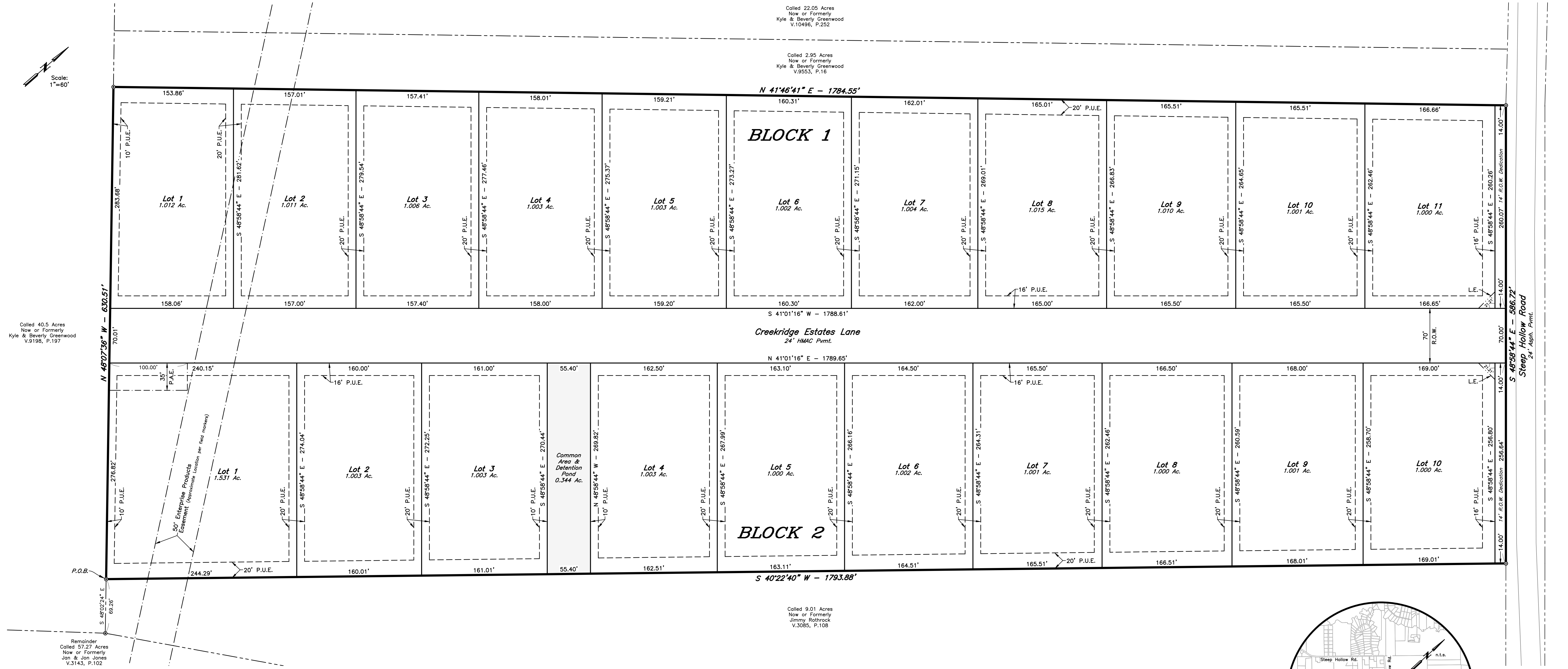


Scale: 1"=60'



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, Ante Development, LLC, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 17728, Page 46 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.

Owner  
\_\_\_\_\_  
Notary Public, Brazos County, Texas

**CERTIFICATION BY 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 \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas  
\_\_\_\_\_

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, 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 and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by said Commission.

Chairman, Planning and Zoning Commission  
\_\_\_\_\_

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas  
\_\_\_\_\_

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the RICHARDSON PERRY LEAGUE, Abstract No. 44, Brazos County, Texas and being all of the called 25.00 acre tract described in the deed from Ferril Creek Ranch Partnership to ANTE Development, LLC recorded in Volume 17742, Page 276 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the west corner of the called 9.01 acre Jimmy Rothrock tract recorded in Volume 3085, Page 108 (O.R.B.C.) and being in the fenced northeast line of the called 40.5 acre Kyle and Beverly Greenwood tract recorded in Volume 9198, Page 197 (O.R.B.C.), from whence a found 1/2-inch iron rod marking the south corner of the called 9.01 acre Rothrock tract and an angle point of the called 57.27 acre Jan and Jon Jones remainder tract recorded in Volume 3143, Page 102 (O.R.B.C.) bears S 48°02'24" E at a distance of 69.26 feet for reference;

THENCE: N 48°07'36" W along the fenced common line of this tract and the called 40.5 acre Greenwood tract for a distance of 630.51 feet to a found 5/8-inch iron rod marking the west corner of this tract, said iron rod also marking the south corner of the called 2.95 acre Kyle and Beverly Greenwood tract recorded in Volume 9553, Page 16 (O.R.B.C.);

THENCE: N 41°46'41" E along the fenced common line of this tract and the called 2.95 acre Greenwood tract (9553/16) for a distance of 1,784.55 feet to a found 3/4-inch iron pipe marking the north corner of this herein described tract, said iron pipe also marking the east corner of the called 2.95 acre Greenwood tract (9553/16) and being in the southwest right-of-way line of Steep Hollow Road;

THENCE: S 48°58'44" E along the southwest right-of-way line of said Steep Hollow Road for a distance of 586.72 feet to a found 3/4-inch iron pipe marking the east corner of this tract, said iron pipe also marking the north corner of the called 9.01 acre Rothrock tract;

THENCE: S 40°22'40" W along the fenced common line of this tract and the called 9.01 acre Rothrock tract for a distance of 1,793.88 feet to the POINT OF BEGINNING and containing 25.00 acres of land.

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

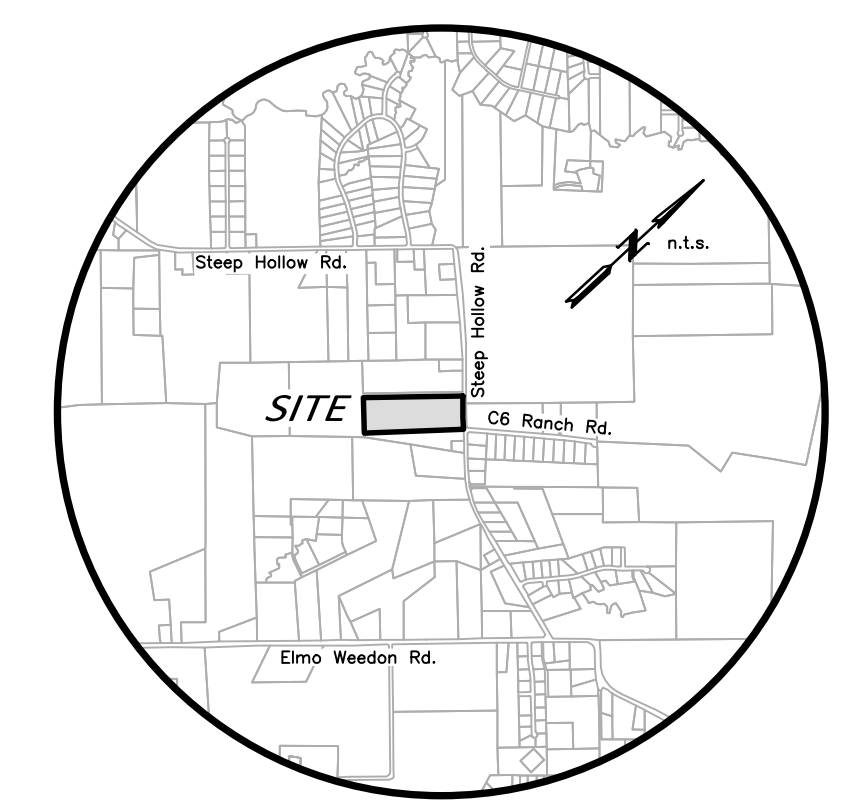
**GENERAL SURVEYOR NOTES:**

1. ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83. The actual measured distances to the monuments shown hereon are consistent with the deed recorded in Volume 6241, Page 29 of the Official Records of Brazos County, Texas.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0250E, Map Revised May 16, 2012, no portion of this property is located in a Special Flood Hazard Area.
3. Land Use: 21 single family lots
4. No construction or fencing shall impede, obstruct or block the flow of water in any easement or natural drainage courses.
5. Front, Rear and Side Setbacks shall conform to the Specifications of Subdivision Plats as established by the Commissioner's Court, Brazos County, Texas, for subdivisions situated outside the boundaries of any incorporated town or city in Brazos County.
6. No lot to take direct access to Steep Hollow Road
7. All lots served by an individual on-site sewage facility (OSSF) must comply with all county and state OSSF regulations. All OSSF construction must have an Authorization to Construct (ATC) permit issued by the Brazos County Health Department. This ATC permit ensures compliance with the county order adopted by the Commissioner's 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.
8. No ATC permit shall be issued for an OSSF on an individual lot without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed evaluator and include a soil survey.
9. This subdivision lies within the Wickson Creek SUD service area.
10. Right-of-way Acreage:  
Creekridge Estates Lane - 2.875 Ac.  
R.O.W. Deductions - 0.187 Ac.
11. Common Area and Detention Pond shall be owned & maintained by Homeowner's Association.
12. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- ⊙ - 1/2" Iron Rod Found (CM)
- ⊙ - 3/4" Iron Pipe Found (CM)

13. Abbreviations:  
H.O.A. - Homeowner's Association  
L.E. - Landscape Easement  
P.A.E. - Public Access Easement  
P.O.B. - Point of Beginning  
P.U.E. - Public Utility Easement  
R.O.W. - Right of Way  
C.M. - Controlling Monument

14. Where electric facilities are installed, B.T.U. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.



VICINITY MAP

**FINAL PLAT**

**CREEKRIDGE ESTATES  
SUBDIVISION**

LOTS 1-11, BLOCK 1 & LOTS 1-10, BLOCK 2  
21 TOTAL LOTS  
25.00 ACRES  
OUT OF  
RICHARDSON PERRY LEAGUE, A-44  
BRAZOS COUNTY, TEXAS

MAY, 2022  
SCALE: 1"=60'

Owner:  
Ante Development, LLC  
P.O. Box 326  
Wellborn, TX 77881  
979-412-5007  
979-393-0173

Surveyor:  
Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838