



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

We, Horace G. Wilson and Kristopher G. Wilson, owners and developers of the 20,000 acre tract shown on this plat, being part of the tract of land conveyed to us in the Deed Records of Brazos County in Volume 4834, Page 156, and designated herein as Risky's Ranch Subdivision, a subdivision in Brazos County, Texas, and whose name is 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.

*Horace G. Wilson by Kristopher G. Wilson*  
 Kristopher G. Wilson

Filed for Record in:  
 BRAZOS COUNTY  
 On: Jun 25, 2003 at 08:40A  
 As a  
 Plat  
 Decurent Number: 0813965  
 Amount 55.00  
 Receipt Number - 220665  
 By: Jo Gillan

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kristopher G. Wilson 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 and consideration therein stated.

Given under my hand and seal on this 30th day of January, 2003

*Martha Mancuso*  
 Notary Public in and for the State of Texas  
 Printed Name: Martha Mancuso  
 My Commission Expires: April 23, 2006

CERTIFICATE OF THE COUNTY CLERK  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Karen M. Jansen, 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 the 22nd day of December, 2003, in the Official Records of Brazos County, Texas, in Volume 5371, Page 116.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

*Karen M. Jansen*  
 County Clerk  
 Brazos County, Texas  
 By: Denise J. Cohen

CERTIFICATE OF COUNTY JUDGE  
 This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 19th day of March, 2003.

Signed this the 19 day of March, 2003

*Randy J. Smith*  
 County Judge, Brazos County

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Ray Flores, 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 10th day of December, 2003, and same was duly approved on the 23rd day of January, 2003, by said Commission.

*Ray Flores*  
 Chairman, Planning & Zoning Commission, Bryan, Texas

**APPROVAL OF THE PLANNING ADMINISTRATOR**

I, the undersigned, Planning Administrator 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 27th day of June, 2003.

*Planning Administrator, Bryan, Texas*

**CERTIFICATION OF THE SURVEYOR**

I, H. Curtis Strong, Registered Professional Land Surveyor No. 4961, in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the property made on the ground under my supervision.

*H. Curtis Strong*  
 Registered Professional Land Surveyor No. 4961

**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 26th day of June, 2003.

*City Engineer, Bryan, Texas*

**CERTIFICATE OF THE ENGINEER**

I, Joseph P. Schultz, Registered Professional Engineer No. 5689, in the State of Texas, hereby certify that proper consideration has been given to this plat.

*Joseph P. Schultz*  
 Registered Professional Engineer No. 5689

**LINE TABLE**

LINE	LENGTH	BEARING
L1	20.62'	N45°58'04"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	33.11'	25.00'	89°37'58"	24.84'	35.24'	S00°11'01"E
C2	112.87'	965.00'	6°42'06"	56.50'	112.81'	S48°21'03"E
C3	121.06'	1035.00'	6°42'06"	60.60'	120.99'	N48°21'03"W
C4	39.27'	50.00'	45°34'23"	21.00'	38.73'	S67°47'11"E
C5	196.85'	50.00'	225°34'23"	119.02'	92.20'	N22°12'49"E
C6	39.27'	25.00'	90°00'00"	25.00'	35.36'	N90°00'00"W
C7	39.27'	25.00'	90°00'00"	25.00'	35.36'	N00°00'00"W
C8	112.87'	965.00'	6°42'06"	56.50'	112.81'	N48°21'03"W
C9	121.06'	1035.00'	6°42'06"	60.60'	120.99'	S48°21'03"E
C10	39.43'	25.00'	90°22'02"	25.16'	35.47'	S89°48'59"W
C11	11.82'	965.00'	0°42'06"	5.91'	11.82'	S45°21'03"E
C12	101.05'	965.00'	6°00'00"	50.57'	101.01'	S48°42'06"E
C13	14.88'	50.00'	17°03'19"	7.50'	14.83'	N82°02'43"W
C14	87.49'	50.00'	100°15'42"	59.86'	76.75'	N23°23'13"W
C15	94.47'	50.00'	108°15'22"	69.14'	81.03'	N45°14'05"W
C16	7.91'	965.00'	0°28'11"	3.96'	7.91'	N48°35'08"W
C17	104.96'	1035.00'	6°13'55"	52.53'	104.91'	S48°43'20"E
C18	107.64'	1035.00'	5°57'32"	53.87'	107.60'	S48°43'20"E
C19	13.42'	1035.00'	0°44'34"	6.71'	13.42'	S45°22'17"E

NOTE: All that certain lot, tract or parcel of land being 20.00 acres situated in the T.J. Allcorn 3/4 League, Abstract No. 61, Brazos County, Texas, and being a part of that certain Remainder of Called 100 acre tract as described in deed from Arnold Properties to Margaret Ann Mauro, of record in Volume 401, Page 504, Deed/Official Records of Brazos County, Texas, said 20.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with cap found in the northwest line of said Called 100 acre tract for the most northerly corner, said corner being located in the prescriptive southeast right-of-way line of ELMO WEEDON ROAD, said corner also being the most westerly corner of a 30 foot wide Private Access Easement (known as ARNOLD LANE) as described in Volume 399, Page 881;

THENCE along the southwest line of said 30' wide Access Easement the following calls:  
 S 45° 00' 00" E, a distance of 290.00 feet to a 1/2" Iron Rod with cap found for angle point;  
 S 58° 35' 49" E, a distance of 212.65 feet to a 1/2" Iron Rod found for angle point; and,  
 S 45° 00' 00" E, a distance of 1359.71 feet to a 1/2" Iron Rod found for the most easterly corner, said corner being the most northerly corner of the William Graff Called 10.00 acre tract as described in Volume 865, Page 824;

THENCE S 45° 00' 00" W, along the northwest line of said Called 10.00 acre tract a distance of 480.10 feet to a 1/2" Iron Rod with cap found for the most southerly corner, the most westerly corner of said Called 10.00 acre tract bears S 45° 00' 00" W a distance of 383.65 feet;

THENCE N 45° 00' 00" W, a distance of 1854.13 feet to a 1/2" Iron Rod with cap found in the northwest line of said Called 100 acre tract for the most westerly corner, said corner being in the prescriptive southeast right-of-way line of said ELMO WEEDON ROAD, the calculated most westerly corner of said Called 100 acre tract bears S 44° 37' 58" W a distance of 383.65 feet;

THENCE N 44° 37' 58" E, along the northwest line of said Called 100 acre tract a distance of 409.50 feet to a 24" Oak found for angle point;

THENCE N 45° 58' 04" E, continuing along the northwest line of said Called 100 acre tract a distance of 20.62 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 20.00 ACRES OF LAND MORE OR LESS.

**LEGEND**

- PLAT BOUNDARY
- ROW LINE
- PROPERTY LINE
- PROPERTY CORNER
- PROPOSED PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE

**VICINITY MAP**

NOT TO SCALE

**FINAL PLAT**

**RISKY'S RANCH SUBDIVISION**

**20.000 ACRES**

BLOCK 1, LOTS 1 THRU 12  
 BLOCK 2, LOTS 1 THRU 4

T.J. ALLCORN 3/4 LEAGUE, A-61  
 BRAZOS COUNTY, TEXAS

SCALE: 1"=60'  
 OWNER/DEVELOPER: Horace G. Wilson, Kristopher G. Wilson, 2815 Socorro Court, College Station, TX 77845  
 ENGINEER: Joseph P. Schultz, P.E., 1707 Graham Road, College Station, Texas 77845 (979) 690-7711

**TEXCON**  
 General Contractors  
 Joseph P. Schultz, P.E.  
 1707 Graham Road  
 College Station, Texas 77845  
 (979) 690-7711