

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 25th day of September, 2015. Signed this the 25th day of September, 2015.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

We, DELL SEITER AND THERESA SEITER, owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 11639, Page 24, 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 hereon for the purposes identified.

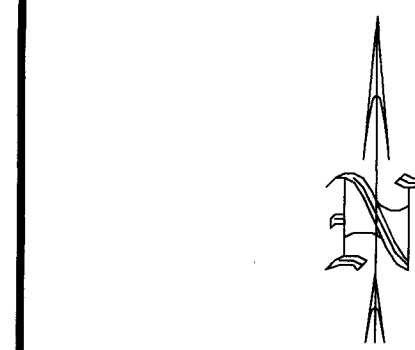
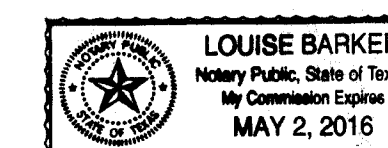
Dell Seiter Theresa Seiter Owner(s)

STATE OF TEXAS COUNTY OF BRAZOS

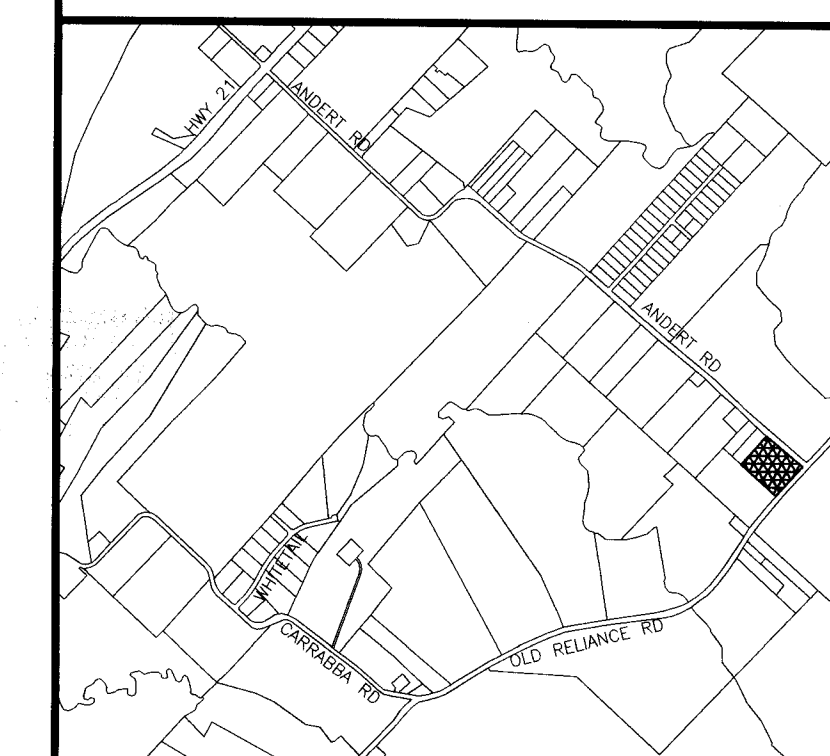
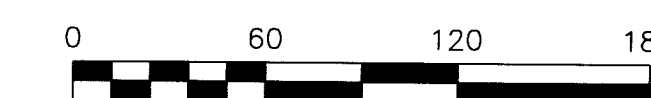
Before me, the undersigned authority, on this day personally appeared DELL SEITER and THERESA SEITER known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this 25th day of October, 2015.

Louise Barker Notary Public, Brazos County, Texas



SCALE: 1" = 60'



VICINITY MAP NOT TO SCALE

LOT 1 WIXON CREEK ESTATES PLAT 12733/196

DANIEL & SUSANNE KRUEGER 12856/52

LOT 2

SCOTT & COURTNEY HRANICKY 12816/21

LOT 3 2.443 AC.

CITY OF BRYAN GPS MON. #128 BEARS S 73°15'42" W 8226.43'

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

LOT 4 4.068 AC.

R.O.W. DEDICATION 0.436 AC. 19010 SQ. FT.

LOT 5 4.051 AC.

POINT OF BEGINNING 1/2 INCH IRON ROD FOUND

Doc 01245273 Bk 0R Vol 24 Filed for Record in: BRAZOS COUNTY On: Oct 05 2015 at 10:19A As a Plat Documents Number: 01245273 Amount: 73.00 Receipt Number - 557645 By: Ashlie Peters-Bowman

GENERAL NOTES

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100210E, DATED MAY 16, 2012. 3. THERE SHALL BE A MINIMUM 25' FRONT SETBACK LINE ALONG ANDERT ROAD AND A MINIMUM 50' FRONT SETBACK LINE ALONG OLD RELIANCE ROAD. 4. ELECTRIC SERVICE WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). 5. WATER SERVICE WILL BE PROVIDED BY WICKSON CREEK SUD. 6. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED 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. 7. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED. 8. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRUCH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. 9. ALL DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE PREVENTION ORDER". A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN. 10. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE INDICATED. 11. PUE - PUBLIC UTILITY EASEMENT 12. THIS SUBDIVISION LIES WITHIN THE BRYAN SCHOOL DISTRICT. 13. NO DRIVEWAY IS PERMITTED ON LOT 4 WITHIN 225' FROM THE INTERSECTION OF OLD RELIANCE ROAD AND ANDERT ROAD IN ORDER TO PROVIDE CORNER CLEARANCE. 14. ALL DRIVEWAYS ALONG OLD RELIANCE ROAD MUST BE A MINIMUM OF 200' APART.

METES AND BOUNDS DESCRIPTION OF A 11.00 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 THE REMAINDER OF A CALLED 16.00 ACRE TRACT 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 INCH IRON ROD FOUND AT THE INTERSECTION OF THE APPARENT NORTHWEST LINE OF OLD RELIANCE ROAD (VARIABLE WIDTH R.O.W.) AND THE APPARENT SOUTHWEST LINE OF ANDERT ROAD (VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF SAID REMAINDER OF 16.00 ACRE TRACT;

THENCE: S 40° 25' 21" W ALONG THE NORTHWEST LINE OF OLD RELIANCE ROAD FOR A DISTANCE OF 622.84 FEET TO THE SOUTH CORNER OF SAID REMAINDER OF 16.00 ACRE TRACT AND THE EAST CORNER OF A CALLED 17.446 ACRE TRACT 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 1/2 INCH 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 REMAINDER OF 16.00 ACRE TRACT AND SAID 17.446 ACRE TRACT FOR A DISTANCE OF 772.74 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 2, WIXON CREEK ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 12733, PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 01' 41" E ALONG THE COMMON LINE OF SAID REMAINDER OF 16.00 ACRE TRACT AND SAID LOT 2, AT 607.75 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 2, CONTINUE ON FOR A TOTAL DISTANCE OF 622.66 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ANDERT ROAD MARKING THE NORTH CORNER OF SAID REMAINDER OF 16.00 ACRE TRACT;

THENCE: S 48° 58' 19" E ALONG THE SOUTHWEST LINE OF ANDERT ROAD FOR A DISTANCE OF 766.16 FEET TO THE POINT OF BEGINNING CONTAINING 11.00 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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 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.

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

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 on the 5th day of October, 2015, in the Official Public Records of Brazos County, Texas, in Volume 12860, Page 24.

Karen McQueen County Clerk Brazos County, Texas



1/2 INCH IRON ROD FOUND BEARS: N 48° 57' 40" W 0.17'

APPROVAL OF PLANNING AND ZONING COMMISSION I, E.S. HICKLE, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was filed for approval with the Planning & Zoning Commission of the City of Bryan on the 16th day of September, 2015, and same was duly approved on the 17th day of September, 2015.

E.S. Hickle Chairman

CERTIFICATION OF CITY PLANNER I, 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 22nd day of October, 2015.

City Planner, City of Bryan

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 22nd day of October, 2015.

City Engineer, City of Bryan

FINAL PLAT OF WIXON CREEK ESTATES PHASE 2

11.00 ACRES LOTS 3-5, BLOCK 1 0.436 AC. R.O.W. DEDICATION ABNER LEE, SR. SURVEY, A-32 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET SURVEY DATE: JULY 2015 PLAT DATE: 09-01-15

JOB NUMBER: 15-736 CAD NAME: 15-736 CR5 FILE: 14-497

PREPARED BY: KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TEXAS 77803 PHONE (979) 268-3195 OWNER: DELL & THERESA SEITER P.O. BOX 11486 COLLEGE STATION, TEXAS 77842