

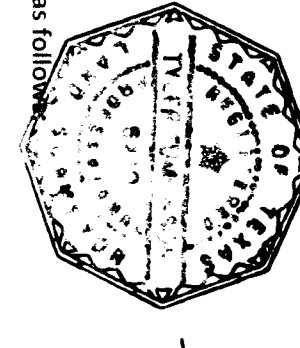
Certificate of Ownership and Dedication as follows:

"I (or we) Carey D. Smith Owner(s) and developer(s) of the land shown on this plat and designated herein as Garrison Creek Subdivision, a subdivision in Brazos County, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all rights of way, easements, and other public places shown herein.

Signature: *Carey D. Smith*

A Certificate of Surveyor as follows:

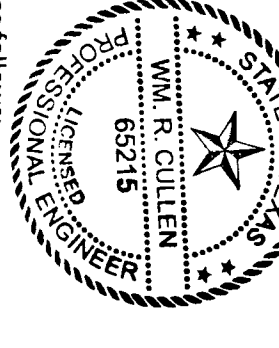
"I, Tyler Tomlinson, Registered Professional Land Surveyor No. 6410 (R.P.L.S.), in the State of Texas, hereby certify that this plat is true and correct. It was prepared from an actual survey of the property made on the ground under my supervision.



Registered Professional Land Surveyor
#6410

Signature: *Tyler Tomlinson*

"I, William R. Cullen, Registered Professional Engineer No. 65215, certify that proper engineering consideration has been given to the requirements described herein.



Registered Professional Engineer, #65215

Signature: *William R. Cullen*

A Certificate of Approval as follows:

"This Subdivision plat was duly approved by the Commission, Court of Brazos County, Texas, at the final plat of such Subdivision on the 26th day of April, 2022.

Signed this the 27th day of April, 2022.

County Judge
Brazos County, Texas
Quinn S. Dyer



Brazos County, Texas, do hereby
for record on the _____ day
of _____, 2022.

Filed for Record
Official Public Records Of:
Brazos County Clerk
In the Public Records
Book _____ Page _____
Volume of Page 17905-206
Amount, 73.00
Order# 20220427001189
By: 08

County Clerk
Brazos County, Texas

FINAL PLAT NOTES:

1. THE PROJECT PROPERTY IS LOCATED IN RURAL BRAZOS COUNTY.
2. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 48041C0202E (DATED MAY 16, 2012)
3. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE AS FOLLOWS:
FRONT SETBACK - 50'
REAR SETBACK - 15'
SIDE SETBACK - 25'
SIDE STREET SETBACK - 25'
4. THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY TOMLINSON LAND SURVEYING, DATED NOVEMBER 6, 2019.
5. SANITARY SEWER:
• ALL LOTS SEPARATED BY ON-SITE SEWER FACILITIES (OSS) MUST COMPLY WITH COUNTY AND STATE OSS REGULATIONS. ALL OSS CONSTRUCTION MUST HAVE AN APPROVED PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT.
• AUTHORIZATION TO CONSTRUCT PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT IS REQUIRED FOR ALL SANITARY SEWER CONSTRUCTION.
• PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
6. ALL LOTS MUST BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWER FACILITY MAY BE CONSTRUCTED.
• ON-SITE SEWER FACILITIES DISPOSAL AREAS SHALL NOT ENDEAVOR THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
7. DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE WILSON CREEK SPECIAL UTILITY DISTRICT 979-589-3030
8. ELECTRICAL SERVICE: BRAZOS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. 979-871-5784
9. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITHIN THE PLATTING OF THIS SUBDIVISION.
10. RURAL SUBDIVISION DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BRAZOS COUNTY TRANSPORTATION DESIGN GUIDELINES.
11. ALL LOTS WITH FRONTAGE ON SHIRLEY ROAD WILL NOT BE ALLOWED TO ACCESS PROPERTY FROM SHIRLEY ROAD AND NEED USE GARRISON CREEK DRIVE FOR ACCESS.
12. ALL ROADWAY SPEEDS WITHIN GARRISON CREEK SUBDIVISION SHALL BE 30 MPH.
13. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BRAZOS COUNTY ENGINEERING DESIGN GUIDELINES.
14. 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 1.0 FEET ABOVE THE FLOODPLAIN ELEVATION. THE PERIMETER OF THE BUILDING SHALL BE LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
15. RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PARCELS RIGHT-OF-WAY SHALL MEET THE CURRENT TPOD STANDARDS. ANY MAILBOX THAT DOES NOT MEET THESE REQUIREMENTS MAY BE REMOVED BY BRAZOS COUNTY FIRE DEPARTMENT. MAILBOXES SHALL BE REMOVED BY THE PROPERTY OWNER OR MANUFACTURED HOME COMMUNITIES. NEIGHBOR DELIVERY AND COLLECTION BOXES SHALL BE REMOVED FROM PRIVATE PROPERTIES. (SEE PLANS FOR THE LOCATIONS TO BE SHOWN ON THE CONSTRUCTION PLANS.)
16. 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 THROUGHWAYS AND ANY BRIDGES OR OVERLAYS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON. THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THROUGHWAYS SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE ROADS, OR ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY OF THE ROADS, OR ASSUMES NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
17. 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 FLOODPLAIN DATA, IN PARTICULAR, ANY CHANGE IN THIS PLAT MUST INSTANTLY AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNALS THAT MAY BE REQUIRED BEFORE THE ROAD IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.



FINAL PLAT
GARRISON CREEK SUBDIVISION
PHASE 2
26.72 acres part of 85.58 ac.

21 LOTS
BLOCK 2, LOTS 3 - 4 BLOCK 3, LOTS 7 - 12
BLOCK 4, LOTS 1 - 4 BLOCK 5, LOTS 1 - 5, 11
BLOCK 6, LOTS 1 - 3

PARENT TRACT
85.58 ACRES UNPLATTED TRACT,
W.L. ELLIS SURVEY A - 117
BRAZOS COUNTY, TEXAS

APRIL 2022

OWNER / DEVELOPER
S E INVESTMENTS, LLC
P O BOX 138
KURTEN TEXAS 77882
979-690-7711

ENGINEER
JBS ENGINEERING AND ENVIRONMENTAL LLC
2129 E WILLIAM J BRYAN PKWY
BRYAN TX 77802
979-485-2879

SURVEYOR
TUMLINSON LAND SURVEYING
1015 HOLL STREET
COLLEGE STATION, TX 77840
254-931-6707
T.B.P.L.S. FIRM NO. 10193858



Line #	Length	Direction
L1	350.06	S37° 09' 57.40"W
L2	276.23	S37° 09' 57.40"W
L3	496.30	S41° 16' 42.35"W
L4	173.34	S33° 21' 42.56"W
L5	343.52	N57° 45' 15.82"W
L6	311.68	N57° 45' 15.82"W
L7	260.47	N64° 52' 57.80"W
L8	308.90	N64° 52' 57.80"W
L9	265.96	S37° 09' 57.40"W
L10	124.97	N57° 45' 15.82"W
L11	126.63	N57° 45' 15.82"W
L12	79.84	N57° 45' 15.82"W
L13	171.92	N57° 45' 15.82"W
L14	204.18	N37° 09' 57.40"E
L15	113.11	N41° 16' 42.35"E
L16	113.11	N41° 16' 42.35"E
L17	134.75	N41° 16' 42.35"E
L18	21.69	S48° 43' 17.65"E
L19	44.31	N41° 16' 42.35"E

Line #	Length	Direction
L20	11.35	N41° 16' 42.35"E
L21	21.69	N48° 43' 17.65"W
L22	192.77	N41° 16' 42.35"E
L23	121.41	N33° 21' 42.56"E
L24	212.50	S64° 52' 57.80"E
L25	44.47	S64° 52' 57.80"E
L26	109.37	N64° 52' 57.80"W
L27	160.00	N64° 52' 57.80"W
L28	150.00	N64° 52' 57.80"W
L29	150.00	N64° 52' 57.80"W
L30	210.51	N64° 52' 57.80"W
L31	104.02	S37° 21' 42.56"W
L32	27.11	S41° 16' 42.35"W
L33	151.00	S41° 16' 42.35"W
L34	18.62	N48° 43' 17.65"W
L35	58.23	S47° 14' 51.41"W
L36	24.83	S47° 28' 07.79"E
L37	90.39	S41° 16' 42.35"W
L38	150.00	S41° 16' 42.35"W

Line #	Length	Direction
L39	171.19	S41° 16' 42.35"W
L40	79.97	S37° 09' 57.40"W
L41	136.17	S37° 09' 57.40"W
L42	299.97	N57° 45' 15.82"W
L43	154.05	N57° 45' 15.82"W
L44	129.53	N57° 45' 15.82"W
L45	266.13	S37° 09' 57.40"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.71	300.00	9.11	S36° 43' 20"W	47.66
C2	41.45	300.00	7.92	N37° 19' 12"E	41.42
C3	110.50	300.00	21.10	S68° 18' 22"E	109.87
C4	47.32	300.00	9.04	N60° 21' 50"W	47.27
C5	39.30	25.00	90.08	S77° 12' 21"W	35.38
C6	22.39	335.00	3.83	N59° 40' 08"W	22.38
C7	101.00	335.00	17.27	N70° 13' 14"W	100.62
C8	97.61	265.00	21.10	N68° 18' 22"W	97.05
C9	39.24	25.00	89.92	N12° 47' 39"W	35.33
C10	42.15	265.00	9.11	N36° 43' 20"E	42.10
C11	46.29	335.00	7.92	N37° 19' 12"E	46.25
C12	35.67	25.00	81.76	N74° 14' 22"E	32.72
C13	41.80	265.00	9.04	S60° 21' 51"E	41.75
C14	52.85	335.00	9.04	N60° 21' 49"W	52.79
C15	40.25	335.00	6.88	N61° 26' 28"W	40.22
C16	42.87	25.00	98.24	N15° 45' 41"W	37.80
C17	36.62	265.00	7.92	S37° 19' 12"W	36.59
C18	53.28	335.00	9.11	S36° 43' 20"W	53.22
C19	39.30	25.00	90.08	N77° 12' 21"E	35.38
C20	39.24	25.00	89.92	N12° 47' 39"W	35.33

STATE OF TEXAS
 COUNTY OF BRAZOS

Being a 26.71 acre tract of land out of the W. L. Ellis Survey, Abstract No. 117, Brazos County, Texas, and being out of and a part of that certain called 85.58 acre tract described to SE Investments, LLC, recorded in Volume 10759, Page 89 of the Official Records of Brazos County, Texas, said 26.71 acres being more particularly described by index and bounds as follows:

METES AND BOUNDS DESCRIPTION
 (continued from Page 1)

BEGINNING at a 1 inch iron rod found at a northeasterly interior corner of the above mentioned 85.58 acre tract same being the southeast corner of a called 25.00 acre tract to Gregory I. Baker (4433285) for the northeast corner of this

THENCE crossing said 85.58 acre tract the following courses and distances

S-29° 13'51" W a distance of 286.82 feet to a calculated point
 S-34° 08'40" W a distance of 70.00 feet to a calculated point
 with a curve to the left having an arc length of 41.80 feet, a radius of 265.00 feet and chord bearing N-64° 52'58" W a distance of 44.47 feet to a calculated point
 N-64° 52'58" W a distance of 44.47 feet to a calculated point
 S-38° 04'48" W a distance of 244.18 feet to a calculated point
 S-51° 10'12" E a distance of 70.05 feet to a calculated point
 S-41° 16'42" W a distance of 537.16 feet to a calculated point
 S-30° 15'21" E a distance of 623.11 feet to a calculated point
 S-85° 32'40" W a distance of 42.51 feet to a calculated point and
 S-11° 08'32" W a distance of 405.23 feet to on the southwest line of said 85.58 acre tract, being the north line of Shirley Rowd for the southeast corner of this, a 1/2 inch iron rod found at the southeast corner of said 85.58 acre tract bears S 57° 50'03" E a distance of 263.67 feet

THENCE along the southwest line of said 85.58 acre tract, with the north line of said road N 57° 50'03" W a distance of 898.09 feet to a calculated point for the southwest corner of this

THENCE crossing said 85.58 acre tract the following courses and distances

N-32° 08'57" E a distance of 291.52 feet to a calculated point
 N-32° 11'34" E a distance of 70.00 feet to a calculated point
 N-57° 49'16" W a distance of 16.48 feet to a calculated point
 N-43° 05'24" E a distance of 156.83 feet to a calculated point
 N-41° 16'42" E a distance of 77.79 feet to a calculated point
 with a curve to the right having an arc length of 40.22 feet, a radius of 335.00 feet and a chord bearing S-61° 26'26" E a distance of 40.22 feet to a calculated point
 S-64° 52'58" E a distance of 19.37 feet to a calculated point, and
 N-25° 07'02" E a distance of 396.70 feet to a calculated point, and
 on the northeast line of said 85.58 acre tract located on the southwest line of said 25.00 acre tract for the northwest corner of this

THENCE along the northeast line of said 85.58 acre tract, common boundary with said 25.00 acre tract S 88° 44'12" E a distance of 626.12 feet to the **POINT OF BEGINNING**

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983

Lot	Block	Culvert Size (Inches)
3	2	18
4	2	18
7	3	18
8	3	18
9	3	18
10	3	18
11	3	18
12	3	18
1	4	2 @ 24
2	4	2 @ 24
3	4	24
4	4	24
1	5	18
2	5	18
3	5	18
4	5	18
5	5	18
11	5	18
1	6	18
2	6	18
3	6	18

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