

Bearings are based on the recorded description of the Lawson 24.003 acre parent tract.

$\Delta = 96^{\circ}09'43''$   
 $R = 50.00'$   
 $L = 83.92'$   
 $C = N 02^{\circ}38'35'' E - 74.41'$

$\Delta = 104^{\circ}31'53''$   
 $R = 76.89'$   
 $L = 140.29'$   
 $C = N 70^{\circ}14'42'' E - 121.63'$

**APPROVAL OF THE CITY ENGINEER**  
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 7 day of NOV, 2005.

Jimmy Rothrock  
 10.00 Acre Tract  
 3085/108  
 City Engineer  
 City of Bryan, Texas

**APPROVAL OF THE PLANNING & ZONING COMMISSION**  
 I, the undersigned, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this subdivision plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 26 day of July, 2005 and same was duly approved on the 13 day of October, 2005 by said Commission.

Chairman, Planning & Zoning Commission  
 City of Bryan, Texas

**CERTIFICATION BY THE COUNTY CLERK**  
 I, the undersigned, County Clerk in and for Brazos County, Texas do hereby certify that this subdivision plat together with its Certificate of Authentication was filed for record in my office on the 8 day of November, 2005 and duly recorded in Volume 1013, Page 839, of the Official Records of Brazos County, Texas.

Karen McQueen  
 County Clerk  
 Brazos County, Texas

**APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT**  
 I, the undersigned, County Judge of Brazos County, Texas, do hereby certify that this subdivision plat was duly approved by the Commissioners' Court of Brazos County, Texas on the 17 day of October, 2005.

County Judge  
 Brazos County, Texas

**APPROVAL OF THE PLANNING ADMINISTRATOR**  
 I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and 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 4 day of NOVEMBER, 2005.

Planning Administrator  
 City of Bryan, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 We, the undersigned, Owners of the parcels of land shown on this plat and designated herein as the 33.78 acres tract being the Sunrise Estates Subdivision, and whose names are subscribed hereto, do hereby dedicate to the use of the public, forever, all easements, rights-of-way, and public places therein shown for the purpose and consideration therein expressed.

Charles L. Shrimpton  
 James C. Lawson  
 Notary Public in and for the State of Texas

Before me, the undersigned authority, on this day personally appeared Charles L. Shrimpton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity for the purposes and considerations therein stated. Given under my hand and seal this 22 day of September, 2005.

Notary Public in and for the State of Texas

Before me, the undersigned authority, on this day personally appeared James C. Lawson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity for the purposes and considerations therein stated. Given under my hand and seal this 22 day of September, 2005.

Notary Public in and for the State of Texas

Before me, the undersigned authority, on this day personally appeared Charles L. Shrimpton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity for the purposes and considerations therein stated. Given under my hand and seal this 22 day of September, 2005.

Notary Public in and for the State of Texas

Before me, the undersigned authority, on this day personally appeared James C. Lawson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity for the purposes and considerations therein stated. Given under my hand and seal this 22 day of September, 2005.

Notary Public in and for the State of Texas

**TIE TO BENCHMARK CONTROL**  
 The BRAZOS COUNTY BENCHMARK BZ 172 located on the north side of the intersection of Steep Hollow Road and Elmo Weedon Road bears S 74° 10' 08" E a distance of 1,985.80 feet from the 1/2-inch iron rod marking the southeast corner of the Charles Shrimpton 12.034 acre tract and the southwest corner of the Markowski 3.134 acre tract.

Owned and Developed By:  
 Charles L. Shrimpton  
 5775 Fm 1179  
 Bryan, Texas 77808  
 James C. Lawson  
 5775 Fm 1179  
 Bryan, TX 77808

Parent Tract Reference  
 James C. Lawson  
 24.003 Acre Tract  
 2341/199

Parent Tract Reference  
 Charles L. Shrimpton  
 24.003 Acre Tract  
 2341/199

Parent Tract Reference  
 Charles L. Shrimpton  
 12.034 Acre Tract  
 805/254

Parent Tract Reference  
 Charles L. Shrimpton  
 12.034 Acre Tract  
 805/254

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 12.034 Acre Tract  
 805/254

Parent Tract Reference  
 Charles L. Shrimpton  
 12.034 Acre Tract  
 805/254

RIGHT-OF-WAY DEDICATION  
 0.0092 ACRES TRACT  
 R. FERRY LEAGUE, A-44  
 BRAZOS COUNTY, TEXAS

RIGHT-OF-WAY DEDICATION  
 0.1010 ACRES TRACT  
 R. FERRY LEAGUE, A-44  
 BRAZOS COUNTY, TEXAS

RIGHT-OF-WAY DEDICATION  
 0.0092 ACRES TRACT  
 R. FERRY LEAGUE, A-44  
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 BRAZOS COUNTY, TEXAS

RIGHT-OF-WAY DEDICATION  
 0.0092 ACRES TRACT  
 R. FERRY LEAGUE, A-44  
 BRAZOS COUNTY, TEXAS

Filed for Record in:  
 BRAZOS COUNTY  
 On: Nov 08, 2005 at 08:44A  
 Document Number: 00909073  
 Amount: 58.00  
 Receipt Number: 278486  
 By: Susie Cohen

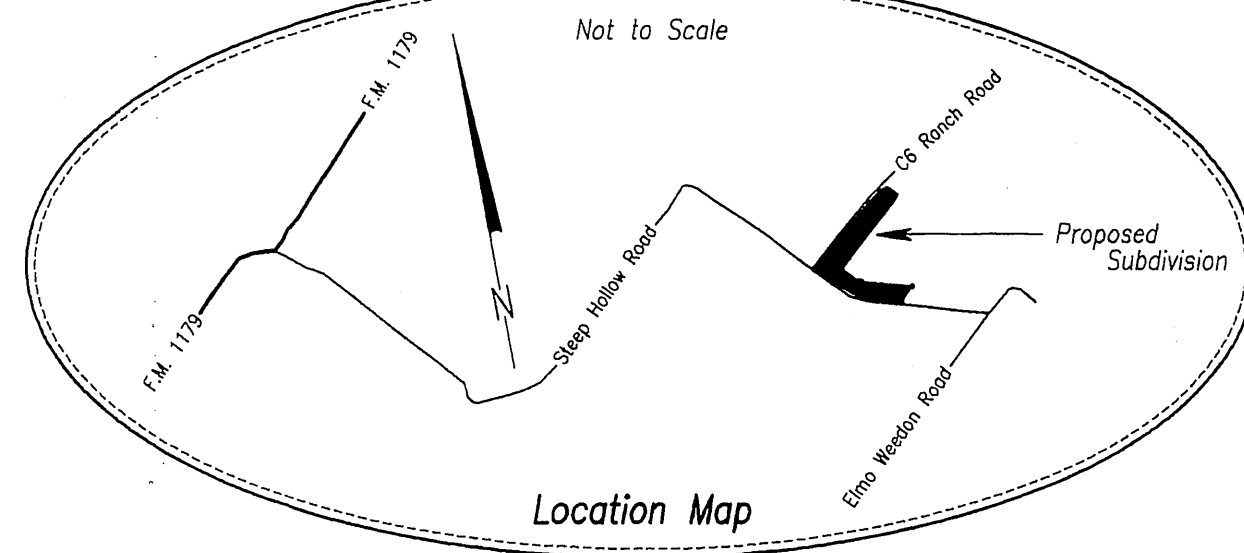
STATE OF TEXAS COUNTY OF BRAZOS  
 I, Martin L. Riley, Jr., Registered Professional Land Surveyor No. 4089, and Registered Professional Engineer No. 50316, in and for the State of Texas, hereby certify that this instrument was filed on the date and time stated hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY



**CERTIFICATION OF THE SURVEYOR/ENGINEER**  
 I, Martin L. Riley, Jr., Registered Professional Land Surveyor No. 4089, and Registered Professional Engineer No. 50316, in and for the State of Texas, hereby certify that this plat has been prepared with the proper engineering consideration and regard to applicable requirements of 'The City of Bryan Subdivision Regulations' and that the plat is true and correct and that all monuments not found were placed under my supervision on the ground.

Martin L. Riley  
 R.P.L.S. No. 4089  
 P.E. No. 50316



**FINAL PLAT**  
**"Sunrise Estates"**  
 Block 1, Lots 1 - 15  
 Block 2, Lots 1 - 5  
 33.386 Acres  
 RICHARDSON PERRY LEAGUE, A - 44  
 SEPTEMBER 2005  
 SCALE: 1" = 100 FT.

- (GENERAL NOTES)
- This symbol  $\odot$  indicates a 1/2" iron rod, as set at all lot corners, unless alternately labeled.
  - There is a 50 foot building set-back line along all roads in or adjacent to this subdivision.
  - This development lies within the current Extraterritorial Jurisdiction of the City of Bryan.
  - All lots in this subdivision shall be served by the Wickson Creek Special Utility District public water system.
  - The Texas Natural Resources Conservation Commission regulations stipulate that private water wells shall have a sanitary zone of 100 feet radius in all directions; therefore, no On Site Sewage Facility (OSSF) placed on any lot in this subdivision shall not encroach on any said sanitary zone nor can any new water well be established on any lot nearer than 100 feet to any boundary line.
  - No private sewage facility may be installed on any lot in this subdivision without the preceding issuance of a license by the Brazos County Health Department, under the authority of the On Site Sewage Facility Regulations adopted by the Commissioners' Court of Brazos County pursuant to the provisions of Chapter 366 of the Texas Health and Safety Code.
  - In addition to the easements shown hereon there may be placed a 5.00 foot wide anchor and guy assessment extending 20.00 feet beyond any specified utility easement where and when necessary for guys and anchors required in supporting overhead electrical lines.
  - A fire hydrant has been installed at 1000 foot intervals. This symbol  $\star$  indicates a fire hydrant location.
  - An 8" waterline has been installed along C6 Ranch Road that reduces to a 4" waterline at the fire hydrant at Lot 13.