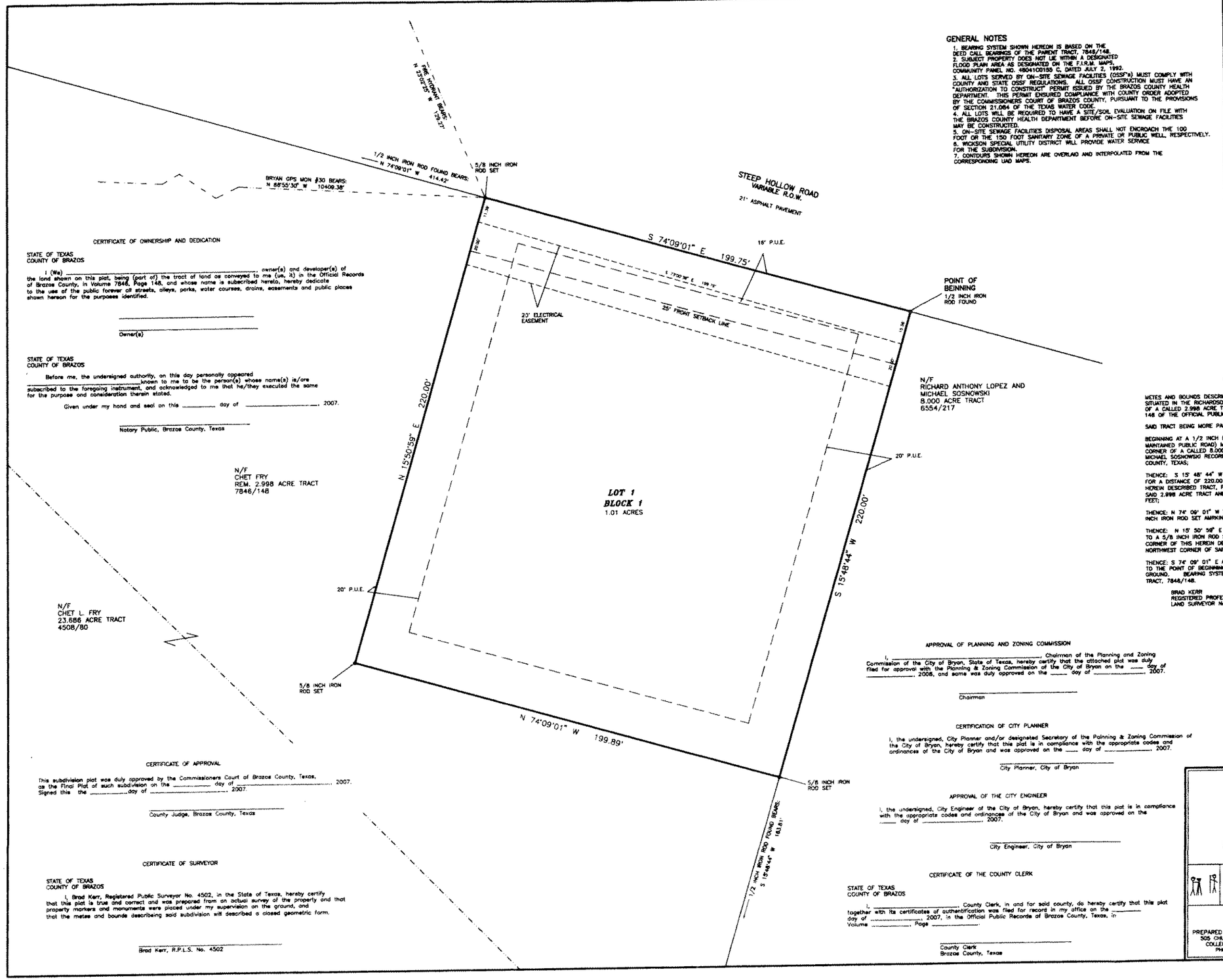
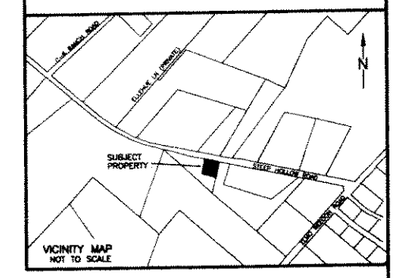


GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARINGS OF THE PARENT TRACT, 7846/148.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA AS DESIGNATED ON THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0150 C, DATED JULY 2, 1992.
3. 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 21.064 OF THE TEXAS WATER CODE.
4. 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.
5. 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.
6. WICKSON SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
7. CONTOURS SHOWN HEREON ARE OVERLAND AND INTERPOLATED FROM THE CORRESPONDING UAD MAPS.

SCALE: 1" = 20'

20 0 20 40 80 Feet



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 7846, Page 148, 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(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2007.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the _____ day of _____, 2007.
Signed this the _____day of _____, 2007.

_____
County Judge, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, **Brad Kerr, Registered Public 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 describeing said subdivision will described a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

METES AND BOUNDS DESCRIPTION
OF A
1.01 ACRE TRACT
RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARDSON PERRY SURVEY, A-44, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 2.998 ACRE TRACT AS DESCRIBED BY A DEED TO CHET FRY RECORDED IN VOLUME 7846, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF STEEP HOLLOW ROAD (A COUNTY MAINTAINED PUBLIC ROAD) MARKING THE NORTHEAST CORNER OF SAID 2.998 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 8.000 ACRE TRACT AS DESCRIBED BY A DEED TO RICHARD ANTHONY LOPEZ AND MICHAEL SOSNOWSKI RECORDED IN VOLUME 6554, PAGE 217 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 15° 48' 44" W ALONG THE COMMON LINE OF SAID 2.998 ACRE TRACT AND SAID 8.00 ACRE TRACT FOR A DISTANCE OF 220.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 2.998 ACRE TRACT AND SAID 8.000 ACRE TRACT BEARS: S 15° 48' 44" W FOR A DISTANCE OF 153.81 FEET;

THENCE: N 74° 09' 01" W THROUGH SAID 2.998 ACRE TRACT FOR A DISTANCE OF 199.89 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 15° 50' 59" E CONTINUING THROUGH SAID 2.998 ACRE TRACT FOR A DISTANCE OF 220.00 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH LINE OF STEEP HOLLOW ROAD MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 2.998 ACRE TRACT BEARS: N 74° 09' 01" W FOR A DISTANCE OF 414.42 FEET;

THENCE: S 74° 09' 01" E ALONG THE SOUTH LINE OF STEEP HOLLOW ROAD FOR A DISTANCE OF 199.75 FEET TO THE POINT OF BEGINNING CONTAINING 1.01 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE DEED CALL BEARINGS OF SAID 2.998 ACRE TRACT, 7846/148.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

Receiv
OCT 08 2007
Development & Engineering Services

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 & Zoning Commission of the City of Bryan on the ____ day of _____, 2008, and some was duly approved on the ____ day of _____, 2007.

_____
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Painning & 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 _____, 2007.

_____
City Planner, City of Bryan

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 _____, 2007.

_____
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the _____ day of _____, 2007, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

FINAL PLAT
OF
LOT 1, BLOCK 1
FRY ADDITION
RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: SEPTEMBER, 2007
PLAT DATE: 09-25-07

JOB NUMBER: 07-387
CAD NAME: 07-387
CR5 FILE: 07-387

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH AVENUE, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: CHESTER FRY
10450 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
PHONE (979) 255-1500