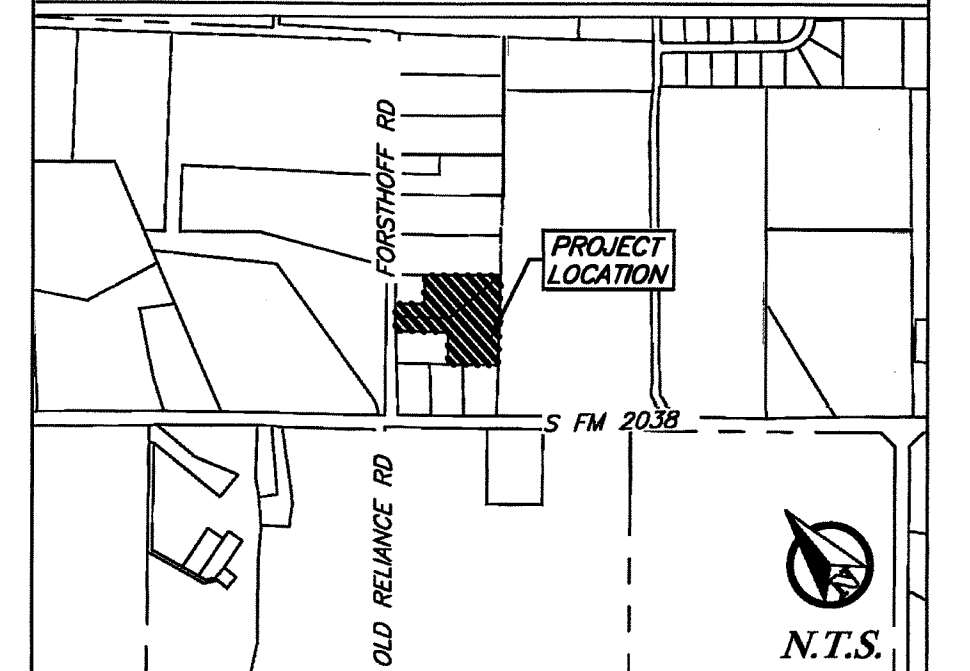
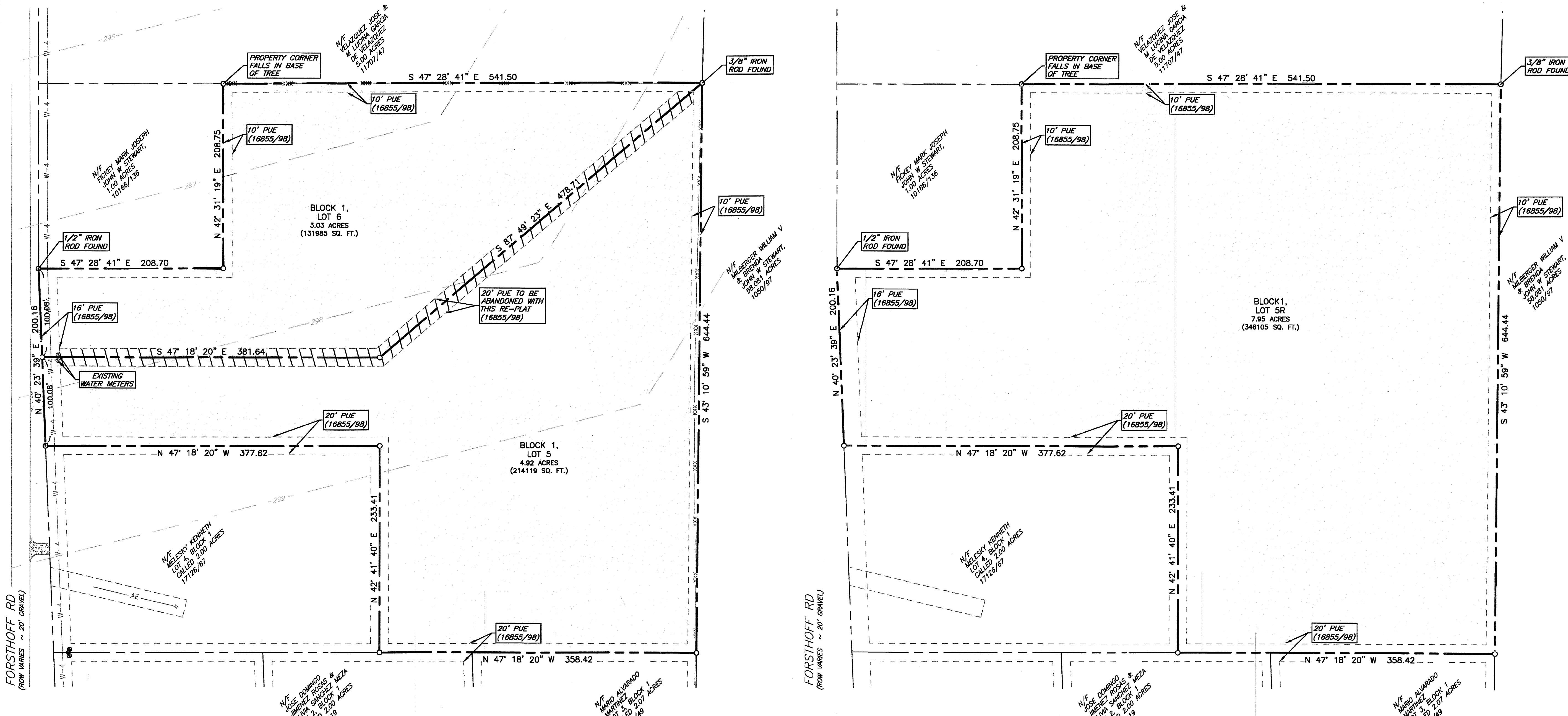


ORIGINAL PLAT
(1685/98)

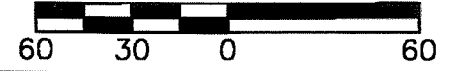
REPLAT

Vicinity Map



General Notes:

- Bearing System shown hereon is based on the Texas State Plane Central Zone East North as established from GPS observation using the Leica Smartnet NAD 83 (NA2011) EPOCH 2010 Multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are grid distances unless otherwise noted. Areas shown as "Measured" hereon are calculated from grid distances. To obtain surface distances (Not surface Area) multiply by a combined scale factor of 1.0001238289295 (Calculated using GEOID12B).
- 1/2" Iron rods found with yellow plastic caps stamped "KERR 4502" at all property corners unless otherwise noted.
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0150E, effective May 16, 2012.
- 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 permit ensures compliance with the county order adopted by the Commissioners Court of Brazos County pursuant to the provisions of section 21.054 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 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.
- 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.
- 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.
- Potable water service will be provided by on-site Wellpoint SUD.
- No structure or land within this plat shall hereafter be located or altered without first obtaining a 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 pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. any mailbox that does not meet this requirement may be removed by Brazos county.
- 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 representation by the other parties in the plat. Floodplain data, in particular, may change.
- Setback limits to comply with current standards.



FINAL PLAT

Reliance Ranch
Block 1, Lot 5R

Being a Replat of
Reliance Ranch, Block 1,
Lots 5 & 6 - 7.95 AC
Volume 16855, Page 98
Brazos County, Texas
Jan 2022

Owner:
Kerry Miller &
Megan Henley
10826 ForsthoFF Rd
Bryan, TX, 77808

Engineer:
14 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3185
TBPELS #10018500
Proj # 21-755

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, the owners, and developers of the land shown on this plat conveyed to us in Volume 17279, Page 281 & Volume 17280, Page 1, and designated herein as Reliance Ranch, Block 1 Lot 5R, a Subdivision in Brazos County, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all Right-of-Way, Easements, and other public places shown herein.

Kerry Miller
Kerry Miller, Owner

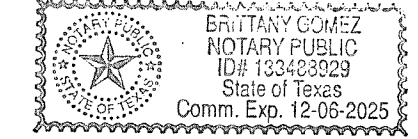
Megan Henley
Megan Henley, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 4 day of Feb, 2022.

Brittany Conner
Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 the property markers and monuments were placed under my supervision on the ground.

Nathan Paul Kerr
Nathan Paul Kerr, R.P.L.S. No. 6834



CERTIFICATE OF COUNTY COMMISSIONERS' COURT

I, Duane Roberts, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 18 day of February, 2022.

Duane Roberts
County Judge, Brazos County, Texas

CERTIFICATION OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/24/2022 2:41:43 PM
In the PLAT Records

Doc Number: 2022-1462480
Volume - Page: 17741-87
Number of Pages: 1
Amount: 78.00
Order#: 20220224000093
By: TC



Karan McDowell
County Clerk
Brazos County, Texas By: T. Coo

for said county, do hereby certify that was filed for record in my public Records of Brazos County, Texas, Bryan, Texas