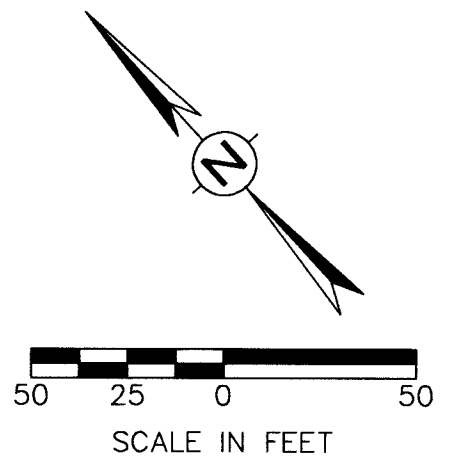


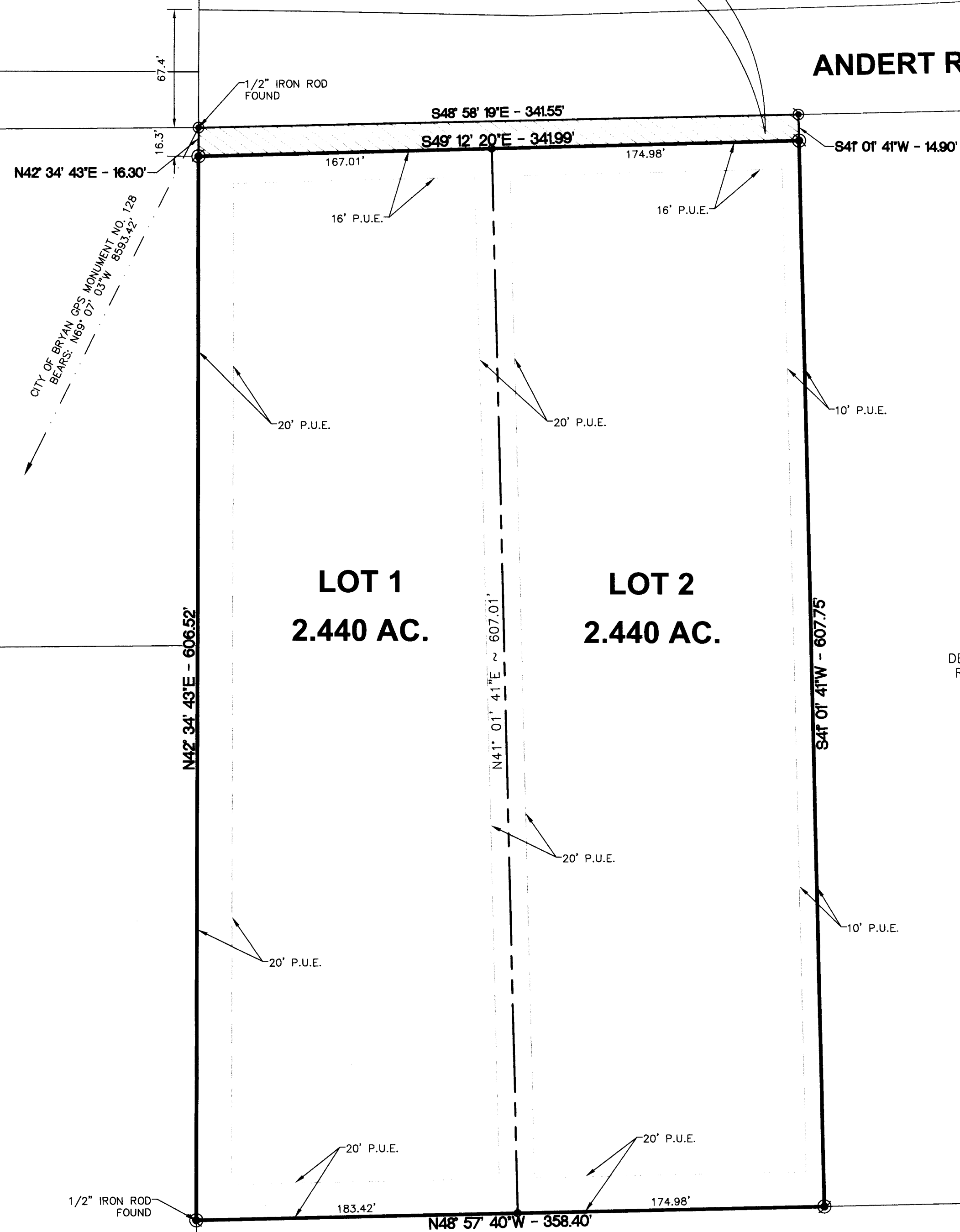
N/F
JUDITH ANDERT POTTS
CALLED 60 ACRE TRACT
TRACT TWO, SECOND TRACT, 440/567

ROW DEDICATION
0.122 ACRES

N/F
JUDITH ANDERT POTTS
REMAINDER OF CALLED 67.50 ACRE TRACT
(INCLUDES THE APPARENT R.O.W. OF ANDERT ROAD)
TRACT TWO, FIRST TRACT, 440/567



ANDERT ROAD - ROW VARIES



N/F
JAMES E. EBNER AND WIFE,
JANICE ARLENE EBNER
CALLED 2.0000 ACRE TRACT
861/504

N/F
ALLEN RAY VALENTA
CALLED 14.454 ACRE TRACT
2004/313

N/F
DELL SEITER AND THERESA E. SEITER
REMAINDER OF CALLED 16.00 ACRE
TRACT
11635/24

N/F
JAMES TRENT PRIDE AND
MARCI NICOLE PRIDE
CALLED 17.446 ACRE TRACT
11639/39

METES AND BOUNDS DESCRIPTION
OF A
5.002 ACRE TRACT
ABNER LEE, SR. SURVEY, A-32
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ABNER LEE, SR. SURVEY, ABSTRACT NO. 32, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 16.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO DELL SEITER AND THERESA E. SEITER RECORDED IN VOLUME 11639, PAGE 24 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTHWEST LINE OF ANDERT ROAD MARKING THE NORTH CORNER OF SAID 16.00 ACRE TRACT AND THE EAST CORNER OF A CALLED 2.000 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES E. EBNER AND WIFE, JANICE ARLENE EBNER RECORDED IN VOLUME 861, PAGE 504 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE S 48° 58' 19" E ALONG THE NORTHEAST LINE OF SAID 16.00 ACRE TRACT AND THE SOUTHWEST LINE OF ANDERT ROAD FOR A DISTANCE OF 341.55 FEET TO A 1/2" IRON ROD SET MARKING THE EAST CORNER OF THIS HERIN DESCRIBED TRACT. FOR REFERENCE, A 1/2" IRON ROD FOUND ON THE NORTHWEST LINE OF OLD RELIANCE ROAD AND THE SOUTHWEST LINE OF ANDERT ROAD MARKING THE EAST CORNER OF SAID 16.00 ACRE TRACT BEARS S 45° 58' 10" E FOR A DISTANCE OF 766.16 FEET, FROM WHICH, THE CITY OF BRYAN GPS MONUMENT NO. 128 BEARS S 75° 14' 13" W FOR A DISTANCE OF 962.22 FEET.

THENCE S 41° 01' 41" W THROUGH SAID 16.00 ACRE TRACT FOR A DISTANCE OF 622.22 FEET TO A 1/2" IRON ROD SET ON THE COMMON LINE OF SAID 16.00 ACRE TRACT AND A CALLED 17.446 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JAMES TRENT PRIDE AND MARCI NICOLE PRIDE RECORDED IN VOLUME 11639, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A POINT MARKING THE COMMON CORNER OF SAID 16.00 ACRE TRACT AND SAID 17.446 ACRE TRACT BEARS S 48° 57' 40" W FOR A DISTANCE OF 772.74 FEET, FROM WHICH, A 1/2" IRON ROD FOUND BEARS N 48° 57' 40" W FOR A DISTANCE OF 0.17 FEET.

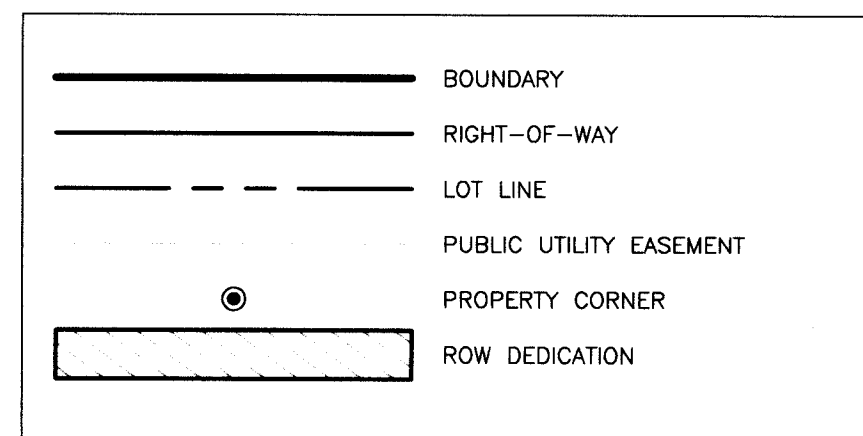
THENCE N 48° 57' 40" W ALONG THE COMMON LINE OF SAID 16.00 ACRE TRACT AND SAID 17.446 ACRE TRACT FOR A DISTANCE OF 358.40 FEET TO A 1/2" IRON ROD FOUND MARKING THE WEST CORNER OF SAID 16.00 ACRE TRACT AND THE NORTH CORNER OF SAID 17.446 ACRE TRACT.

THENCE N 42° 34' 43" E ALONG THE NORTHWEST LINE OF SAID 16.00 ACRE TRACT FOR A DISTANCE OF 622.22 FEET TO THE POINT OF BEGINNING CONTAINING 5.002 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL, 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

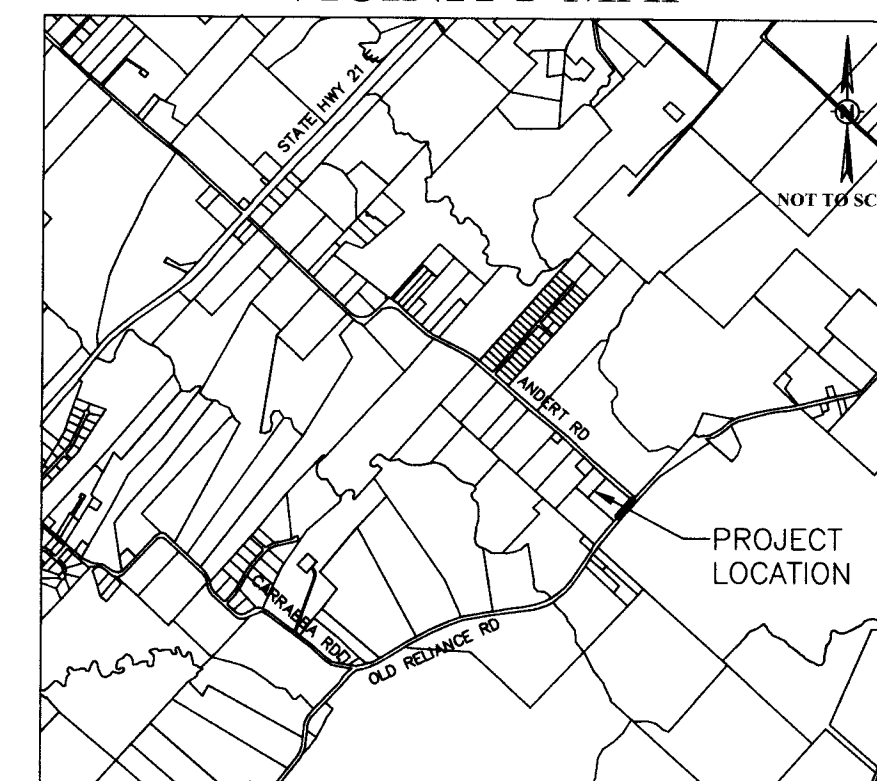
NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PLAN NOS. 4804100210-E, EFFECTIVE DATE: MAY 16, 2012
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- THE LAND USE SHALL BE RESIDENTIAL.
- THIS PROPERTY IS WITHIN BRYAN ISD.
- THE FOLLOWING BLANKET EASEMENTS APPLY TO THIS TRACT:
 - CITY OF BRYAN (FOR GUY WIRE), 889/285
 - WIXON WATER SUPPLY CORP., 309/593
- LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, 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 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
- THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
- ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE.
- THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.

LEGEND



VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

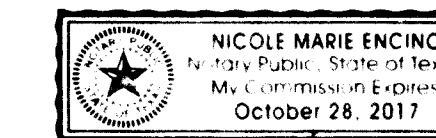
I, Dell Seiter, owner and developer of the land shown on this plat, and designated herein as the Wixon Creek Estates, in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Dell Seiter
Dell Seiter

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dell Seiter, 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 21st day of May, 2015



Nicole Marie Encino
Nicole Marie Encino
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Theresa Seiter, owner and developer of the land shown on this plat, and designated herein as the Wixon Creek Estates, in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Theresa Seiter
Theresa Seiter

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Theresa Seiter, 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 21st day of May, 2015



Nicole Marie Encino
Nicole Marie Encino
Notary Public, Brazos County, Texas

CERTIFICATE OF CITY PLANNER

I, Lindsay Guindt City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

Lindsay Guindt
Lindsay Guindt
City Planner

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, Joe Buentz Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the day of 21st day of May, 2015.

Joe Buentz
Joe Buentz
Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen 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 day of June 5, 2015, in the Official Records of Brazos County, Texas, in Volume 12733 Page 146.

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

Karen McQueen
Karen McQueen
County Clerk
Brazos County, Texas
Joji Jean Ramirez

Doc 01272669
BK 12733
Pg 146

Filed for Record in:
BRAZOS COUNTY

On: Jun 05 2015 at 01:55P

As a

State

Document Number: 01272669

Amount: \$ 67.00

Receipt Number - 546206

By: Theresa Ramirez

STATE OF TEXAS COUNTY OF BRAZOS
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 Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Jun 05 2015

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

CERTIFICATE OF CITY ENGINEER

I, Paul Kasper City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

Paul Kasper
Paul Kasper
City Engineer
City of Bryan

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 the property markers and monuments were placed under my supervision on the ground.

Brad Kerr
Brad Kerr
R.P.L.S. No. 4502

FINAL PLAT

WIXON CREEK ESTATES
5.002 ACRES
BLOCK 1 - LOTS 1-2
4.880 ACRES
0.123 ACRES R.O.W. DEDICATION
ABNER LEE, SR. SURVEY, A-32

OWNER/DEVELOPER:
SEITER DELL & THERESA E
PO BOX 11486
COLLEGE STATION, TX 77842

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

SCALE: 1" = 50'
MAY 2015
ENGINEER:

Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900