GENERAL NOTES:

(1) According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map No. 48041C0250 E, dated revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

(2) Except as shown the front, side and rear setbacks are equal to or in excess of the minimum County requirements for single family rural lots.

(3) Unless otherwise indicated, all distances shown along curves are arc distances.

(4) Notes from the Brazos County Health Department:

(a) All lots served by an OSSF must comply with County and State regulations. No OSSF may be installed on any lot without the issuance of an "Authorization to Construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulation adopted by the Commissioners Court of Brazos County, Texas, pursuant to the provisions of Section 21.064 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot Sanitary Zone of private water wells or 150 feet of public water wells.

(b) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facilities are to be constructed.

(c) On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot Sanitary Zone of a private or public water well, respectively.

(5) Wickson Creek Special Utility District will provide water service for the subdivision.

CERTIFICATE OF THE COUNTY JUDGE

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas as the Final Plat of such Subdivision on the 7th day of May, 2013.

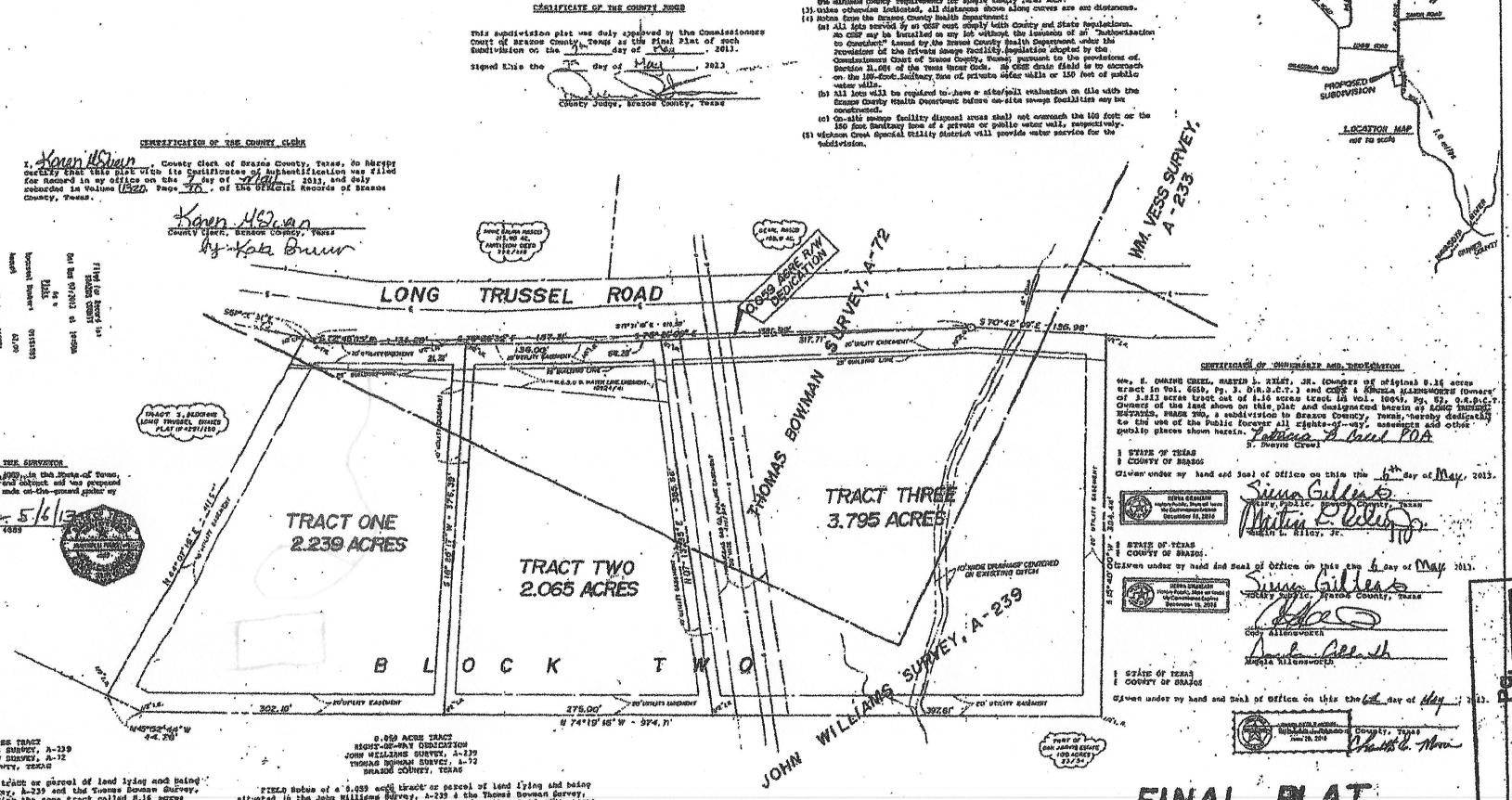
Signed this the 7th day of May, 2013

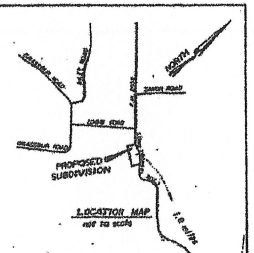
County Judge, Brazos County, Texas

CERTIFICATION OF THE COUNTY CLERK

I, Karen McGuire, County Clerk of Brazos County, Texas, do hereby certify that this plat with its Certificates of Authentification was filed for record in my office on the 7 day of May, 2013, and duly recorded in Volume 13320, Page 70, of the Official Records of Brazos County, Texas.

Karen McGuire
County Clerk, Brazos County, Texas
By Kara Brown





CERTIFICATION OF THE SURVEYOR

I, Martin L. Riley, Jr., R.P.L.S. No. 4889, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

Martin L. Riley Jr. 5/6/13
Martin L. Riley, Jr., R.P.L.S. No. 4889

CERTIFICATION OF OWNERSHIP AND DEDICATION

We, E. Dwayne Creel, Martin L. Riley, Jr. (Owners of original 8.16 acres tract in Vol. 6659, Pg. 3, O.R.B.C.T.) and Cody & Angela Allensworth (Owners of 3.813 acres tract out of 8.16 acres tract in Vol. 10049, Pg. 62, O.R.B.C.T. Owners of the land shown on this plat and designated herein as LONG TRUSSEL ESTATES, PHASE TWO, a subdivision to Brazos County, Texas, hereby dedicate to the use of the Public forever all rights-of-way, easements and other public places shown herein.

E. Dwayne Creel

§ STATE OF TEXAS
§ COUNTY OF BRAZOS

Given under my hand and seal of Office on this the 6th day of May, 2013.

Notary Public, Brazos County, Texas
Martin L. Riley, Jr.

§ STATE OF TEXAS
§ COUNTY OF BRAZOS

Given under my hand and seal of Office on this the 6 day of May 2013.

Notary Public, Brazos County, Texas
Cody Allensworth
Angela Allensworth

§ STATE OF TEXAS
§ COUNTY OF BRAZOS

Given under my hand and seal of Office on this the 6th day of May, 2013.

Notary Public, Brazos County, Texas

8.158 ACRES TRACT
JOHN WILLIAMS SURVEY, A-239
THOMAS BOWMAN SURVEY, A-72
BRAZOS COUNTY, TEXAS

FIELD notes of a 8.158 acre tract or parcel of land lying and being situated in the John Williams Survey, A-239 and the Thomas Bowman Survey, A-72, Brazos County, Texas, said being the same tract called 8.16 acres in the Deed recorded in Volume 6659, Page 3, of the Official Records of Brazos County, Texas, said 8.158 acres tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod marking the north corner of the called 8.16 acres tract, said iron rod marking the easterly corner of Tract 3, Block One, Long Trussel Estates (Plat in 4291/250), said iron rod being located in the southerly right-of-way line of Long Trussel Road;

THENCE along the northwesterly lines of the called 8.16 acres tract, same being the southwesterly right-of-way line of Long Trussel Road, for the following calls:

S 51° 46' 33" E for a distance of 11.75 feet to a X-tie;

S 75° 11' 10" E for a distance of 470.36 feet to a 20-inch Post Oak Tree;

S 75° 42' 09" E for a distance of 136.98 feet to a 1/2-inch iron rod marking the easterly corner of the called 8.16 acres tract;

THENCE S 15° 40' 00" W along the southeast line of the called 8.16 acres tract for a distance of 384.44 feet to a 1/2-inch iron rod marking the southerly corner of the called 8.16 acres tract;

THENCE N 74° 19' 16" W along the southwest line of the called 8.16 acres tract for a distance of 374.71 feet to a 1/2-inch iron rod for angle point;

THENCE N 45° 52' 44" W along a southwest line of the called 8.16 acres tract for a distance of 46.76 feet to a 1/2-inch iron rod for corner marking the westerly corner of the called 8.16 acres tract and the south corner of the Tract 3, Block One, Long Trussel Estates;

THENCE N 44° 07' 16" E along the northwest line of the called 8.16 acres tract, same being the southeast line of the Tract 3, Block One, for a distance of 411.97 feet to the PLACE OF BEGINNING containing 8.158 ACRES OF LAND, more or less.

0.049 ACRE TRACT
RIGHT-OF-WAY DEDICATION
JOHN WILLIAMS SURVEY, A-239
THOMAS BOWMAN SURVEY, A-72
BRAZOS COUNTY, TEXAS

FIELD Notes of a 0.049 acre tract or parcel of land lying and being situated in the John Williams Survey, A-239 & the Thomas Bowman Survey, A-72, Brazos County, Texas, and being part of the called 8.16 acres tract described in the Deed recorded in Volume 6659, Page 3, of the Official Records of Brazos County, Texas, and part of the 3.813 acres tract out of the called 8.16 acres tract, and described in the Deed recorded in Volume 10049, page 62, of the Official Records of Brazos County, Texas, said 0.049 acre tract being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod marking the easterly corner of the called 8.16 acres tract, said iron rod marking the easterly corner of the TRACT 3, Block One, Long Trussel Estates (Plat in 4291/250); said iron rod being located in the southwest right-of-way line of Long Trussel Road;

THENCE S 51° 46' 33" E along the northeast line of the called 8.16 acres tract, same being the southwest right-of-way line of Long Trussel Road, for a distance of 11.75 feet to a X-tie for the PLACE OF BEGINNING of the herein described tract;

THENCE S 75° 11' 10" E along the northeast line of the called 8.16 acres tract, same being the northeast line of the 3.813 acres tract, same being the southwest right-of-way line of Long Trussel Road, for a distance of 470.36 feet to a 20-inch Post Oak Tree for corner, said tree marking an angle point in the northeast line of the called 8.16 acres tract and the 3.813 acres tract, a 1/2-inch iron rod marking the easterly corner of the called 8.16 acres tract and the 3.813 acres tract bears S 75° 42' 09" E a distance of 136.98 feet;

THENCE along the proposed southwest right-of-way line of Long Trussel Road for the following calls:

N 76° 26' 40" W for a distance of 302.99 feet to a 1/2-inch iron rod;

N 75° 36' 32" W for a distance of 157.31 feet to a 1/2-inch iron rod;

N 72° 45' 55" W for a distance of 111.30 feet to the PLACE OF BEGINNING containing 0.049 ACRE OF LAND, more or less.

NOTE: This tract is not in a FLOOD HAZARD AREA as shown on the FIRM Map No. 48041C0250 C dated MAY 16, 2012.

BENCHMARK = TOP OF IRONROD AT NORTH CORNER OF TRACT ONE. Elev: 270.00' msl.

OWNED BY:
E. Dwayne Creel & Martin L. Riley, Jr.
7102 Riley Road
Bryan, Texas 77808 979-589-0459

Cody & Angela Allensworth
5715 Kimberling Drive
Bryan, Texas 77808 (979-204-1023)

PREPARED BY:
MARTIN RILEY, SURVEYING
7102 Riley Road
Bryan, Texas 77808
979-589-2417

FINAL PLAT

LONG TRUSSEL ESTATES

PHASE TWO

8.158 ACRES

ONE BLOCK — THREE TRACTS

JOHN WILLIAMS SURVEY, A-239
THOMAS BOWMAN SURVEY, A-72
BRAZOS COUNTY, TEXAS

MARCH, 2013

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