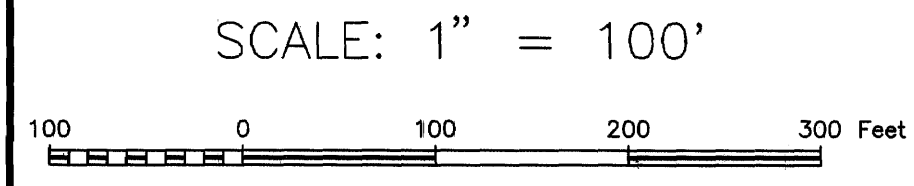
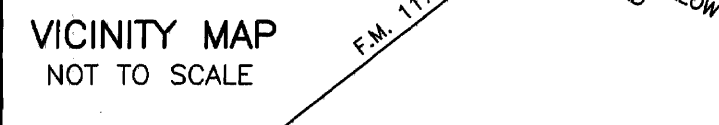


ORIGINAL PLAT

REPLAT



VICINITY MAP NOT TO SCALE



GENERAL NOTES:

- 1. AS PER THE ORIGINAL PLAT OF RAVENWOOD (385/461) THERE SHALL EXIST A 24" GUY WIRE EASEMENT FROM THE CENTER OF ALL ELECTRICAL POLES FOR THE PURPOSE OF GUYING WHERE NEEDED.
2. A MINIMUM 25' FRONT SETBACK LINE IS REQUIRED ON ALL LOTS.
3. THERE SHALL BE A 20' UTILITY EASEMENT ON EACH SIDE OF AND ALONG ALL LOT LINES WITH THE EXCEPTION OF THE NEW LOT LINE ESTABLISHED BETWEEN LOT 14A AND LOT 11A DUE TO AN EXISTING STRUCTURE AND FENCE LINE USED TO ESTABLISH THE NEW LOT LINE SHOWN HEREON.
4. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0132 C, DATED JULY 2, 1992.
5. DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.
6. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF THE ORIGINAL PLAT OF RAVENWOOD, VOL. 385, PG. 461.
7. THERE SHALL BE A 20' WIDE DRAINAGE EASEMENT CENTERED ON ALL CREEKS WITHIN THIS SUBDIVISION. SAID DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
8. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSFs) 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 ENSURES 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.
9. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
10. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FEET SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
11. WICKSON CREEK SPECIAL UTILITY DISTRICT (ALSO KNOWN AS WIXON WATER SUPPLY CORPORATION) WILL PROVIDE WATER SERVICE FOR THIS SUBDIVISION.

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

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

Brad Kerr, R.P.L.S. No. 4502

METES AND BOUNDS DESCRIPTION OF A 7.746 ACRE TRACT LOTS 6, 7, 8, 11, 13 AND 14 RAVENWOOD BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING ALL OF LOTS 6, 7, 8, 11, 13 AND 14, RAVENWOOD, ACCORDING TO THE PLAT RECORDED IN VOLUME 385, PAGE 461 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 6 AND THE MOST WESTERLY CORNER OF LOT 5;

THENCE: N 46° 27' 08" W ALONG THE SOUTHWEST LINE OF SAID LOT 6 FOR A DISTANCE OF 463.93 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 6 AND LOT 15B;

THENCE: N 43° 33' 01" E ALONG THE COMMON LINE OF SAID LOT 6 AND LOT 15B FOR A DISTANCE OF 160.24 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 6 AND LOT 7;

THENCE: N 43° 26' 56" E ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 15B FOR A DISTANCE OF 104.01 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 7 AND LOT 15B, SAID IRON ROD FOUND BEING ON THE SOUTHWEST LINE OF SAID LOT 14;

THENCE: ALONG THE COMMON LINE OF SAID LOT 14 AND LOT 15 FOR THE FOLLOWING CALLS:

N 43° 05' 05" W FOR A DISTANCE OF 41.67 FEET TO A POINT;

N 29° 39' 08" E FOR A DISTANCE OF 81.36 FEET TO A POINT;

N 44° 31' 08" E FOR A DISTANCE OF 45.61 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF RAVEN'S NEST (60' R.O.W.) MARKING A COMMON CORNER OF SAID LOT 14 AND LOT 15, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 41' 22" FOR AN ARC DISTANCE OF 80.01 FEET (CHORD BEARS: N 37° 40' 59" E - 71.75) TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 14 AND SAID LOT 13 AND THE ENDING POINT OF SAID CURVE;

THENCE: N 44° 52' 25" E ALONG THE SOUTHEAST LINE OF RAVEN'S NEST FOR A DISTANCE OF 148.71 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 13 AND LOT 12, FOR REFERENCE 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF RAVEN'S NEST MARKING THE NORTHWEST CORNER OF SAID LOT 12 BEARS: N 44° 49' 20" E FOR A DISTANCE OF 215.08 FEET;

THENCE: S 45° 10' 53" E ALONG THE COMMON LINE OF SAID LOT 13 AND LOT 12 FOR A DISTANCE OF 182.01 FEET TO A 1/2 INCH IRON ROD FOUND MARKING A COMMON CORNER OF SAID LOT 12 AND LOT 11;

THENCE: N 44° 48' 48" E ALONG THE COMMON LINE OF SAID LOT 11 AND LOT 12 FOR A DISTANCE OF 239.70 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF RAVEN DRIVE MARKING A COMMON CORNER OF SAID LOT 11 AND LOT 12;

THENCE: S 45° 10' 39" E ALONG THE SOUTHWEST LINE OF RAVEN DRIVE FOR A DISTANCE OF 181.57 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 11 AND LOT 10;

THENCE: S 44° 49' 07" W ALONG THE COMMON LINE OF SAID LOT 11 AND LOT 10 FOR A DISTANCE OF 239.89 FEET TO A 5/8 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID LOT 11 AND LOT 13, SAID IRON ROD SET BEING ON THE NORTHWEST LINE OF LOT 9;

THENCE: S 42° 19' 57" W ALONG THE COMMON LINE OF SAID LOT 13 AND LOT 9 FOR A DISTANCE OF 148.86 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID LOT 14 MARKING THE COMMON CORNER OF SAID LOT 13 AND LOT 9;

THENCE: S 45° 19' 07" E ALONG THE COMMON LINE OF SAID LOT 14 AND LOT 9 FOR A DISTANCE OF 57.32 FEET TO A POINT MARKING THE COMMON CORNER OF SAID LOT 14 AND LOT 8;

THENCE: ALONG THE COMMON LINE OF SAID LOT 8 AND LOT 9 FOR THE FOLLOWING CALLS:

S 47° 13' 08" E FOR A DISTANCE OF 227.68 FEET TO A POINT;

S 52° 12' 05" E FOR A DISTANCE OF 69.10 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF RAVEN DRIVE MARKING THE COMMON CORNER OF SAID LOT 8 AND LOT 9, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF RAVEN DRIVE MARKING A COMMON CORNER OF SAID LOT 9 AND LOT 10 BEARS: N 18° 43' 45" E FOR A DISTANCE OF 197.01 FEET;

THENCE: S 18° 43' 45" W ALONG THE NORTHWEST LINE OF RAVEN DRIVE FOR A DISTANCE OF 86.23 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 13' 24" FOR AN ARC DISTANCE OF 39.37 FEET (CHORD BEARS: S 63° 54' 36" W - 35.42) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF RAVEN'S PERCH (60' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 71° 08' 20" W ALONG THE NORTHEAST LINE OF RAVEN'S PERCH FOR A DISTANCE OF 303.08 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 232° 35' 22" FOR AN ARC DISTANCE OF 202.97 FEET (CHORD BEARS: S 45° 39' 14" W - 89.65) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF RAVEN'S PERCH MARKING THE COMMON CORNER OF SAID LOT 6 AND LOT 5;

THENCE: S 18° 41' 32" W ALONG THE COMMON LINE OF SAID LOT 6 AND LOT 5 FOR A DISTANCE OF 149.44 FEET TO THE POINT OF BEGINNING CONTAINING 7.746 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND MARCH, 1999. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED APRIL, 1999. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF RAVENWOOD, 385/461.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502

ORIGINAL PLAT CALLS:

- L1 N 29°39'08" E - 81.36
L2 N 44°49'07" E - 45.63
L3 S 21°31'53" W - 23.83
L4 S 08°51'54" W - 12.32
L5 S 75°33'09" W - 71.52
L6 S 52°12'05" E - 69.33

C1 D=91°52'47" R=50.00 L=80.18 T=51.67 LC=71.86 CB=N 37°37'42" E

C3 D=232°44'27" R=50.00 L=203.10 T=-100.85 LC=89.59 CB=S 45°34'42" W

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF TEXAS

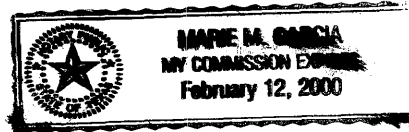
I (We) William Skopik, Eugene Voelkel, Rodney G. Keith, and Julius A. Gordon owner(s) of the land shown on this plat, and designated herein as Lots 6A, 8A, 11A, and 14A, Ravenwood, a subdivision in Brazos County, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s) [Signatures of William Skopik, Eugene Voelkel, Rodney G. Keith, and Julius A. Gordon]

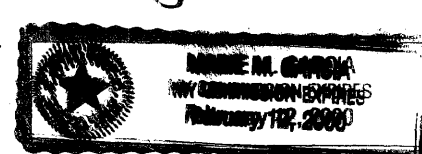
STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared William Skopik, Eugene Voelkel, Rodney G. Keith, Julius A. Gordon, 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 7th day of May, 1999.



Marie M. Garcia, Notary Public, Brazos County, Texas



APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, Flynn W. Jones, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioner's Court on the 11th day of May, 1999.

Flynn W. Jones, County Judge, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, Development 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.

[Signature] City Engineer, City of Bryan

AMENDING PLAT CALLS:

- L1 N 43°05'05" W - 41.67
L2 N 29°39'08" E - 81.36
L3 N 44°31'08" E - 45.61
L4 S 45°19'07" E - 57.32
L5 S 42°12'05" E - 69.33
L6 N 29°41'56" E - 82.36
L7 N 45°11'34" W - 44.39

C1 D=91°41'22" R=50.00 L=80.01 T=51.50 LC=71.75 CB=N 37°40'59" E

C2 D=90°13'24" R=25.00 L=39.37 T=25.10 LC=35.42 CB=S 63°54'36" W

C3 D=232°35'22" R=50.00 L=203.07 T=-101.19 LC=89.65 CB=S 45°33'14" W

C4 D=90°12'54" R=25.00 L=39.36 T=25.09 LC=35.42 CB=N 89°50'17" E

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

I, Mary Ann Ward, 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 28th day of May, 1999, in the Official Public Records of Brazos County, Texas, in Volume 385, Page 499.

Mary Ann Ward by Barbara Johnson, County Clerk, Brazos County, Texas, Deputy Clerk

0686814

Filed for Record in: BRAZOS COUNTY,

On: May 28, 1999 at 01:02PM

As a Plats

Document Number: 0686814

Amount: 55.00

Receipt Number - 131794

By, Karen McQueen

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 named records of: BRAZOS COUNTY, as stamped hereon by me.

May 28, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK BRAZOS COUNTY,

REPLAT OF LOTS 6, 7, 8, 11, 13 AND 14 RAVENWOOD VOLUME 385, PAGE 461 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET SURVEY DATE: MARCH, 1999 PLAT DATE: 04-27-99 JOB NUMBER: 99-187 CAD NAME: 99-187A CR5 FILE: 99-187 (job)

PREPARED BY: KERR SURVEYING CO. 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (409) 268-3195