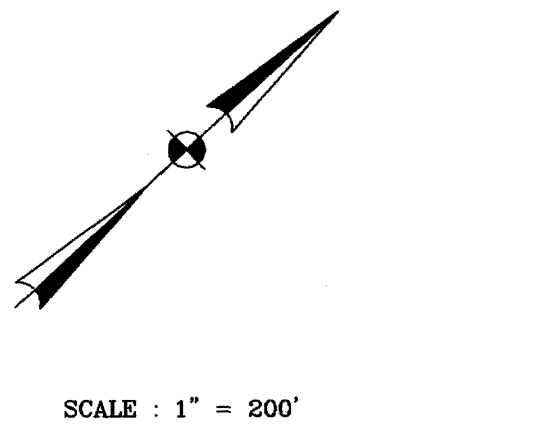


# FINAL PLAT OF RAMBY SUBDIVISION

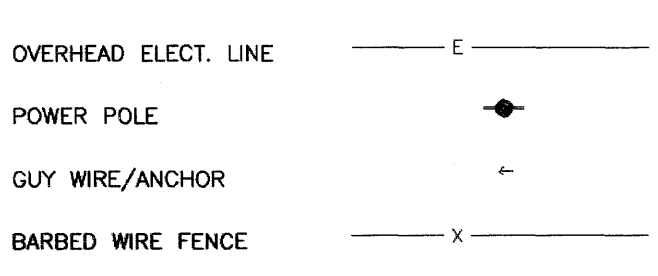


Doc. No. 00812097 BK 5264 PG 68  
 Filed for Record in: BRAZOS COUNTY  
 On: Apr 30, 2003 at 04:19P  
 as a PLAT  
 Document Number: 00812097  
 Amount: 55.00  
 Receipt Number - 216814  
 By: Sylvia Polansky

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Sylvia Polansky, County Clerk, do hereby certify that this instrument was filed for record and the stamped hereon by me and was duly recorded in the volume and page of the said records as shown above and as stamped hereon by me.  
 APR 30, 2003  
 SYLVIA POLANSKY, COUNTY CLERK  
 HONORABLE LARRY WOODEN, COUNTY CLERK  
 BRAZOS COUNTY

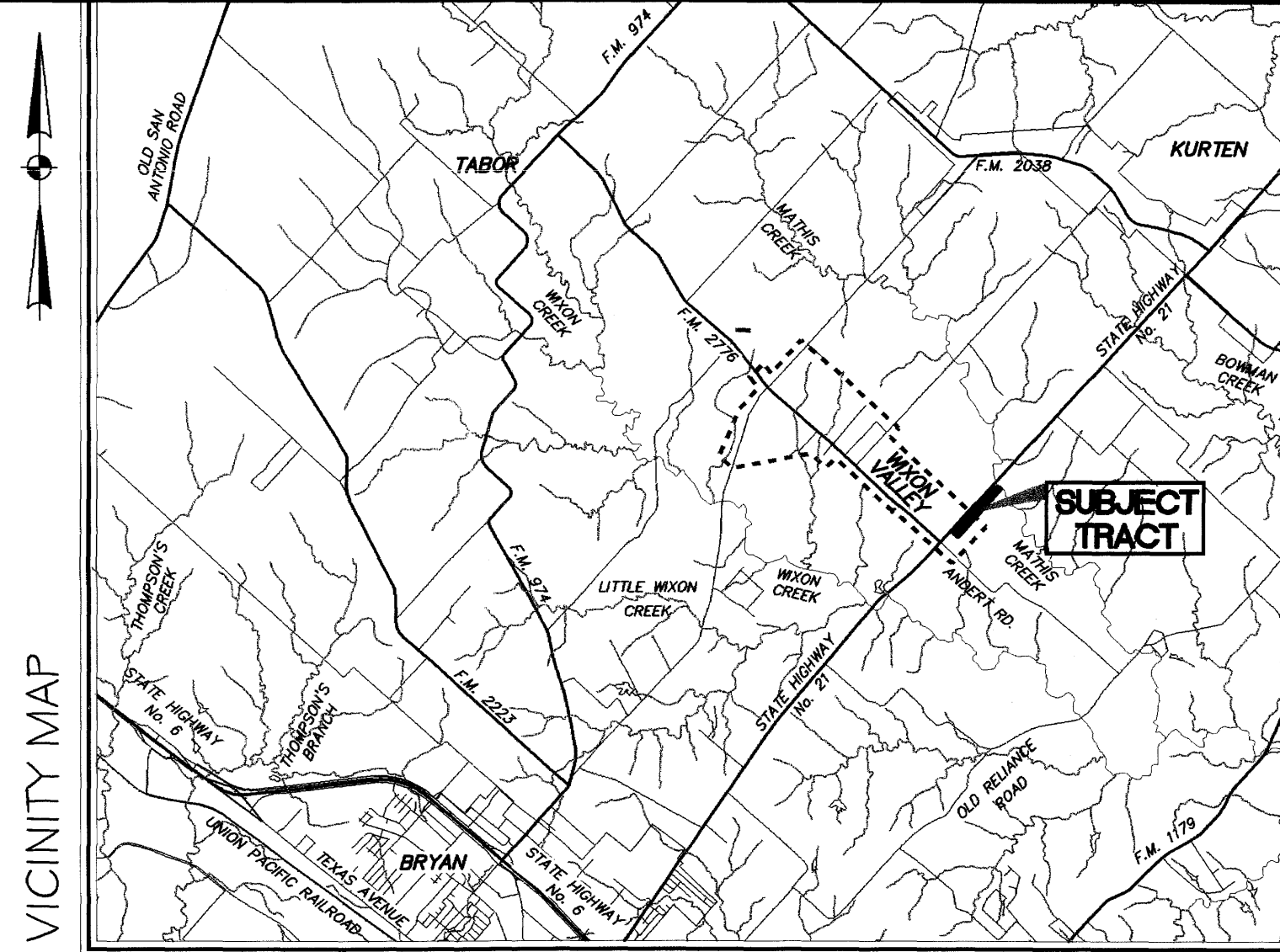
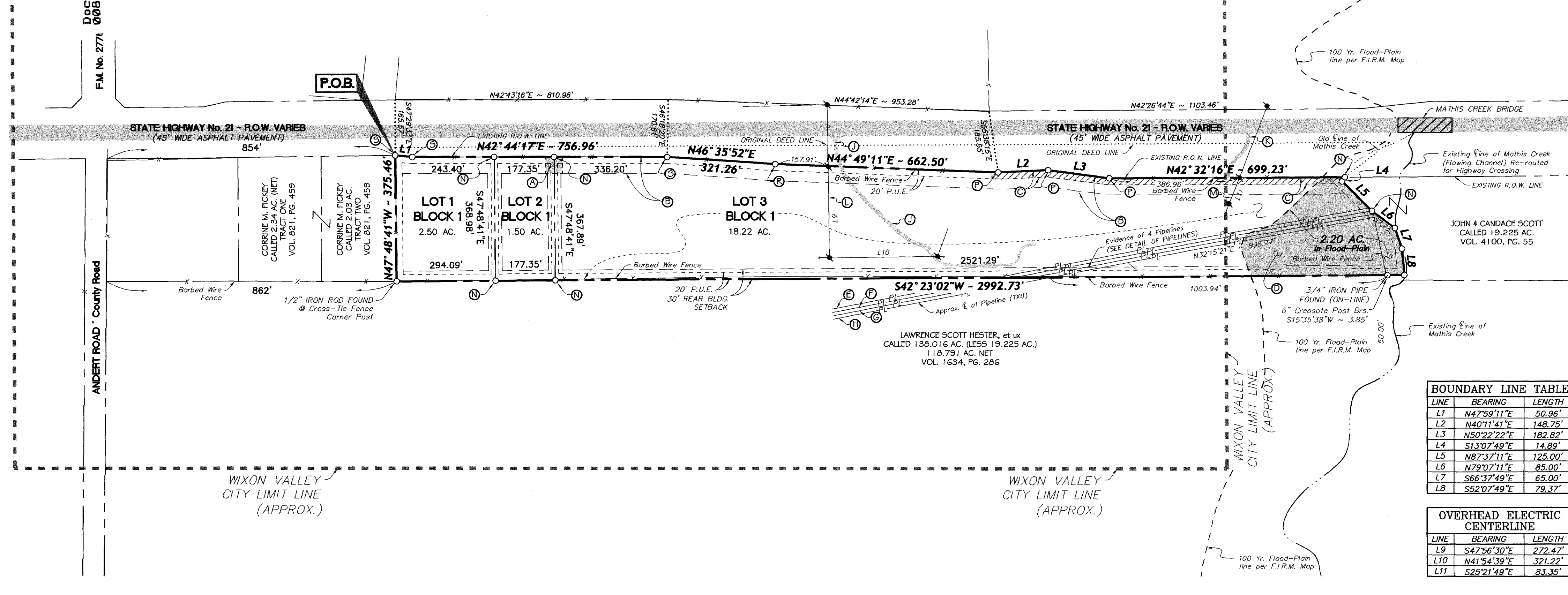
### KEYNOTES & LEGEND

- Ⓚ 50'x50' ACCESS ESMT. CENTERED ON LOT LINE
- Ⓛ 50' FRONT BUILDING SETBACK LINE
- Ⓞ OVERLAP OF 20' WICKSON VALLEY EASEMENT VOL. 4920, PG. 282, WITH 20' P.U.E.
- Ⓜ 2.20 ACRES IN FLOODPLAIN
- Ⓟ SOUTHWESTERN GAS (MITCHELL GAS - DEVON) CENTERLINE - VOL. 2302, PG. 25
- Ⓠ LONESTAR GAS (TXU) CENTERLINE
- Ⓡ LIQUID ENERGY CORPORATION CENTERLINE
- Ⓢ LONESTAR GAS (TXU) CENTERLINE VOL. 102, PG. 29
- Ⓣ EXISTING DRIVEWAY TO RESIDENCE
- Ⓤ EXISTING DRIVEWAY
- ⓖ OVERHEAD ELECTRIC LINE
- ⓗ OVERHEAD ELECTRIC LINE
- ⓘ 1/2" IRON ROD SET
- ⓙ CONC. R.O.W. MON. FOUND @ 6" Cedar Post
- ⓚ 1/2" IRON ROD FOUND @ 6" Creosote Post
- ⓛ CONCRETE RIGHT OF WAY MONUMENT FOUND



#### DETAIL OF PIPELINES

SW GAS	PL	VOL. 2302, PG. 25
LONESTAR GAS	PL	
LIQUID ENERGY	PL	
LONESTAR GAS	PL	VOL. 102, PG. 29



**NOTES:**

- BEARINGS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE HIGHWAY No. 21 - ACCOUNT No. 8017-01-50, CSJ 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 MARGARET JOPP RAMBY BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 200, PG. 389 OF THE DEED 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. 0909C, MAP NO. 48041C0090C. EFFECTIVE DATE: JULY 2, 1992
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO ADDITIONAL RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.
- 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'
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- CONTOURS DIGITIZED AND INTERPOLATED FROM U.S.G.S. QUADRANGLE MAPS "BRYAN EAST" AND "KURTEN".
- 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.

#### BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L1	N47°59'11"E	50.96'
L2	N42°44'17"E	148.75'
L3	N50°22'22"E	182.82'
L4	S13°07'49"E	14.89'
L5	N87°37'11"E	125.00'
L6	N79°07'11"E	85.00'
L7	S66°37'49"E	65.00'
L8	S52°17'49"E	79.37'

#### OVERHEAD ELECTRIC CENTERLINE

LINE	BEARING	LENGTH
L9	S47°56'30"E	272.47'
L10	N41°54'39"E	321.22'
L11	S25°21'49"E	83.35'

Margaret Jopp Ramby  
 22.22 Acre Tract  
 Moses A. Foster Survey, A-16  
 Brazos County, Texas

### OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

Field notes of a 22.22 acre tract or parcel of land, lying and being situated in the Moses A. Foster Survey, Abstract No. 16, Brazos County, Texas, and being all of the called 26.6 acre tract remaining after the widening of State Highway No. 21 described in the Partition Deed to Margaret Franze Jopp as recorded in Volume 200, Page 389, of the Deed Records of Brazos County, Texas, and said 22.22 acre tract being more particularly described as follows:

BEGINNING at the concrete monument found marking an angle point corner in the existing southeast right-of-way line of State Highway No. 21, same being in the southwest line of the aforementioned 26.6 acre tract and in the northeast line of the Corrine M. Fickey - called 2.03 acre - Tract 2, Volume 821, Page 459, of the Official Records of Brazos County, Texas;

THENCE along the existing southeast right-of-way line of State Highway No. 21, adjacent to a fence, as follows:

- N 47° 59' 11" E for a distance of 50.96 feet to a concrete monument found at angle point corner,
- N 42° 44' 17" E for a distance of 756.96 feet to a concrete monument found at angle point corner,
- N 46° 35' 52" E for a distance of 321.26 feet to a 1/2" iron rod found at a 6" cedar post angle point corner,
- N 44° 49' 11" E for a distance of 662.50 feet to a concrete monument found at angle point corner,
- N 40° 11' 41" E for a distance of 148.75 feet to a concrete monument found at angle point corner,
- N 50° 22' 22" E for a distance of 182.82 feet to a concrete monument found at angle point corner,
- N 42° 32' 16" E for a distance of 699.23 feet to a 1/2" iron rod set in the northeasterly line of the

beforementioned 26.6 acre tract, same being in the southwest line of the Scott - called 19.225 acre tract, Volume 4100, Page 55, of the Official Records of Brazos County, Texas, and same being in the center of the original channel of Mathis Creek (in 1930 the Texas Highway Department re-routed Mathis Creek to the general route where the water flows today and said channel lies approximately 165 feet northeast);

THENCE along the center original channel (now partially filled and silted in) of Mathis Creek, same being the northeasterly line of the beforementioned 26.6 acre tract and same being the southwest line of the beforementioned 19.225 acre tract, as follows:

- S 13° 07' 49" E for a distance of 14.89 feet,
- N 87° 37' 11" E for a distance of 125.00 feet,
- N 79° 07' 11" E for a distance of 85.00 feet to the point of confluence of this original channel with the present "flowing" channel (flowing from the north);

THENCE along the center of the existing, flowing channel of Mathis Creek, same being the northeast line of the beforementioned 26.6 acre tract and same being the southwest line of the beforementioned 19.225 acre tract, as follows:

- S 66° 37' 49" E for a distance of 65.00 feet,
- S 52° 07' 49" E for a distance of 79.37 feet to the east corner of the 26.6 acre tract, same being the interior all corner of the Hester - called 138.016 acre tract, Volume 1634, Page 286, of the Official Records of Brazos County, Texas, (said 19.225 acre tract being out of this 138.016 acre tract);

THENCE S 42° 23' 02" W along the southeast line of the beforementioned 26.6 acre tract, same being the northwest line of the beforementioned 138.016 acre tract (118.791 acre net), adjacent to a fence, at a distance of 50.00 feet, pass a 3/4" iron pipe found for reference, continue on for a total distance of 2992.73 feet to a 1/2" iron rod found (with cap) at a cross tie corner marking the south corner of the 26.6 acre tract, same being the east corner of the beforementioned Fickey - called 2.03 acre tract;

THENCE N 47° 48' 41" W along the southwest line of the beforementioned 26.6 acre tract, same being the northeast line of the beforementioned 2.03 acre tract, adjacent to a fence, at a distance of 375.46 feet to the PLACE OF BEGINNING, containing 22.22 acres of land, more or less.

STATE OF TEXAS  
 COUNTY OF BRAZOS

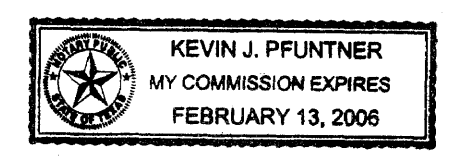
I, MARGARET JOPP RAMBY, Owner and Developer of 22.22 Acres, shown on this plat, as conveyed in Volume 200, Page 389, of the Deed Records of Brazos County, Texas, and designated herein as Ramby Subdivision, Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*Margaret Jopp Ramby*  
 MARGARET JOPP RAMBY

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MARGARET JOPP RAMBY, 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 purposes and considerations therein stated.

Given under my hand and seal this 24<sup>th</sup> day of APRIL, 2003.



*Kevin J. Pfuntner*  
 Notary Public in and for the State of Texas  
 Printed Name: KEVIN J. PFUNTER  
 My Commission Expires: FEB. 13, 2006

### CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.



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

### APPROVAL OF CITY OF WIXSON VALLEY

I, RUBY ANDREWS, Mayor of the City of Wixson Valley, Brazos County, Texas, do hereby certify that this plat was duly approved by the City of Wixson Valley on the 24 day of APRIL, 2003.

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

### 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 30th day of APRIL, 2003, in the Official Records of Brazos County, Texas, in Volume 5264, Page 68.

*Karen McQueen*  
 Karen McQueen, County Clerk, Brazos County, Texas  
*Sylvia Polansky*  
 Sylvia Polansky, Deputy

### NOTES: (TITLE COMMITMENT)

- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE CORPORATION, OF No. S24711, EFFECTIVE DATE: FEBRUARY 4, 2003, TO WIT THE FOLLOWING COMMENTS:
  - 20' CITY OF BRYAN ELECTRICAL EASEMENT - VOL. 98, PG. 48 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 WIDTH 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.
  - 1/40" 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.
  - 20' WIXON 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.

# FINAL PLAT OF RAMBY SUBDIVISION 22.22 ACRE TRACT

MOSES A. FOSTER SURVEY,  
 ABSTRACT No. 16  
 WIXON VALLEY, BRAZOS COUNTY, TEXAS  
 SCALE: 1"=200' APRIL, 2003

OWNED AND DEVELOPED BY:  
 MARGARET JOPP RAMBY  
 9640 EAST STATE HIGHWAY No. 21  
 BRYAN, TEXAS 77808-9469  
 (979) 589-2231

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