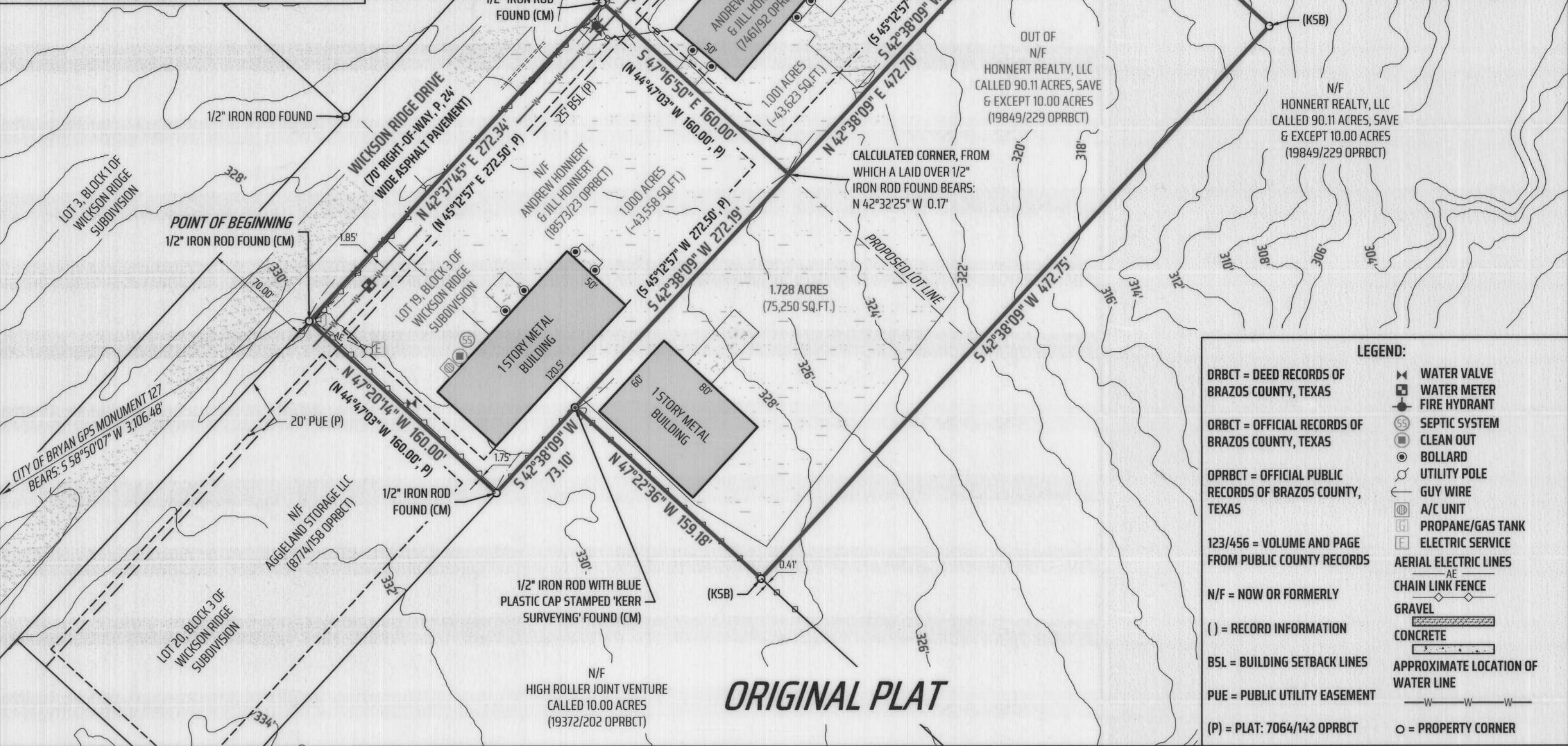


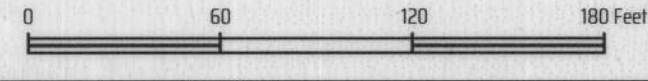
055F NOTES:

SANITARY SEWER SERVICE WILL BE BY ON-SITE SANITARY SEWER FACILITIES (055F). ALL LOTS SERVED BY 055Fs MUST COMPLY WITH COUNTY AND STATE 055F REGULATIONS. ALL 055F 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.

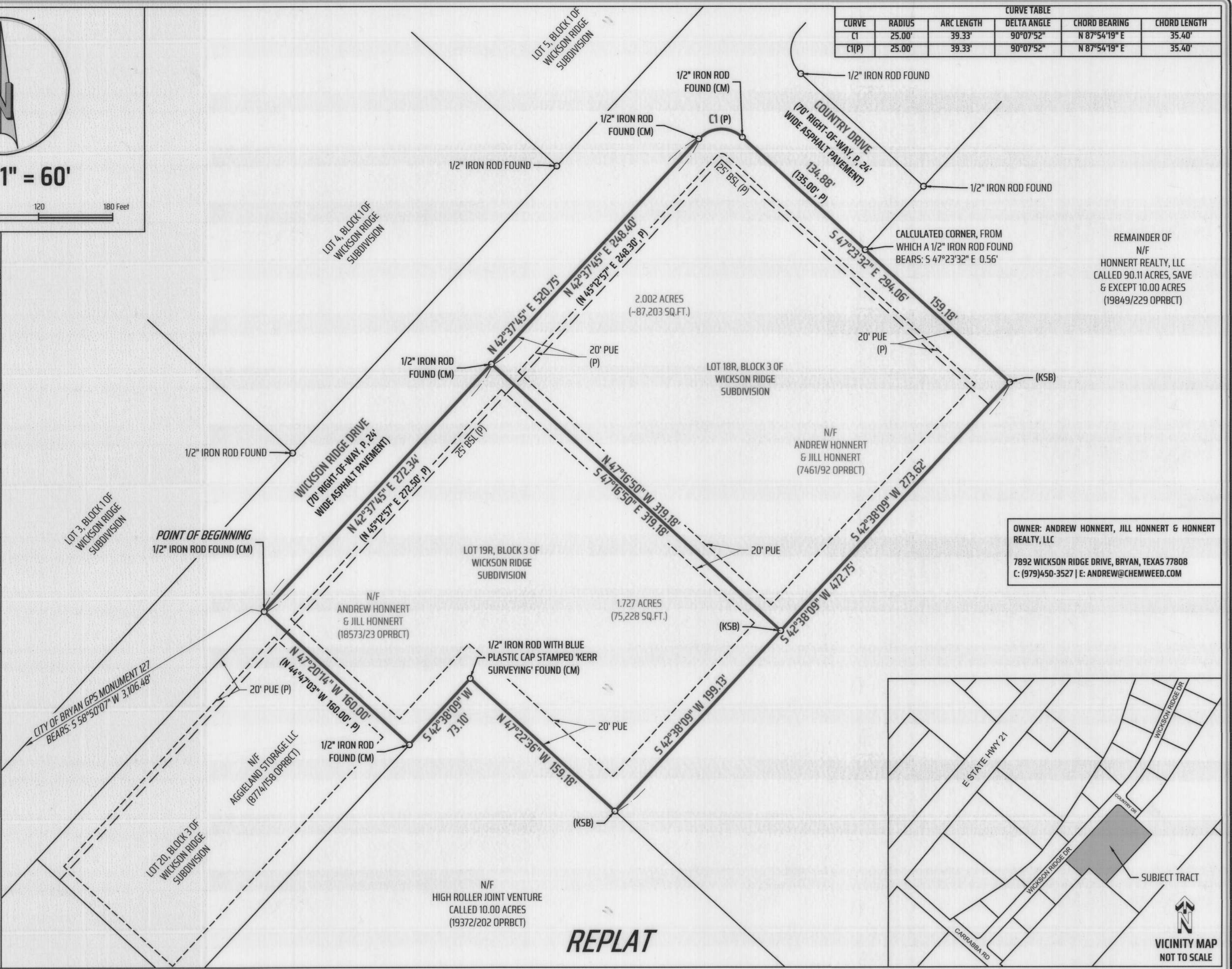
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE 055F MAY BE CONSTRUCTED.
- 055F DISPOSAL AREAS SHALL NOT ENCRoACH THE 100-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- 055F SHALL BE DESIGNED WHERE NO DAMAGE WILL OCCUR TO THE SYSTEM DURING A FLOOD.
- A PROFESSIONAL ENGINEER MUST ADDRESS TANK FLOTATION.
- ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAIN.
- 055F STORAGE TANKS SHALL NOT BE PERMITTED WITH THE 100-YEAR FLOODPLAIN.



SCALE: 1" = 60'

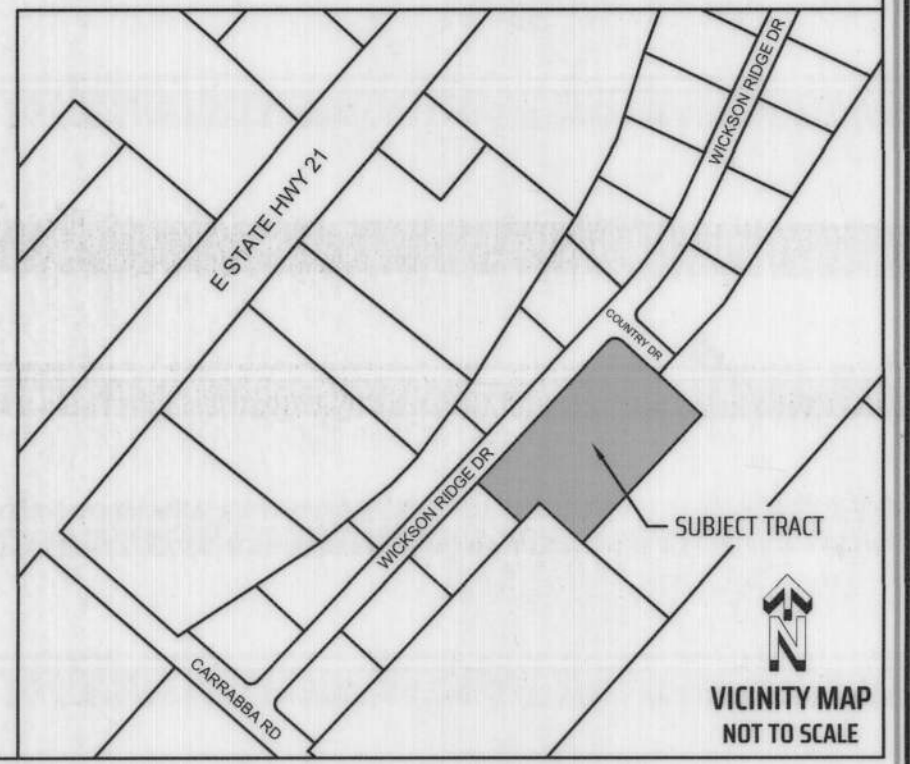


LEGEND:	
DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS	WATER VALVE
ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS	WATER METER
OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS	FIRE HYDRANT
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS	SEPTIC SYSTEM
N/F = NOW OR FORMERLY	CLEAN OUT
() = RECORD INFORMATION	BOLLARD
BSL = BUILDING SETBACK LINES	UTILITY POLE
PUE = PUBLIC UTILITY EASEMENT	GUY WIRE
(P) = PLAT: 7064/142 OPRBCT	A/C UNIT
	PROPANE/GAS TANK
	ELECTRIC SERVICE
	AERIAL ELECTRIC LINES
	CHAIN LINK FENCE
	GRAVEL
	CONCRETE
	APPROXIMATE LOCATION OF WATER LINE
	○ = PROPERTY CORNER



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	25.00'	39.33'	90°07'52"	N 87°54'19" E
C1(P)	25.00'	39.33'	90°07'52"	N 87°54'19" E

OWNER: ANDREW HONNERT, JILL HONNERT & HONNERT REALTY, LLC
7892 WICKSON RIDGE DRIVE, BRYAN, TEXAS 77808
C: (979)450-3527 | E: ANDREW@CHEMWEED.COM



BRAZOS COUNTY SUBDIVISION REGULATION NOTES:

- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A 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 PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT 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, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUs SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERSHIP OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTION ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE 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.

GENERAL NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000123107262903 (CALCULATED USING GEOID12B).
- THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4804IC0205F, REVISED DATE: APRIL 2, 2014.
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- (KSB) DENOTES A 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET.
- CONTOURS SHOWN HEREON ARE FROM TNRS DATA SET: "BRAZOS, FREESTONE, & ROBERTSON COUNTIES LIDAR 2017."
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
- EXISTING STRUCTURES SHOWN ON PLAT ARE INTENDED TO REMAIN.
- BUILDING SETBACKS TO BE IN COMPLIANCE WITH BRAZOS COUNTY REGULATIONS.
- ELECTRIC FOR BOTH LOTS IS PROVIDED BY BRYAN TEXAS UTILITIES.
- WATER FOR BOTH LOTS IS SUPPLIED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
- SIGNAGE INDICATES TELECOM SERVICES EXIST ALONG RIGHT-OF-WAY THROUGH FRONTIER COMMUNICATIONS.
- THE SUBJECT TRACT LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.

APPROVAL OF THE CITY ENGINEER

I, Jason Butkewich, 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 14 DAY OF July, 2025.

Jason Butkewich
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, Madia 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 14 DAY OF July, 2025.

Madia Zimmerman
CITY PLANNER, BRYAN, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, DAVID POWELL BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, 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.

David Powell Brister
DAVID POWELL BRISTER, RPLS NO. 6537

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, ANDREW HONNERT & JILL HONNERT, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 7461, PAGE 92, VOLUME 18573, PAGE 23, 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 FOR THE PURPOSES IDENTIFIED.

Andrew Honnert
OWNER NAME:
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW HONNERT AND JILL HONNERT, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF JUNE, 2025.

Tatum Jack Frank
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THIS SUBDIVISION WAS DULY APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON 3 DAY OF JUNE, 2025.
SIGNED THIS THE 24 DAY OF June, 2025.

Wanda J. Watson
COUNTY JUDGE, BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, HONNERT REALTY, LLC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 19849, PAGE 229 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 FOR THE PURPOSES IDENTIFIED.

Jill Honnert
OWNER NAME:
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW HONNERT, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF JUNE, 2025.

Tatum Jack Frank
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

FIELD NOTES DESCRIPTION

OF A
3.729 ACRE TRACT
MOSES A. FOSTER LEAGUE SURVEY, ABSTRACT 16
BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 3.729 ACRES IN THE MOSES A. FOSTER LEAGUE SURVEY, ABSTRACT 16, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 18 & 19, BLOCK 3, WICKSON RIDGE SUBDIVISION AS FILED IN VOLUME 7064, PAGE 142 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND BEING A 1.728 ACRE PORTION OF A CALLED 90.11 ACRE TRACT OF LAND, SAVE & EXCEPT 10.00 ACRES, DESCRIBED IN A DEED TO HONNERT REALTY, LLC RECORDED IN VOLUME 19849, PAGE 229 (OPRBCT); SAID 3.729 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the southeast right-of-way of Wickson Ridge Drive (70 foot right-of-way, 7064/142 OPRBCT) marking the west corner of said Lot 19, for reference the City of Bryan GPS monument no. 127 bears S 58° 50' 07" W a distance of 3,106.48 feet;

THENCE, with the southeast line of said Wickson Ridge Drive and the northwest line of said Lot 19, N 42° 37' 45" E, at a distance of 272.34 feet passing a 1/2 inch iron rod found marking the common north corner of said Lots 18 & 19, and continuing with the southeast line of said Wickson Ridge Drive and the northwest line of said Lot 18, for a total distance of 520.75 feet to a 1/2 inch iron rod found at the intersection of Wickson Ridge Drive and Country Drive (70 foot right-of-way, 7064/142 OPRBCT), marking the beginning of a curve to the right;

THENCE, with said curve to the right having a radius of 25.00 feet, an arc length of 39.33 feet, a delta angle of 90° 07' 52", and a chord which bears N 87° 54' 19" E, a distance of 35.40 feet to a 1/2 inch iron rod found marking the end of said curve, for the northeast corner of said Lot 18;

THENCE, continuing with the common line of said Country Drive and said Lot 18, S 47° 23' 32" E a distance of 134.88 feet to a calculated corner marking the east corner of said Lot 18 and the south corner of said Country Drive, lying on the southeast line of said Wickson Ridge Subdivision, same being the northwest line of said Realty tract, from which a 1/2 inch iron rod found bears S 47° 23' 32" E a distance of 0.56 feet, and another 1/2 inch iron rod found bears N 42° 38' 09" E a distance of 73.10 feet;

THENCE, departing said subdivision and severing said Realty tract, for the following three (3) bearings and distances:
1) S 47° 23' 32" E a distance of 159.18 feet to a 1/2 inch iron rod set (all 1/2 inch iron rods set with a blue plastic cap stamped 'KERR SURVEYING');
2) S 42° 38' 09" W a distance of 472.75 feet to a 1/2 inch iron rod set on the northeast line of a called 10.00 acre tract of land described in a deed to High Roller Joint Venture recorded in Volume 19372, Page 202 (OPRBCT);
3) With the common line of said Roller tract and said Realty tract, N 47° 22' 36" W a distance of 159.18 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' found on the southeast line of said Lot 19, for the common north corner of said Roller tract and said Realty tract;

THENCE, with the southerly lines of said Lot 19, for the following two (2) bearings and distances:
1) S 42° 38' 09" W a distance of 73.10 feet to a 1/2 inch iron rod found at the common south corner of said Lot 19 and Lot 20, Block 3 of said subdivision;
2) N 47° 20' 14" W a distance of 160.00 feet to the POINT OF BEGINNING hereof and containing 3.729 acres of land, more or less. Surveyed on the ground April 2025 under my supervision.

CERTIFICATION OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 7/15/2025 1:19:20 PM
In the PLAT Records
Doc Number: 2025-1562306
Volume - Page: 19983-128
Number of Pages: 1
Amount: 72.00
Order#: 20250715000087
By: SR
Sharon Ray
COUNTY CLERK, BRAZOS COUNTY, TEXAS

FINAL PLAT
OF
WICKSON RIDGE SUBDIVISION
LOTS 18 & 19, BLOCK 3
BEING A REPLAT OF A LOTS 18 & 19, BLOCK 3
WICKSON RIDGE SUBDIVISION, VOLUME 7064, PAGE 142 OPRBCT,
AND A 1.728 ACRE PORTION OF A CALLED 90.11 ACRES, SAVE & EXCEPT
A CALLED 10.00 ACRES DESCRIBED IN VOLUME 19849, PAGE 229 OPRBCT
MOSES A. FOSTER LEAGUE SURVEY, ABSTRACT 16
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 04-17-2025 | PLAT DATE: 05-20-2025
JOB NUMBER: 25-0250 | CAD NAME: 25-0250-RP
POINT FILE: 24-424 (cont); 25-0250-job
DRAWN BY: KTL | CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM
"When one person stands to gain over another, the facts must be uncovered"