

Scale: 1"=50'

Called 40.5 Acres  
Now or Formerly  
Kyle & Beverly Greenwood  
V.9198, P.197

Remainder  
Called 57.27 Acres  
Now or Formerly  
Jan & Jon Jones  
V.3143, P.102

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
We, Ante Development, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 17742, Page 276 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.

Owner: [Signature]

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Ante Development, LLC 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 consideration therein expressed.

Notary Public, Brazos County, Texas  
Jeffrey Lindertson  
Notary ID # 0209352  
My Commission Expires April 30, 2027

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 2/19/2024 2:43:00 PM  
In the PLAT Records  
Doc Number: 2024-1522108  
Volume - Page: 19058-215  
Number of Pages: 2  
Amount: 72.00  
Order#: 20240219000048  
By: MG

Karen M. Queen  
County Clerk, Brazos County, Texas

**APPROVAL OF THE CITY PLANNER**  
I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & 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 20 day of February, 2024.

**APPROVAL OF PLANNING AND ZONING COMMISSION**  
I, Anne McBrann Bralle, Chairman 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 18 day of December, 2023, and some was duly approved on the 16 day of February, 2024, by said Commission.

**APPROVAL OF THE CITY ENGINEER**  
I, 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 20 day of February, 2024.

**APPROVAL BY THE COUNTY COMMISSIONER'S 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 20 day of February, 2024.

**FIELD NOTES**  
Being all that certain tract or parcel of land lying and being situated in the RICHARDSON PERRY LEAGUE, Abstract No. 44, Brazos County, Texas and being all of the called 25.00 acre tract described in the deed from Ferril Creek Ranch Partnership to Ante Development, LLC recorded in Volume 17742, Page 276 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 5/8-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the west corner of the called 9.01 acre Jimmy Rothrock tract recorded in Volume 3085, Page 108 (O.R.B.C.) and being in the fenced northeast line of the called 40.5 acre Kyle and Beverly Greenwood tract recorded in Volume 9198, Page 197 (O.R.B.C.), from whence a found 1/2-inch iron rod marking the south corner of the called 9.01 acre Rothrock tract and an angle point of the called 57.27 acre Jan and Jon Jones remainder tract recorded in Volume 3143, Page 102 (O.R.B.C.) bears S 48°09'13" E at a distance of 68.49 feet for reference;

**THENCE:** N 48°09'13" W (DEED CALL: N 48°07'36" W) along the fenced common line of this tract and the called 40.5 acre Greenwood tract for a distance of 630.53 feet to a found 5/8-inch iron rod marking the west corner of this tract, said iron rod also marking the south corner of the called 2.95 acre Kyle and Beverly Greenwood tract recorded in Volume 9553, Page 16 (O.R.B.C.);

**THENCE:** N 41°45'04" E (DEED CALL: N 41°46'41" E - 1784.55') along the fenced common line of this tract and the called 2.95 acre Greenwood tract (9553/16) for a distance of 1,784.89 feet to a found 3/4-inch iron pipe marking the north corner of this herein described tract, said iron pipe also marking the east corner of the called 2.95 acre Greenwood tract (9553/16) and being in the southwest right-of-way line of Steep Hollow Road (width varies);

**THENCE:** S 49°00'21" E (DEED CALL: S 48°58'44" E) along the southwest right-of-way line of said Steep Hollow Road for a distance of 586.73 feet to a found 3/4-inch iron pipe marking the east corner of this tract, said iron pipe also marking the north corner of the called 9.01 acre Rothrock tract;

**THENCE:** S 40°21'03" W (DEED CALL: S 40°22'40" W - 1793.88') along the fenced common line of this tract and the called 9.01 acre Rothrock tract for a distance of 1,794.22 feet to the POINT OF BEGINNING and containing 25,000 acres of 1nd.

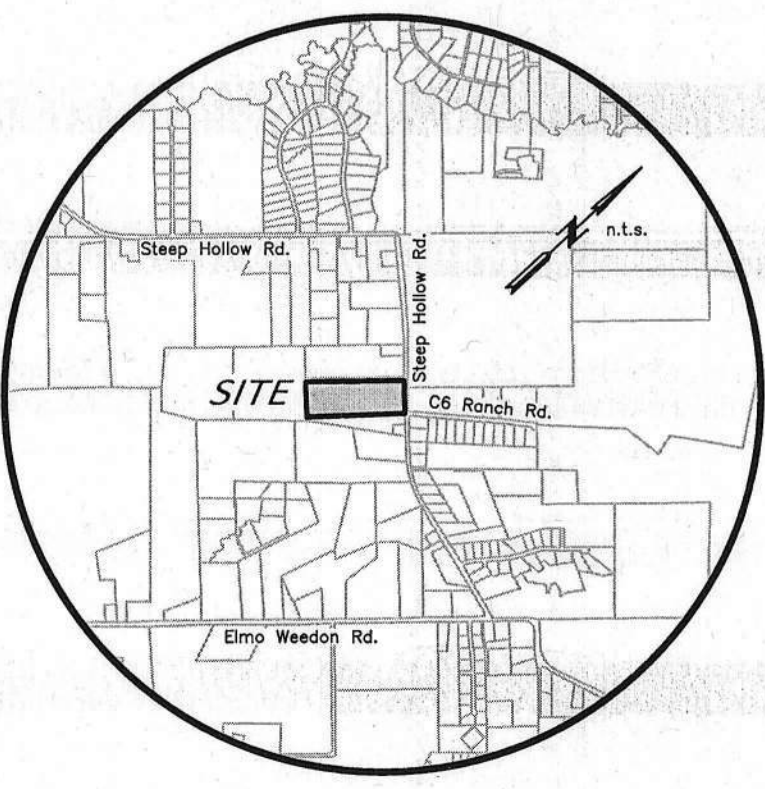
**CERTIFICATION OF THE SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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 closed geometric form.



- GENERAL SURVEYOR NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100210C and 4804100220F, Map Revised May 16, 2012 and April 2, 2014, respectively, no portion of this property is located within a Special Flood Hazard Area.
  - Land Use: 21 single family lots.
  - No construction of retaining walls, concrete or block the flow of water in any easement or natural drainage course.
  - Front, Rear and Side Setbacks shall conform to the Specifications of Subdivision Plats as established by the Commissioner's Court, Brazos County, Texas, for subdivisions situated within the boundaries of any incorporated town or city in Brazos County.
  - No lot to take direct access to Steep Hollow Road.
  - All lots served by an individual on-site sewage facility (OSSF) must comply with all county and state OSSF regulations. All OSSF construction must have an Authorization to Construct (ATC) permit issued by the Brazos County Health Department. This ATC permit ensures compliance with the county order adopted by the Commissioner's Court of Brazos County, Texas, pursuant to the provisions of section 21.084 of the Texas water code. On-site sewage facilities disposal areas shall not encroach the 100-foot or the 50-foot sanitary zone of a private or public well, respectively.
  - No ATC permit shall be issued for an OSSF on an individual lot without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed evaluator and include a soil survey.
  - This subdivision lies within the Wilson Creek SUD service area.
  - Right-of-Way Acreage: - 2,875 Ac.  
R.O.W. Dedications: - 0.167 Ac.
  - Common Area and Detention Pond shall be owned & maintained by Homeowner's Association.
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.  
    - - 1/2" Iron Rod Found (CM)
    - - 5/8" Iron Rod Found (CM)
    - - 3/4" Iron Pipe Found (CM)
  - Abbreviations:  
    - H.O.A. - Homeowner's Association
    - L.E. - Landscape Easement
    - P.A.E. - Public Access Easement
    - P.O.B. - Point of Beginning
    - P.U.E. - Public Utility Easement
    - R.O.W. - Right of Way
    - CM - Controlling Monument
  - Where electric facilities are installed, B.T.U. has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities used in the P.U.E. and the right of ingress and egress to access electric facilities.
  - A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
  - Private drainage easements and common areas will not be maintained by the County.
  - 35-foot wide P.A.E. is to be used for the temporary turn around.
  - No structure or land within this plat shall hereafter be located or altered without first obtaining 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 the pavement or behind curbs, where used. All mailboxes within county territory shall meet the current TxDOT standards. Any mailbox that does not meet these requirements may be removed by Brazos County.
  - For Single-Family Residential Developments, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NDCBUs"), or community mailboxes, shall be required, if possible, three mailboxes shall be located or altered without first obtaining Development Permit from the Brazos County Floodplain administrator.
  - It is the responsibility of the owner, not the County, to ensure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.
  - It is the responsibility of the owner, not the County, to ensure 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 representations by the other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.

Lot	Block	Culvert Size
1	1	18"
2	1	18"
3	1	18"
4	1	24"
5	1	24"
6	1	24"
7	1	18"
8	1	18"
9	1	18"
10	1	18"
11	1	18"
1	2	18"
2	2	18"
3	2	18"
4	2	24"
5	2	24"
6	2	18"
7	2	18"
8	2	18"
9	2	18"
10	2	18"



**FINAL PLAT**

**RIDGEVIEW ESTATES SUBDIVISION**

LOTS 1-11, BLOCK 1 & LOTS 1-10, BLOCK 2  
21 TOTAL LOTS  
25,000 ACRES  
OUT OF  
RICHARDSON PERRY LEAGUE, A-44  
BRAZOS COUNTY, TEXAS  
MAY, 2022  
SCALE: 1"=80'

Owner: Ante Development, LLC  
P.O. Box 326  
Wellborn, TX 77881  
979-412-5007  
979-393-0173

Surveyor: McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

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OSSF Notes

Sanitary sewage treatment and disposal will be provided by On-Site Sewage Facility (OSSF) systems.

- A. All proposed lots to be served by OSSF shall comply with all applicable County and State regulations including the minimum lot requirements required by Brazos County.
- B. Property that will use an on-site sewage facility (OSSF) for sewage disposal shall be evaluated for overall site suitability. The results of a site evaluation, conducted according to 30 TAC §285.3a prepared by a licensed Site Evaluator or Texas Professional Engineer shall be required before approval of an OSSF by the permitting authority.
- C. A complete permit application form, fee and the required planning materials approved by the permitting authority are required prior to the issuance of authorization to construct (ATC) for all OSSF in Brazos County regardless of the acreage of the tract. No OSSF shall begin construction in Brazos County prior to the issuance of the ATC.
- D. OSSF planning materials shall include the required topography analysis for each tract and demonstrate to the satisfaction of the permitting authority in the design Technical Report and Site Drawings the suitability of the proposed disposal method for the slope and drainage features of each tract to ensure protection of surface and ground waters of the State.
- E. Any potential OSSF site within a 100-year floodplain is subject to the special planning requirements in 30 TAC §285.31.(c)(2) and shall be located so that a flood will not damage the OSSF during a flood event, resulting in contamination of the environment.
- F. No OSSF tank, collection, distribution, or disposal may encroach the separation requirements of surface or ground water including for intermittent and perennial streams and the normal pool level of impoundments or spillway elevation. Subdivision and Development Plans showing the location and natural streambed of proposed drainages should obtain the permission of the Brazos County Engineer and any other State or Federal agency regulating surface waters of the State and where such alteration occur provide a copy of the engineered drainage plan to the OSSF permitting authority with the Subdivision Plot or Development Plan.
- G. The locations of all private and public water wells, whether currently in use or abandoned, and regardless of availability of potable water supply from PWS at a tract, shall be indicated on the Subdivision Survey and any Site Drawings and shall require the separation distances specified in 30 TAC §285.91.(10). A copy of the well plugging report filed with the Texas Water Development Board is required for any well previously known or indicated at a tract. DO NOT REMOVE WELL HEADS PRIOR TO THE REQUIRED PLUGGING OF THE BORE. Separation distances of OSSF from previously known water wells will not be reduced without a plugging report documenting protection of groundwater aquifers. This situation could prevent approval of an OSSF for a small tract.
- H. No OSSF treatment or disposal components may encroach into any area reserved as a Public Utility Easement (PUE) without a variance being requested and approved by the permitting authority. Variance will be reviewed and approved on a case-by-case basis. Proposed encroachments into pipeline and electrical transmission easements shall require both the approved variance by the permitting authority and all letters of permission described in §285.91.(10) or as required by the permitting authority in support of any approved variance. All underground and overhead easements must be clearly delineated on the Subdivision Plot with dimensions indicated.

Additional notes may be required to address conditions specific to a tract.

**FINAL PLAT**

**RIDGEVIEW ESTATES  
SUBDIVISION**

LOTS 1-11, BLOCK 1 & LOTS 1-10, BLOCK 2  
21 TOTAL LOTS

25.000 ACRES

OUT OF  
RICHARDSON PERRY LEAGUE, A-44  
BRAZOS COUNTY, TEXAS

MAY, 2022  
SCALE: 1"=80'

Owner:  
Arts Development, LLC  
P.O. Box 326  
Wellborn, Tx 77881  
979-412-5007  
979-393-0173

SURVEYOR:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

**MB**

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