ruby Andrews, Mayor, City of Wixom Valley

**CERTIFICATION OF THE SURVEYOR**

I, S. M. King, Registered Professional Land Surveyor No. 2003, 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, and that the metes and bounds describing said subdivision will describe a metric tract.

*S.M. King*  
S. M. King, R.P.L.S. No. 2003

Filed for Record in:  
BRAZOS COUNTY

On: Oct 22, 2008 at 02:46P

As a  
Plat

Document Number: 01012857

Amount: \$6.00

Receipt Number: 352679

By: Kim Green

Stamped hereon by me:  
Oct 22, 2008

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY

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 Official Public records of:

BRAZOS COUNTY

**NOTES (Cont.):**

g.) 10' WIDE AGGIELAND GATHERING CORPORATION PIPELINE EASEMENT - VOL. 780, PG. 123, HAVING A DEFINED LOCATION, THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

h.) 40' WIDE SOUTHWESTERN GAS PIPELINE EASEMENT - VOL. 2303, PG. 25 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, HAVING NO DEFINED LOCATION, THERE IS EVIDENCE OF A SOUTHWEST GAS PIPELINE CROSSING LOT 3, IT IS RECOMMENDED THAT SOUTHWEST GAS BE CONTACTED TO MARK THE EXACT LOCATION OF THIS EASEMENT ON THE GROUND, THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND THE APPROXIMATE CENTERLINE OF THIS PIPELINE IS SHOWN HEREON.

i.) 20' WICKSON CREEK SPECIAL UTILITY DISTRICT EASEMENT - VOL. 4920, PG. 282 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, THE LOCATION IS "THE CENTERLINE THEREOF BEING THE PIPELINE AS INSTALLED", THIS EASEMENT IS APPLICABLE TO THE SUBJECT TRACT, EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF A 3" WICKSON WATERLINE. IT IS RECOMMENDED THAT WICKSON WATER BE CONTACTED TO MARK THE EXACT LOCATION OF THIS EASEMENT ON THE GROUND. FOR PURPOSES OF THIS PLAT, THE EASEMENT IS ASSUMED TO BEGIN AT THE RIGHT OF WAY LINE OF HIGHWAY 21 AND EXTEND 20' INTO THE TRACT.

8. WATER SERVICE WILL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.

- NOTES:**
- BEARINGS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE HIGHWAY No. 21 - ACCOUNT NO. 8017-01-50, CSI No. 0117-01-036 DATED MARCH, 1999. THESE BEARINGS ARE PURPORTED TO BE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) - NAD 1983 (1993).
  - CURRENT TITLE APPEARS VESTED IN NELDA BARNARD BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 6721, PG. 10 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  - A PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481636, PANEL NO. 0090C, MAP NO. 48041C0090C. EFFECTIVE DATE: JULY 2, 1992
  - ALL INTERIOR LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL EXTERIOR, FRONT AND REAR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT. THE FOLLOWING BUILDING SETBACKS APPLY.  
FRONT 50'  
SIDE 20'  
REAR 30'
  - NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
    - NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.
    - ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRoACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
    - 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
  - THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 00083074, EFFECTIVE DATE: JUNE 25, 2008. TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
    - ALL APPLICABLE EASEMENTS AND BUILDING LINES AS SHOWN ON PLAT RECORDED IN VOL. 5264, PG. 68 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS ARE SHOWN HEREON.
    - 20' CITY OF BRYAN ELECTRICAL EASEMENT - VOL. 98, PG. 42 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, HAVING NO DEFINED LOCATION, TWO ELECTRIC LINES WERE LOCATED CROSSING INTO LOT 3, IT IS RECOMMENDED THAT BRYAN TEXAS UTILITIES BE CONTACTED TO DETERMINE IF THIS EASEMENT IS APPLICABLE TO THE SUBJECT TRACT.
    - LONE STAR GAS EASEMENT - VOL. 102, PG. 29, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, HAVING NO DEFINED WITH OR LOCATION, THERE IS EVIDENCE OF A LONE STAR GAS LINE CROSSING LOT 3, THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND THE CENTERLINE OF THIS PIPELINE IS SHOWN HEREON.
    - 20' WIXON WATER SUPPLY CORP. EASEMENT - VOL. 309, PG. 760 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AS NO WATERLINE WAS FOUND ON THE SUBJECT TRACT WITH AN INSTALLATION DATE OF 1971 (DATE OF INSTRUMENT).
    - 20' CITY OF BRYAN ELECTRICAL EASEMENT - VOL. 430, PG. 56 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, HAVING NO DEFINED LOCATION, TWO ELECTRIC LINES WERE LOCATED CROSSING INTO LOT 3, IT IS RECOMMENDED THAT BRYAN TEXAS UTILITIES BE CONTACTED TO DETERMINE IF THIS EASEMENT IS APPLICABLE TO THE SUBJECT TRACT.

**REPLAT**  
OF  
**LOT 3, BLOCK 1**  
**RAMBY SUBDIVISION**  
**18.22 ACRE TRACT**  
MOSES A. FOSTER SURVEY, A-16  
WIXON VALLEY, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
NELDA BARNARD  
9640 EAST STATE HIGHWAY NO. 21  
BRYAN, TEXAS 77808-9649  
(979) 589-2233

SCALE: 1"=100'  
SEPTEMBER, 2008

PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212