

CERTIFICATE OF OWNERSHIP AND DEDICATION

State of Texas
County of Brazos

We, Pat Baker and Todd Carnes, Owners and Developers of the parcel of land shown on this plat hereby testify that said property was conveyed to us from Rostell Chapman by Deed dated December 20, 1999 recorded in Volume 3732, Page 87 of the Official Records of Brazos County, Texas and now being designated hereon as "WHITETAIL RUN" subdivision in Brazos County, Texas and whose name is subscribed hereto, do hereby dedicate to the use of the public, forever, all streets, easements and public places thereon shown for the purpose and consideration therein expressed.

Pat Baker
Pat Baker, Owner

Todd Carnes
Todd Carnes, Owner

State of Texas
County of Brazos

Before me, the undersigned authority, on this day personally appeared Pat Baker and Todd Carnes, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same in their capacity for the purposes and considerations therein stated.

Given under my hand and seal this 30th day of JANUARY, 2001.

Notary Public in and for the State of Texas



Pat Baker & Todd Carnes
1001 University Drive East
College Station, Texas
77840
(979) 846-4545

(GENERAL NOTES)

- 1) This symbol indicates a 1/2" iron rod, as set at all lot corners, unless alternately labeled.
- 2) This symbol indicates a 3/4" iron pipe, as set at all road R.O.W. points, unless alternately labeled.
- 3) There is a 25 foot building set-back line along all roads in or adjacent to this subdivision.
- 4) This development lies within the current Extraterritorial Jurisdiction of the City of Bryan.
- 5) All lots in this subdivision shall be served by the Wickson Creek Special Utility District public water system.
- 6) 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 may encroach on any said sanitary zone nor can any new water well be established on any lot nearer than 90 feet to a boundary line.
- 7) 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 386 of the Texas Health and Safety Code.
- 8) The procurement of a Flood Plain Permit from the County Engineer's office shall be required prior to the construction of a dwelling unit on any lot in this subdivision.
- 9) 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.
- 10) The 20 foot wide Right Of Way Easement granted to American Telephone And Telegraph Company recorded in Volume 1041, Page 85 of the Official Records of Brazos County, Texas which runs across Lots 1,3,4,5,6,7,8,9 & 10 of this subdivision is attached to the installed ground location of the fiber optic telephone cable, however, that "as-built" location is not described in the easement document and ground evidence of the actual placement is general in nature, owners of these impacted lots are cautioned to make specific inquiries to A.T.&T. before commencing construction near the cable route.

APPROVAL OF THE DEVELOPMENT ENGINEER

I, Paul Kaspar, *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 17th day of JULY, 2001.

Paul Kaspar
Paul Kaspar, *City* Engineer
City of Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, Joey Dunn, Planning Administrator 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 17th day of JULY, 2001.

Joey Dunn
Joey Dunn, Planning Administrator
City of Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Kim Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached subdivision plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 17th day of JULY, 2001 and same was duly approved on the 17th day of October, 2001 by said Commission.

Kim Casey
Kim Casey, Chairman
Planning & Zoning Commission
City of Bryan, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, Alvin W. Jones, 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 19th day of JUNE, 2001.

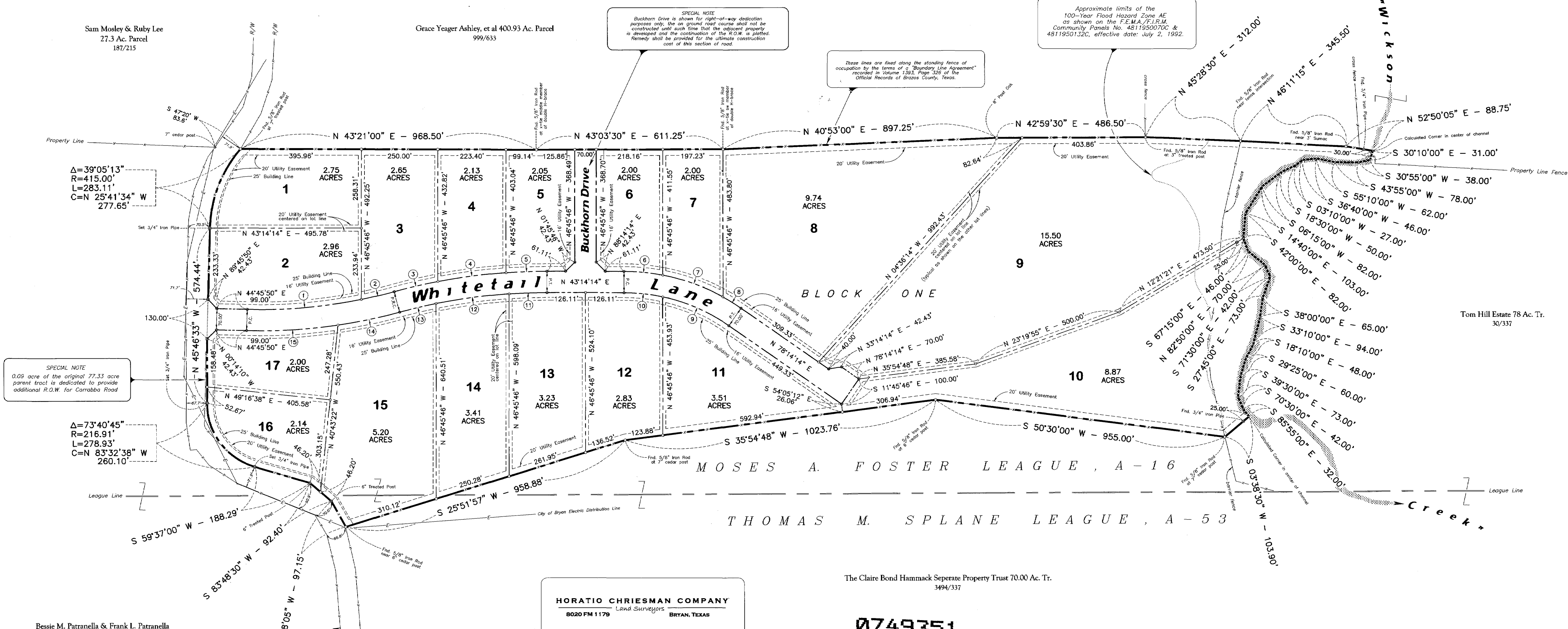
Alvin W. Jones
Alvin W. Jones, County Judge
Brazos County, Texas

CERTIFICATION OF THE COUNTY CLERK

I, Karen McQueen, County Clerk of 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 18th day of JULY, 2001 and duly recorded in Volume 4295, Page 51 of the Official Records of Brazos County, Texas.

Karen McQueen
Karen McQueen, County Clerk
Brazos County, Texas
By: *Jaime Kelley*

Bearings are based on the system found in the recorded description of the 77.33 acre parent tract.



R.O.W. CURVE DATA

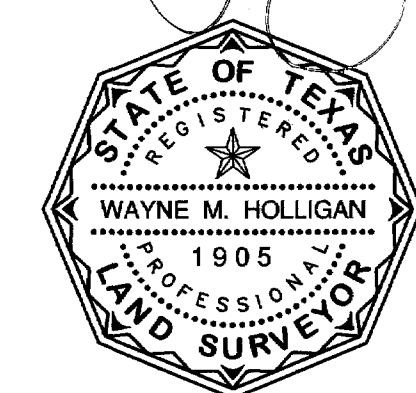
NO.	DELTA	RADIUS	LENGTH	CHORD
1	13°03'48"	1649.52'	376.09'	N 38°13'56" E - 375.28'
2	03°49'12"	1649.52'	109.97'	N 29°47'26" E - 109.95'
3	04°27'22"	1889.32'	146.94'	N 30°06'31" E - 146.90'
4	06°50'13"	1889.32'	225.45'	N 35°45'18" E - 225.32'
5	04°03'49"	1889.32'	134.00'	N 41°12'19" E - 133.97'
6	10°56'31"	869.32'	127.82'	N 48°42'29" E - 127.63'
7	18°02'11"	869.32'	210.70'	N 63°11'50" E - 209.83'
8	08°01'18"	869.32'	70.34'	N 75°13'35" E - 70.31'
9	22°45'41"	599.32'	238.09'	S 66°51'23" W - 236.52'
10	12°14'19"	599.32'	128.02'	S 49°21'23" W - 127.77'
11	03°54'18"	1819.32'	123.96'	S 41°17'08" W - 123.96'
12	07°35'48"	1819.32'	241.22'	S 36°32'03" W - 241.04'
13	03°51'19"	1819.32'	122.42'	S 29°48'29" W - 122.40'
14	08°22'30"	1719.52'	206.33'	S 31°19'05" W - 206.20'
15	10°00'30"	1719.52'	300.37'	S 39°45'35" W - 299.98'

HORATIO CHRISMAN COMPANY
Land Surveyors
8020 FM 1179
BRYAN, TEXAS

CERTIFICATION OF THE SURVEYOR

I, Wayne M. Holligan, Registered Professional Land Surveyor No. 1905 in the State of Texas, hereby testify that this plat is true and correct and was prepared from an actual survey of the property and that all markers or monuments not found were placed under my supervision on the ground.

Wayne M. Holligan
Wayne M. Holligan
R.P.L.S. No. 1905



The Claire Bond Hammack Separate Property Trust 70.00 Ac. Tr.
3494/337

0749351

Filed for Record in:
BRAZOS COUNTY,
On: Jul 18, 2001 at 04:20PM
As a
Plat
Document Number: 0749351
Amount 55.00
Receipt Number - 176351
By: Jaime Kelley

STATE OF TEXAS COUNTY OF
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.
Jul 18, 2001

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY,

Final Plat
WHITETAIL RUN
Lots No. 1-17
Block One
77.24 Acres
Moses A. Foster League, A - 16 &
Thomas M. Splane League, A - 53
Brazos County, Texas
February, 2001
Scale: 1" = 200 Ft.

eris plat