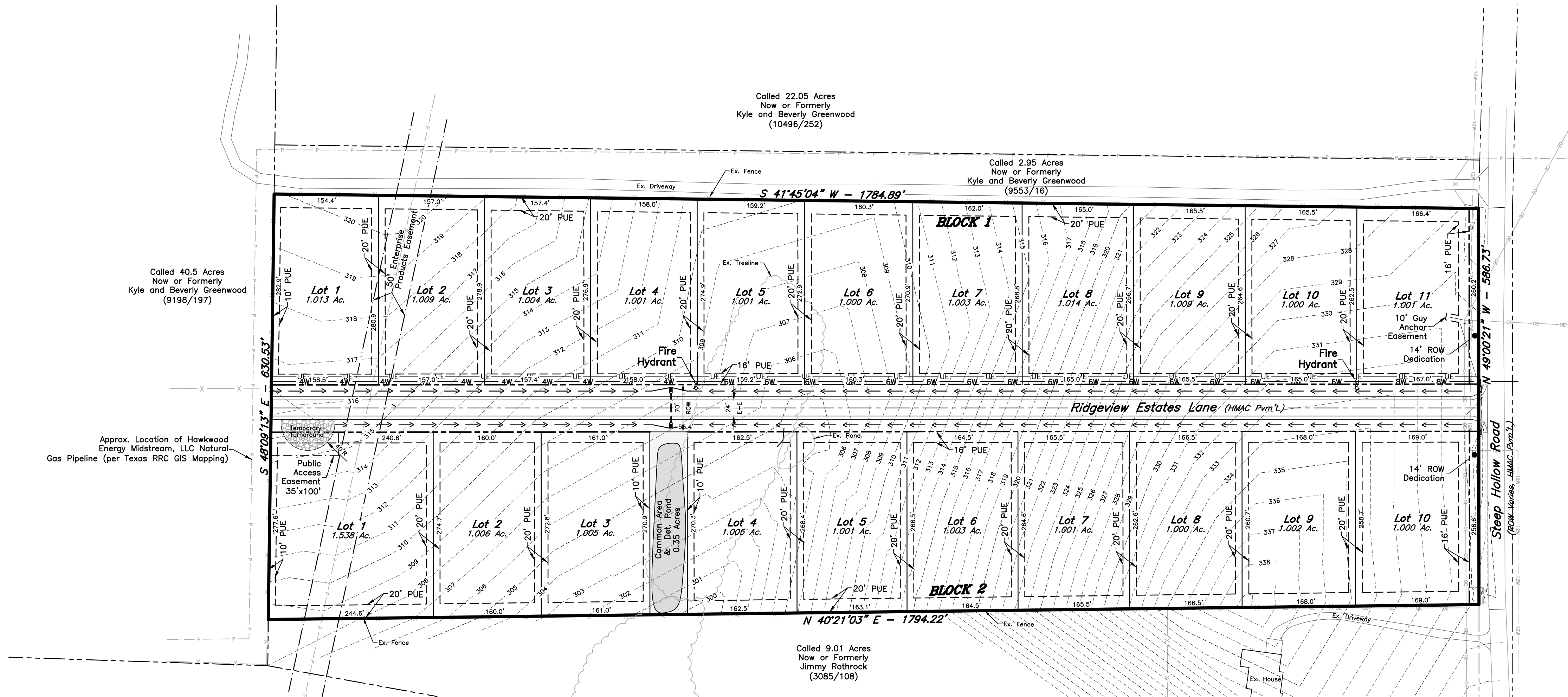
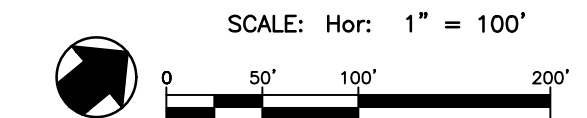


VICINITY MAP



PRELIMINARY PLAN



FIELD NOTES  
25.00 ACRES

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 Gift Deed from O.L. Pate and wife, Edna Mae Pate to Billy Len Pate, Danny Lee Pate, Judy Raye Ludwig, and Glen Samuel Pate recorded in Volume 6241, Page 29 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.);

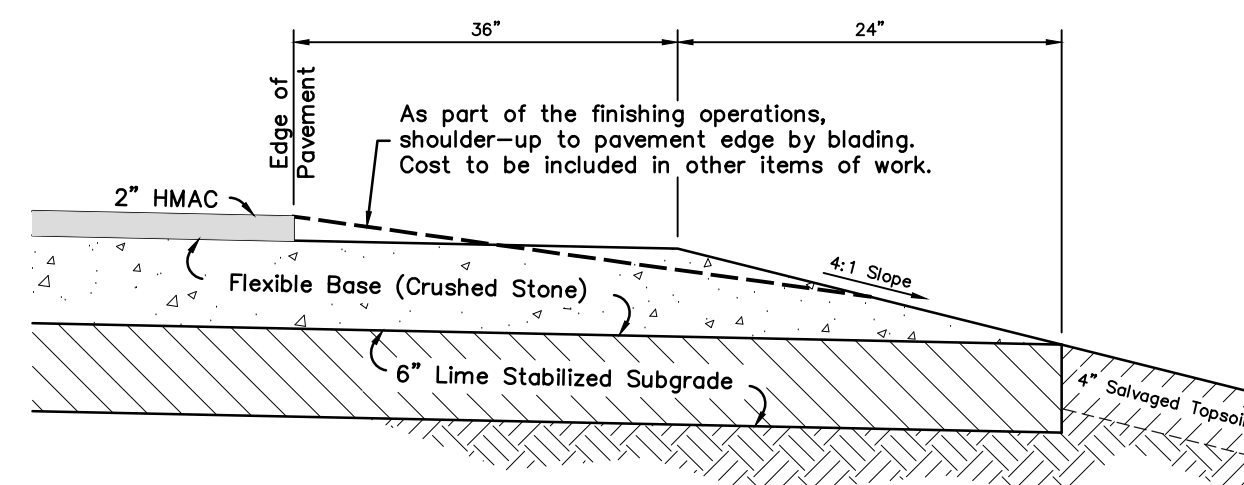
THENCE: N 48°07'36" W (DEED CALL: N 45°10'06" W - 630.53') along the fenced common line of this tract and the called 40.5 acre Greenwood tract for a distance of 630.51 feet to a found 5/8-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the south corner 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 (DEED CALL: N 44°43'51" E - 1,785.02') 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 (DEED CALL: S 49°00'03" E - 586.66') 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 (DEED CALL: S 43°19'42" W - 1,794.16') 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.

BASIS OF BEARINGS: Bearings shown are Grid North, Texas State Plane Coordinates, NAD83 per GPS observations.



TYPICAL SHOULDER DETAIL

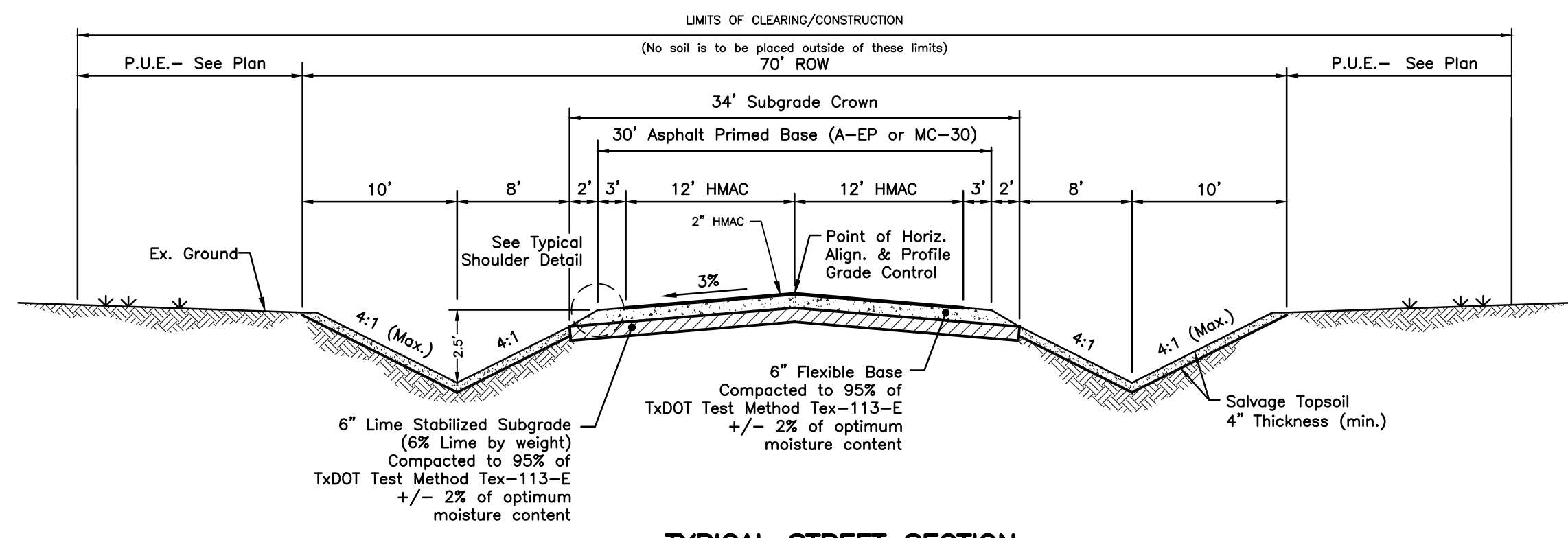
**Appendix G.4 Owner's Responsibilities**  
It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The County assumes no responsibility for the accuracy of representations by the other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners 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.

- GENERAL NOTES:**
- Proposed Land Use: Single Family Residential (21 Lots)
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804102250E effective 5/16/2012, no portion of this property is located in a 100-year flood hazard area.
  - Existing ground contours are based on a ground survey of the site.
  - Creekside Estates Lane center line is 1560', design speed 30 mph.
  - Abbreviations:  
A.E. - Access Easement  
E.E. - Electrical Easement  
P.U.E. - Public Utility Easement  
P.D.E. - Public Drainage Easement  
P.R.D.E. - Private Drainage Easement  
R.O.W. - Right of Way
  - Common Areas shall be owned & maintained by Homeowner's Association.
  - Existing structures to be removed or relocated upon construction.
  - The property is located within the City of Bryan ETJ and as such, no zoning district has been assigned.
  - All setbacks shall meet the ETJ standards as listed in Subdivision Ordinance Section 110-79(5).
  - No construction or fencing shall impede, restrict, or block the flow of water in any easement or natural drainage courses.
  - All setbacks shall meet the 100 foot or the 150 foot sanitary zone of a private or public well respectively.
  - No on-site sewage facility (OSSF) Authorization to Construct permit for an individual lot will be issued without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed site evaluator and include a soil survey.
  - No structure or land within this plat shall hereafter be located or altered without first obtaining a development permit from the Brazos County Flood Plain 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.
  - Where electric facilities are installed, BTU 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.
  - Unless otherwise indicated, all distances shown along curves are arc distances.
  - The Detention Pond shown shall be owned and maintained by the Homeowners' Association.
  - This subdivision lies within the Wickson Creek SUD service area.
  - No lot to take direct access to Steep Hollow Road.

LOT DIMENSIONS

Lot	Block	Area (SF)	Depth (F)	Width (F)
1	1	44,126	281.9	158.5
2	1	43,952	279.9	157.0
3	1	43,734	277.9	157.4
4	1	43,604	275.9	158.0
5	1	43,604	273.9	159.2
6	1	43,560	271.9	160.3
7	1	43,691	269.9	162.0
8	1	44,170	267.8	165.0
9	1	43,952	265.7	165.5
10	1	43,560	263.6	165.0
11	1	43,604	261.5	167.0
1	2	66,995	276.2	242.6
2	2	43,821	273.8	160.0
3	2	43,778	271.9	161.0
4	2	43,778	269.4	162.5
5	2	43,604	267.5	162.0
6	2	43,691	265.6	164.5
7	2	43,604	263.6	165.5
8	2	43,560	261.7	166.5
9	2	43,647	269.7	168.0
10	2	43,560	257.7	169.0

Lot depth is measured by the length of a straight line connecting the midpoints of the front and rear lot lines. Lot width is measured as the shortest distance between side lot lines measured at their intersection with the front setback line. Cul-de-sac lots are measured at the 20-foot front building setback.



TYPICAL STREET SECTION

PRELIMINARY PLAN

RIDGEVIEW ESTATES

25.00 ACRES  
Being a 25.00 acre tract of land out of the Richardson Perry League, Abstract No. 44, Brazos County, Texas

Block 1: Lots 1-11  
Block 2: Lots 1-10  
Survey Date: February 2022

BRAZOS COUNTY, TEXAS  
March 2022  
SCALE: 1" = 100'

Owner:  
Ante Development LLC  
PO Box 326  
Wetborn, Texas 77881

Project Engineer & Surveyor:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838  
Contact: Josh Fry, P.E.  
josh@mcclurebrowne.com

