

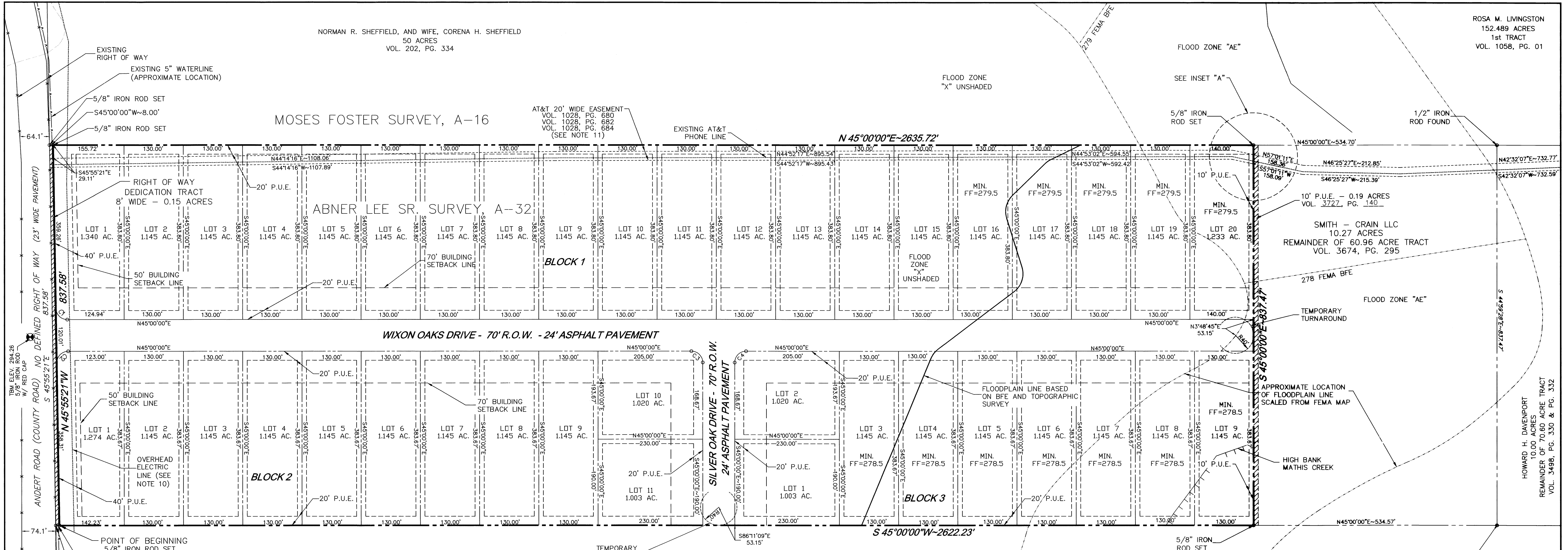
NORMAN R. SHEFFIELD, AND WIFE, CORENA H. SHEFFIELD
50 ACRES
VOL. 202, PG. 334

ROSA M. LIVINGSTON
152.489 ACRES
1st TRACT
VOL. 1058, PG. 01

MOSES FOSTER SURVEY, A-16

ABNER LEE SR. SURVEY A-32

WIXON OAKS DRIVE - 70' R.O.W. - 24' ASPHALT PAVEMENT



CURVE TABLE						
Curve	Length ft.	Radius ft.	Delta	Tangent ft.	Chord Brg	Chord ft.
C1	38.87	25.00	89°04'39"	24.60	N89°32'19"E	35.07
C2	39.67	25.00	90°55'21"	25.41	S00°27'41"E	35.64
C3	39.27	25.00	90°00'00"	25.00	S90°00'00"E	35.36
C4	39.27	25.00	90°00'00"	25.00	N00°00'00"E	35.36

NOTES:

- 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.
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE THE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
- WATER SERVICE WILL BE PROVIDED BY CONNECTING TO THE EXISTING 5" WICKSON CREEK SPECIAL UTILITY DISTRICT WATER LINE ALONG ANDERT ROAD. THIS LINE IS PROPOSED TO BE REPLACED WITH A 12" WATER LINE IN THE NEAR FUTURE.
- A PORTION OF THIS DEVELOPMENT IS WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 481195; PANEL NO. 0090C; EFFECTIVE DATE JULY 2, 1992.
- A "FLOODPLAIN PERMIT" WILL BE REQUIRED ON ALL TRACTS PRIOR TO CONSTRUCTION OF ANY STRUCTURE. THE PERMIT MAY BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE AT 2617 HIGHWAY 21 WEST, BRYAN, TX. 77803, (409) 822-2127.
- DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERN. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES.
- ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON LOT LINE.
- LOT 1, BLOCK 1 & LOT 1, BLOCK 2 SHALL NOT HAVE ACCESS OFF ANDERT ROAD.
- THE BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE OF THE CALLED 60.96 ACRE TRACT - VOL. 3674, PG. 295 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING = S 45°00'00"W
- CITY OF BRYAN - 20' ELECTRICAL EASEMENT, VOL. 141, PG. 350, NO DEFINED LOCATION, (BLANKET). IT IS ASSUMED THAT THIS EASEMENT IS INTENDED TO COVER THE EXISTING OVERHEAD ELECTRICAL LINE. THIS EASEMENT IS NOT SHOWN.
- AT&T EASEMENT - 20' WIDE, VOL. 1028, PG. 680. THIS EASEMENT LIES ADJACENT TO THE NORTHWEST LINE OF THIS PROPERTY AS SHOWN HEREON.
- THE SUBJECT TRACT LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
- AN EXCEPTION TO THE MINIMUM LOT WIDTH REQUIREMENT IN THE SUBDIVISION DEVELOPMENT ORDINANCE WAS GRANTED BY THE CITY OF BRYAN PLANNING & ZONING COMMISSION ON FEBRUARY 3, 2000.
- 5/8" IRON RODS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- PROJECT BENCHMARK IS MONUMENT BZ 124, ELEVATION 305.61, (NGVD 29 DATUM), LOCATED AT LAT. 30° 44'51.28291" N, LONG. 96°18' 12.51832 W, (NAD 83). MONUMENT DATA WAS RECEIVED FROM THE BRAZOS COUNTY ROAD & BRIDGE DEPARTMENT.

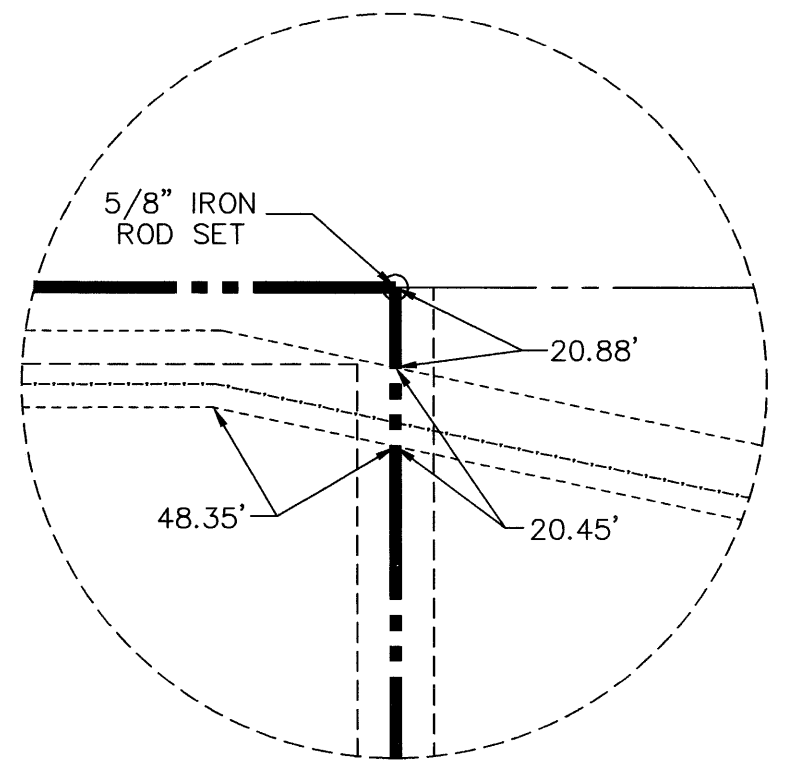
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0712059 000001

Filed for Record in:
BRAZOS COUNTY,
On: Mar 31, 2000 at 01:52PM
As a
PLEAS
Document Number: 0712059
Amount: 55.00
Receipt Number - 149847
By:
Karen Maduen

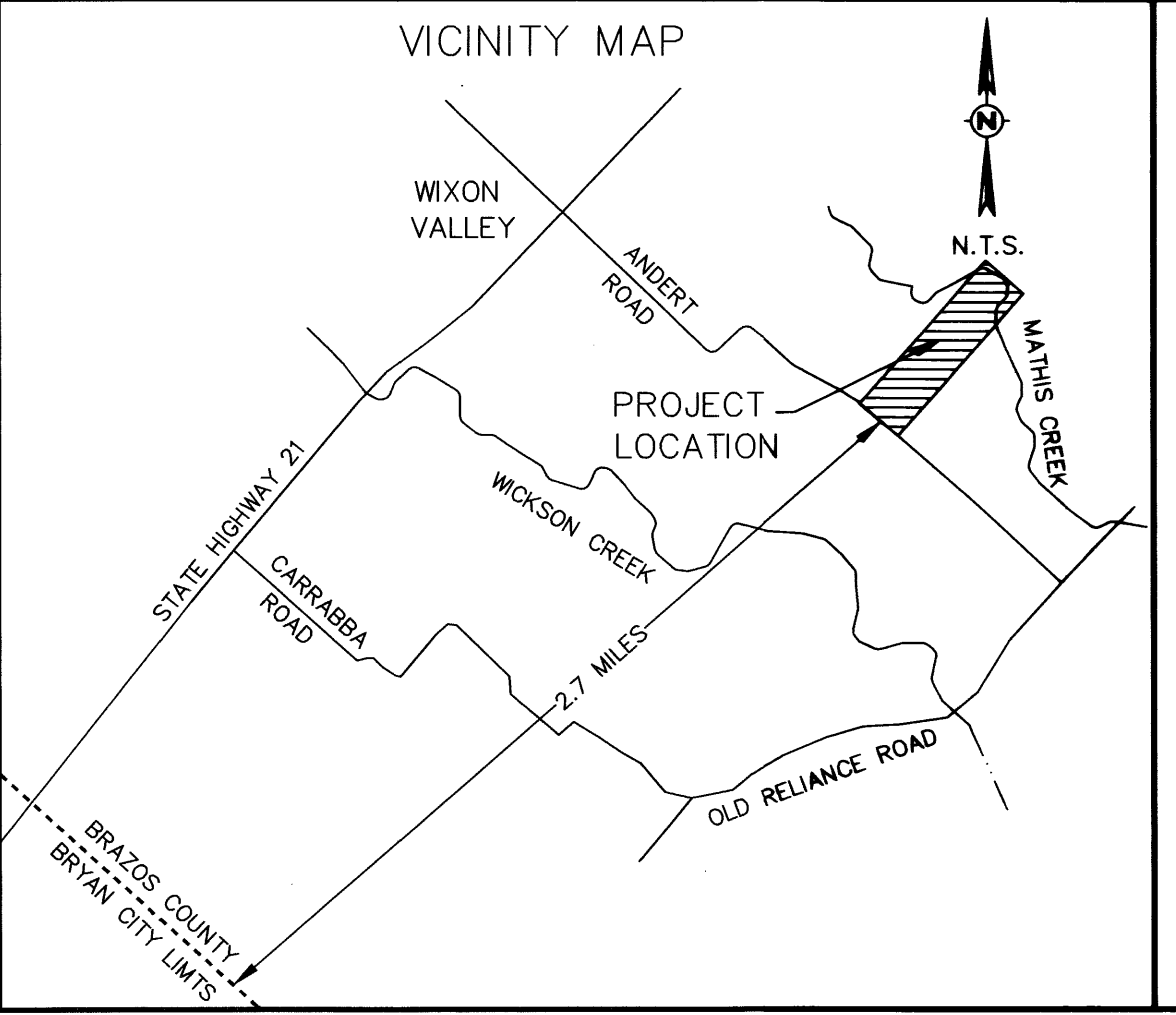
STATE OF TEXAS
COUNTY OF
BRAZOS COUNTY,
CLERK
I, _____, Clerk of the County of Brazos County, Texas, do hereby certify that this instrument was filed on this date and time in the public records of the County of Brazos County, Texas, and was duly recorded in the volume and page of the same records as:
BRAZOS COUNTY,
as stamped hereon by me.
Mar 31, 2000

FLOOD ZONE
"X" UNSHADED



INSET "A"

FLOOD ZONE
"AE"



FINAL PLAT
WIXON OAKS SUBDIVISION
50.54 ACRES

BLOCK 1 - LOTS 1-20
BLOCK 2 - LOTS 1-11
BLOCK 3 - LOTS 1-9

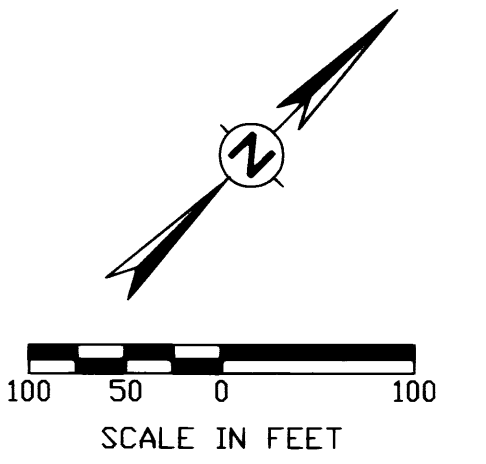
ABNER LEE SR. SURVEY, A-32
BRAZOS COUNTY, TEXAS
SCALE: 1"=100'
FEBRUARY, 2000

SHEET 1 OF 2

OWNER/DEVELOPER
SCS Real Estate Investments
1707 Graham Road
College Station, Texas 77845
(409) 690-7711

SURVEYOR
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying Co.
505 Church Street
College Station, Texas 77841

PREPARED BY:
TEXCON
General Contractors
1707 Graham Road
College Station, Texas 77845
(409) 690-7711



orig plat

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ward, 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 31 day of March, 2000, in the Official Records of Brazos County, Texas, in Volume 3267, Page 581.

Witness my hand and official seal, at my office in Bryan, Texas.

Mary Ward
Mary Ward, County Clerk, Brazos County
County Clerk

CERTIFICATE OF COUNTY JUDGE

I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County, Commissioners' Court on the 21st day of MARCH, 2000.

Alvin W. Jones
County Judge, Brazos County

APPROVAL OF THE PLANNING AND 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 plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 2nd day of February, 2000 and same was duly approved on the 2nd day of MARCH, 2000 by said Commission.

Kim Casey
Chairman of the Planning and Zoning Commission
City of Bryan, Texas

SUBDIVISION REGULATIONS OF THE CITY OF BRYAN, TEXAS

We, Linda Huff, City Engineer and Joey Dunn, Planning Administrator 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, Texas.

Linda Huff - City Engineer
Joey Dunn - Planning Administrator

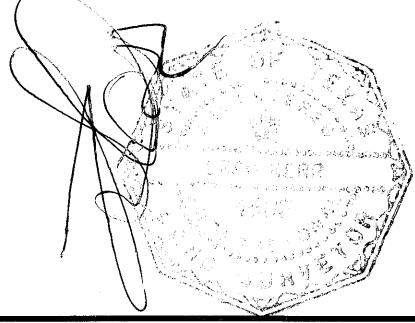
0712059

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CERTIFICATION OF THE SURVEYOR

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 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



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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT 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 TRACT OF LAND CALLED 60.96 ACRES AS DESCRIBED BY A DEED TO SMITH-CRAIN, LLC, RECORDED IN VOLUME 3674, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF ANDERT ROAD (A COUNTY MAINTAINED PUBLIC ROAD) MARKING THE SOUTH CORNER OF SAID 60.96 ACRE TRACT AND THE EAST CORNER OF A CALLED 68.60 ACRE TRACT AS DESCRIBED BY A DEED TO MILTON C. GOODEN RECORDED IN VOLUME 1220, PAGE 235 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 45° 00' 00" E ALONG THE COMMON LINE OF SAID 60.96 ACRE TRACT AND SAID 68.60 ACRE TRACT FOR A DISTANCE OF 8.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 45° 55' 21" W THROUGH SAID 60.96 ACRE TRACT FOR A DISTANCE OF 837.58 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON LINE OF SAID 60.96 ACRE TRACT AND A CALLED 50 ACRE TRACT AS DESCRIBED BY A DEED TO NORMAN R. SHEFFIELD AND WIFE, CORENA H. SHEFFIELD, RECORDED IN VOLUME 202, PAGE 334 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF ANDERT ROAD MARKING THE WEST CORNER OF SAID 60.96 ACRE TRACT AND THE SOUTH CORNER SAID 50 ACRE TRACT BEARS: S 45° 00' 00" W FOR A DISTANCE OF 8.00 FEET;

THENCE: N 45° 00' 00" E ALONG THE COMMON LINE OF SAID 60.96 ACRE TRACT AND SAID 50 ACRE TRACT FOR A DISTANCE OF 2635.72 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 60.96 ACRE TRACT AND THE WEST CORNER OF A CALLED 70.60 ACRE TRACT AS DESCRIBED BY A DEED TO HOWARD H. DAVENPORT RECORDED IN VOLUME 3498, PAGE 330 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING ON THE SOUTHEAST LINE OF A CALLED 152.489 ACRE TRACT AS DESCRIBED BY A DEED TO ROSA M. LIVINGSTON RECORDED IN VOLUME 1058, PAGE 1 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: N 45° 00' 00" E FOR A DISTANCE OF 534.70 FEET;

THENCE: S 45° 00' 00" E THROUGH SAID 60.96 ACRE TRACT FOR A DISTANCE OF 837.47 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON LINE OF SAID 60.96 ACRE TRACT AND SAID 68.60 ACRE TRACT MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID 68.60 ACRE TRACT MARKING THE EAST CORNER OF SAID 60.96 ACRE TRACT BEARS: N 45° 00' 00" E FOR A DISTANCE OF 534.57 FEET;

THENCE: S 45° 00' 00" W ALONG THE COMMON LINE OF SAID 60.96 ACRE TRACT AND SAID 68.60 ACRE TRACT FOR A DISTANCE OF 2622.23 FEET TO THE POINT OF BEGINNING CONTAINING 50.34 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND JANUARY, 2000. THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF SAID 60.96 ACRE TRACT, 3674/295.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

We, Carey D. Smith, Manager of Smith-Crain, LLC, a Texas limited liability company, the general partner of SCS REAL ESTATE INVESTMENTS, LTD., a Texas limited partnership, on behalf of SCS Real Estate Investments, Ltd., the Owner and Developer of 50.54 acres and 0.15 acres, shown on this plat, being part of the tract of land conveyed to us in Volume 3674, Page 295, of the Official Records of Brazos County, Texas, and designated herein as Wixon Oaks Subdivision in Brazos County, Texas, 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 thereon shown for the purpose and consideration therein expressed.

SCS REAL ESTATE INVESTMENTS, LTD., a
Texas limited partnership

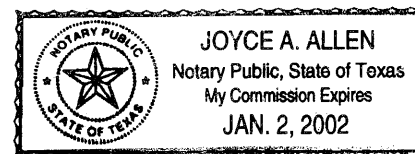
By: Smith-Crain, LLC,
a Texas limited liability company,
its general partner

Carey D. Smith
Carey D. Smith, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Carey D. Smith, 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 purposes and considerations therein stated.

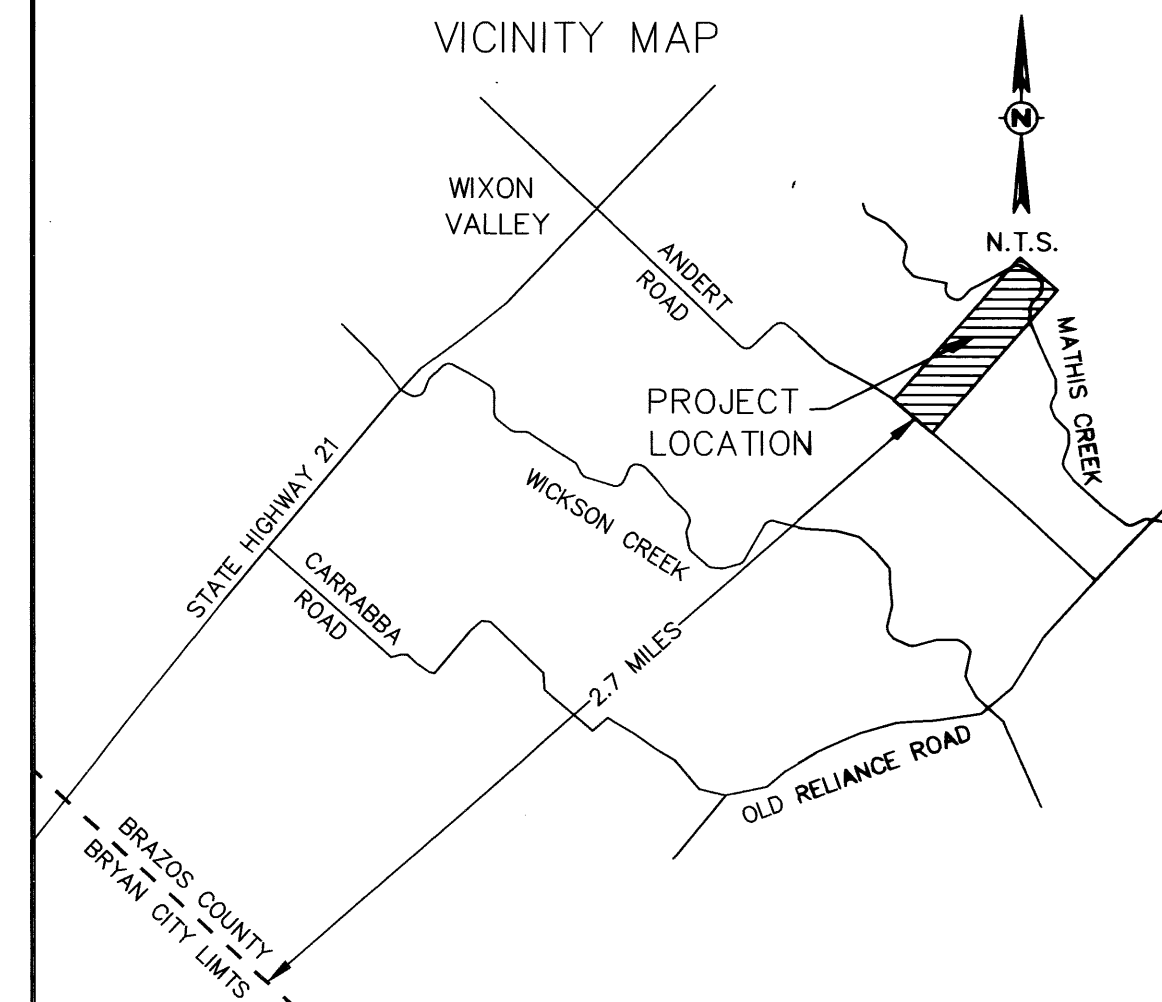
Given under my hand and seal this 9th day of February, 2000



Joyce A. Allen
Notary Public in and for the State of Texas

Printed Name: Joyce A. Allen
My Commission Expires: Jan. 2, 2002

VICINITY MAP



FINAL PLAT
WIXON OAKS SUBDIVISION
50.54 ACRES

BLOCK 1 - LOTS 1-20
BLOCK 2 - LOTS 1-11
BLOCK 3 - LOTS 1-9

ABNER LEE SR. SURVEY, A-32
BRAZOS COUNTY, TEXAS

FEBRUARY, 2000
SHEET 2 OF 2

OWNER/DEVELOPER

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1707 Graham Road
College Station, Texas 77845
(409) 690-7711

SURVEYOR
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying Co.
505 Church Street
College Station, Texas 77841

PREPARED BY:

TEXCON

General Contractors
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