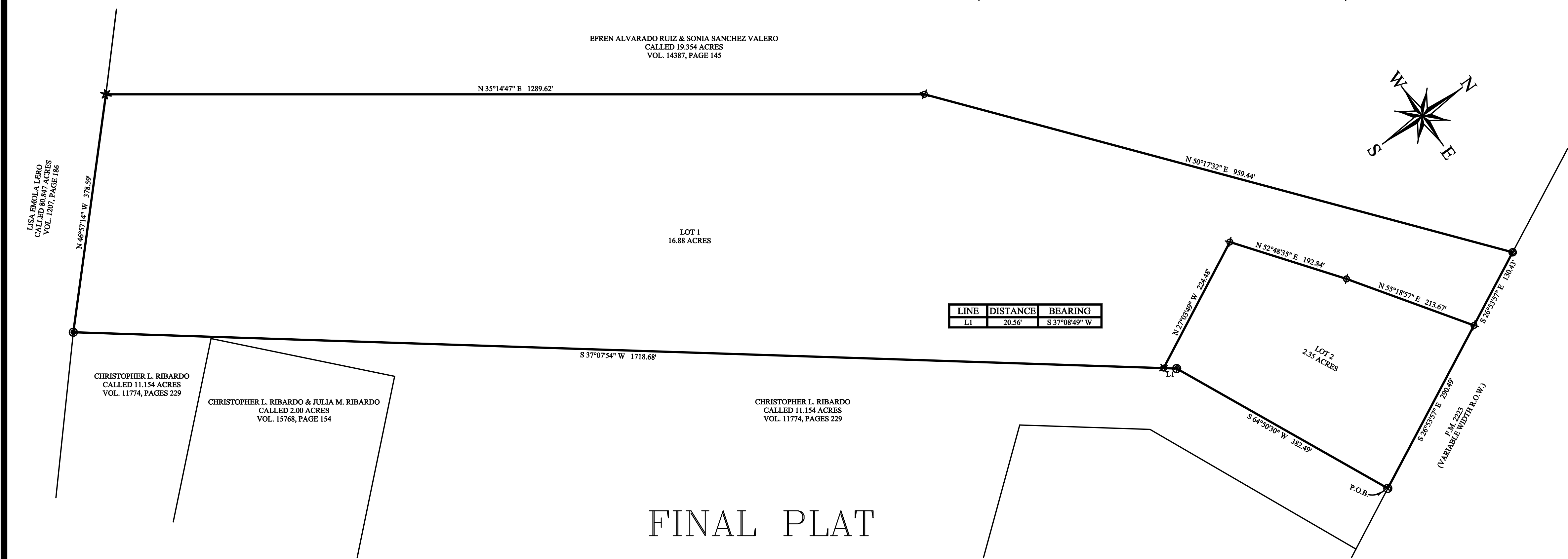


## PRELIMINARY PLAN



## FINAL PLAT

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, CHARLES L. RIBARDO JR. AND THOMAS RIBARDO JR., owners and developers of the land shown on this plat, and designated herein as called 19.354 acres, sowed and except 2.35 acres, in Abner Lee, Jr. Survey, A-31, 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 thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

CHARLES L. RIBARDO JR.  
Owner

THOMAS RIBARDO JR.  
Owner

### STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared CHARLES L. RIBARDO JR., known to me to be the people whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public,  
Brazos County, Texas

### STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared THOMAS RIBARDO JR., known to me to be the people whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public,  
Brazos County, Texas

### A Certificate of Approval as follows:

This Subdivision plat was duly approved by the Comissioner's Court of Brazos County, Texas as the Final Plat of such subdivision on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Signed this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

County Judge,  
Brazos County, Texas

### CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace  
Texas Registered Professional  
Land Surveyor, Number 6132

### APPROVAL BY THE COUNTY COMMISSIONER'S COURT

I, \_\_\_\_\_ County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Judge, Brazos County,  
Texas:

### CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS



### Additional Notes:

- 1) 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.
- 2) 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.
- 3) 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 representation by the other parties in the plat. Floodplain data, in particular, may change.
- 4) All lots served by on-site sewage facilities (OSSF's) 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.
- 5) 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.
- 6) 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.

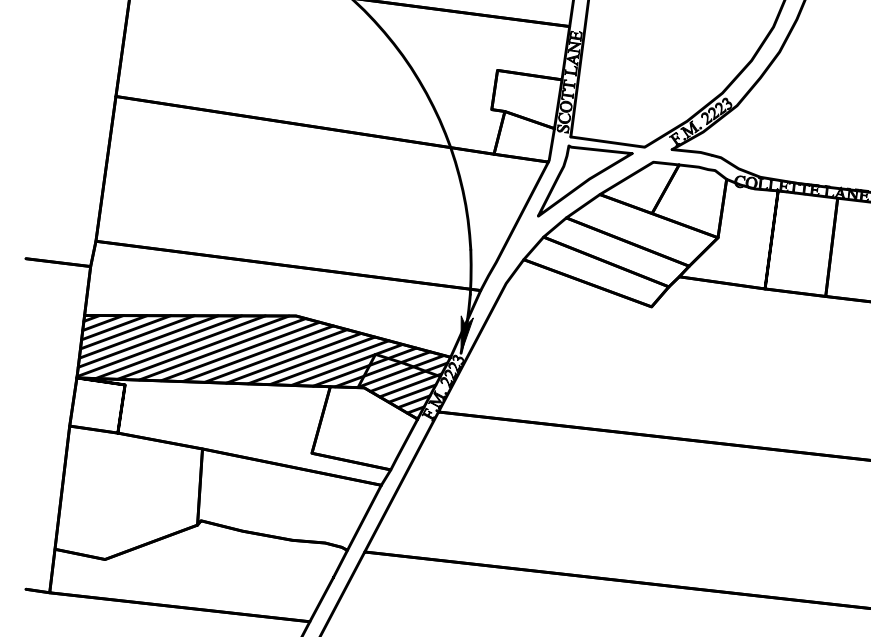
SURVEY LEGEND	
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	UTILITY EASEMENT
	BOUNDARY BUILDING LINE (L.B.L.)
	PLATTED BUILDING LINE (P.B.L.)
	CEILING
	ELECTRICAL LINE
	WIRE FENCE
	BARBED WIRE FENCE
	1/2\"/>

### Survey Notes:

- 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2\"/>

ATM Surveying  
P.O. Box 10313, College Station, TX 77840  
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com  
www.ATMSurveying.com - FIRM #101784-00

## PROJECT LOCATION



## VICINITY MAP N.T.S.

METES AND BOUNDS DESCRIPTION  
19.23 ACRES

Being a tract of land containing 19.23 acres in the Abner Lee Jr. League, A-31, Brazos County, Texas, being the remainder of 19.354 acre tract, as recorded in Vol. 19197, Page 211, of the Brazos County Official Records (B.C.O.R.), and including the 2.35 acres saved and except, as recorded in Vol. 19197, Page 207 of the B.C.O.R. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2\"/>

**BEGINNING** at a 1/2\"/>

**THENCE** along the common line between this tract and said 11.154 acre tract, for the following calls:

South 64°50'30\"/>

South 37°08'49\"/>

South 37°07'54\"/>

**THENCE** North 46°57'14\"/>

**THENCE** along the common line between this tract and said Valero tract, for the following calls:

North 35°14'47\"/>

North 50°17'32\"/>

**THENCE** along the common line between this tract and said Valero tract, for the following calls:

South 26°53'57\"/>

South 26°53'57\"/>

**FINAL PLAT**  
**Lots 1 & 2**  
**RIBARDO ACRES**  
Being a PLAT of the  
remainder of called 19.354 acres  
recorded in  
Vol. 19197, Page 211 and  
called 2.35 acres  
recorded in  
Vol. 19197, Page 207  
of the B.C.O.R.  
ABNER LEE JR. LEAGUE, A-31  
BRAZOS COUNTY, TEXAS

SCALE: 1"=100'

OWNER/DEVELOPER:  
CHARLES L. RIBARDO JR.  
AND THOMAS RIBARDO JR.  
4439 F.M. 2223  
BRYAN TX 77808

DECEMBER, 2025

SURVEYOR:  
Adam Wallace, RPLS 6132  
ATM Surveying  
1403 Lemon Tree  
College Station TX 77840  
(979) 209-9291