

Called 40.5 Acres
Now or Formerly
Kyle & Beverly Greenwood
V.9198, P.197

Remainder
Called 57.27 Acres
Now or Formerly
Jon & Jon Jones
V.3143, P.102

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.

APPROVAL OF THE 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 _____ day of _____, 20____.

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.

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____.

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 on the _____ day of _____, 20____ in the Official Records of Brazos County, Texas in Volume _____, Page _____.

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____.

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County Clerk, Brazos County, 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 Ferrill 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°09'13" E at a distance of 68.49 feet for reference;
THENCE: N 48°09'13" W (DEED CALL: 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 630.53 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°45'04" E (DEED CALL: N 41°46'41" E - 1784.55') along the fenced common line of this tract and the called 2.95 acre Greenwood tract (9553/16) for a distance of 1,784.89 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 (width varies);
THENCE: S 49°00'21" E (DEED CALL: S 48°58'44" E) along the southwest right-of-way line of said Steep Hollow Road for a distance of 586.73 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°21'03" W (DEED CALL: S 40°22'40" W - 1793.88') along the fenced common line of this tract and the called 9.01 acre Rothrock tract for a distance of 1,794.22 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.

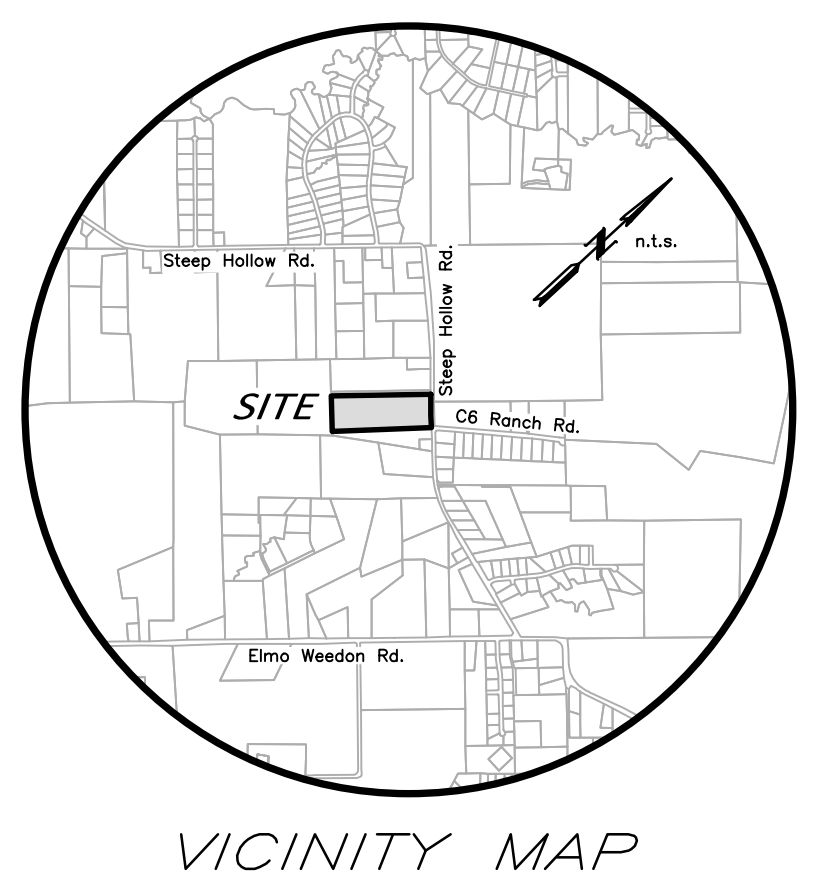
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County Judge, Brazos County, Texas

- GENERAL SURVEYOR NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100210E and 4804100220F, Map Revised May 16, 2012 and April 2, 2014, respectively, no portion of this property is located within a Special Flood Hazard Area.
 - Land Use: 21 single family lots.
 - No construction or fencing shall impede, obstruct or block the flow of water in any easement or natural drainage courses.
 - 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.
 - No lot to take direct access to Steep Hollow Road.
 - 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.
 - 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.
 - This subdivision lies within the Wickham Creek SUD service area.
 - Right-of-way Acquire: Knowledge Estates Lane - 2.875 Ac. R.O.W. Dedications - 0.167 Ac.
 - Common Area and Detention Pond shall be owned & maintained by Homeowner's Association.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - - 1/2" Iron Rod Found (CM)
 - ⊙ - 5/8" Iron Rod Found (CM)
 - ⊗ - 3/4" Iron Pipe Found (CM)
 - 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
 - CM - Controlling Monument
 - Where electric facilities are installed, B.T.U. has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, 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.
 - A Homeowner's Association (HOA) shall be established with direct responsibility to, and control by, the property owners involved in operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
 - Private drainage easements and common areas will not be maintained by the County.
 - 35-foot wide P.A.E. is to be used for the temporary turn around.
 - No structure or land within this plat shall hereafter be located or altered without first obtaining 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.
 - Rural mailboxes shall be set five (5) feet from the edge of the pavement or behind curbs, when used. All mailboxes within county right-of-way shall meet the current ICADOT standards. Any mailbox that does not meet this requirements may be removed by Brazos County.
 - For Single-Family Residential Developments, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NOCBU's"), or community mailboxes, shall be required, if possible, these mailbox units should be installed on low volume intersecting roadways or on private property. Locations for the NOCBUs shall be shown on the construction plans.
 - In approving this plat by the Commissioner's Court of Brazos County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Brazos County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.
 - 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 representations by the other parties in this plat. Floodplain data, in particular, may change. It is further understood that the sewers of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.



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