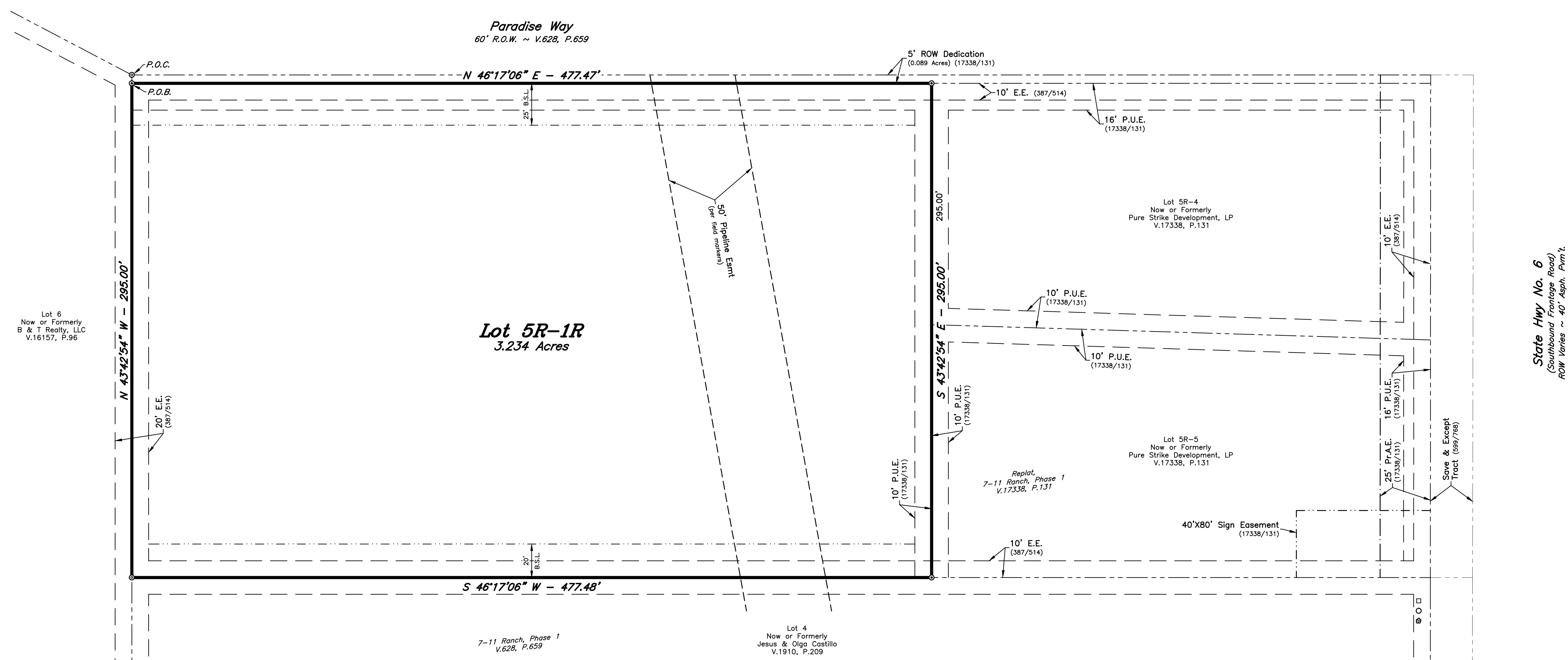


ORIGINAL PLAT
LOTS 5R-1, 5R-2 & 5R-3, 7-11 RANCH, PHASE 1
REPLAT RECORDED IN VOLUME 17338, PAGE 131

Scale:
1"=40'



REPLAT

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the T. H. MAYS SURVEY, Abstract No. 160, Brazos County, Texas and being part of Lot 5, 7-11 RANCH, PHASE 1 according to the Final Plat recorded in Volume 628, Page 659 of the Official Records of Brazos County, Texas (O.R.B.C.) being the same tract of land described in the deed from Tom A. Peoples to B & T Realty, LLC, recorded in Volume 16157, Page 96 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

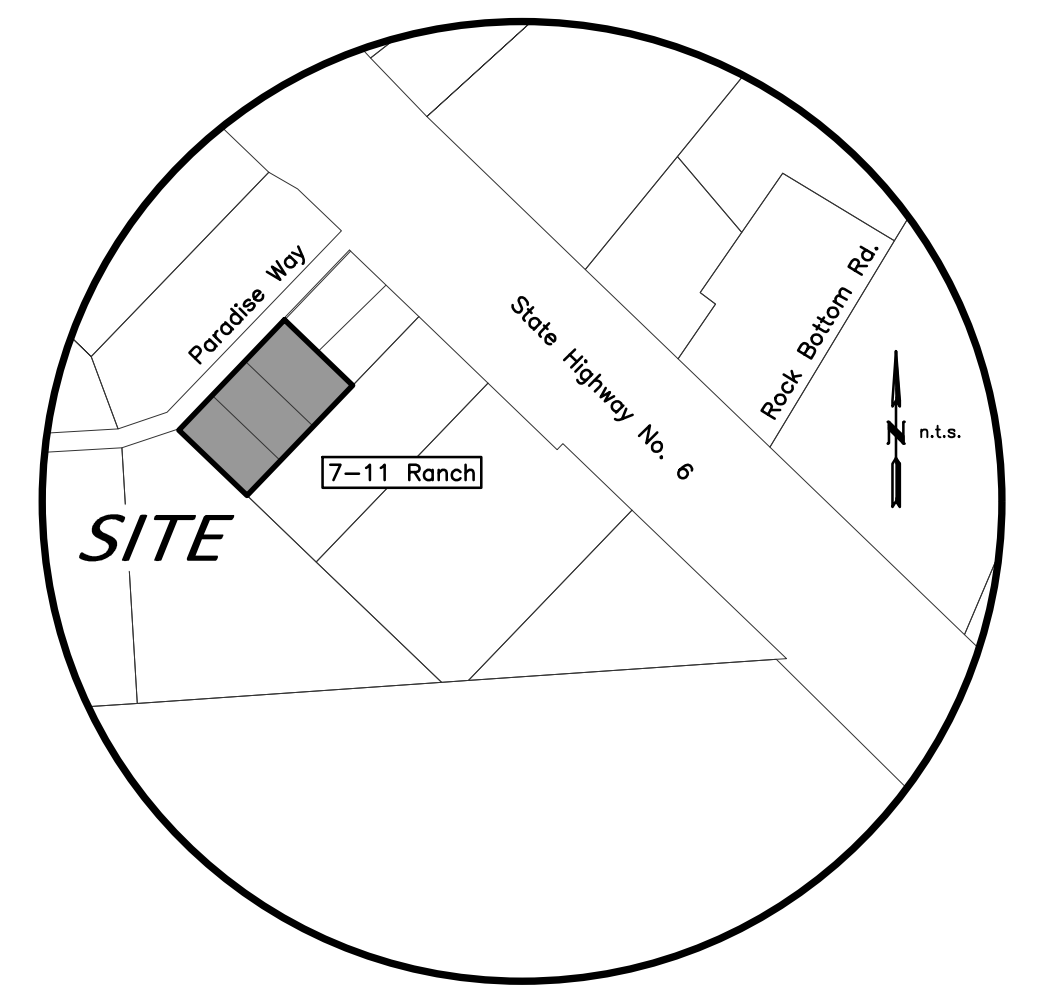
BEGINNING: at a found 3/8-inch iron rod marking the west corner of this herein described tract, said iron rod also being the west corner of said Lot 5 and the northeast corner of Lot 6 of said 7-11 RANCH, PHASE 1 and being the southeast right-of-way line of Paradise Way (based on 60-foot width);

THENCE: N 46°17'06" E along the southeast right-of-way line of said Paradise Way for a distance of 775.44 feet to a found Tx-DOT Right-of-Way monument marking the north corner of this tract and the west corner of the called 0.21 acre State of Texas tract described and recorded in Volume 599, Page 768 (O.R.B.C.);

THENCE: S 43°40'56" E departing the right-of-way line of Paradise Way, into the interior of Lot 5 and along the common line of this tract and the called 0.21 acre State of Texas tract for a distance of 300.00 feet to a found 1/2-inch iron rod marking the east corner of this tract and the south corner of the called 0.21 acre State of Texas tract and being in the fenced northwest line of Lot 4 of said 7-11 RANCH, PHASE 1, described in the deed to Jesus & Olga Castillo, recorded in Volume 1910, Page 209 (O.R.B.C.);

THENCE: S 46°17'06" W along the common line of said Lots 4 and 5 for a distance of 775.27 feet to a found 3/8-inch iron rod marking the south corner of this tract, said iron rod also marking the south corner of said Lot 5 and the west corner of Lot 4 and being in the fenced northeast line of the said Lot 6;

THENCE: N 43°42'54" W along the common line of said Lots 5 and 6 for a distance of 300.00 feet to the POINT OF BEGINNING and containing 5.340 acres of land.



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

We, Pure Strike Development, LP, owners and developers of the land shown on this plat, and designated herein as the LOT 5R-1R, BLOCK 1, 7-11 RANCH, Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

(Peter Kramer - Partner)

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Peter Kramer, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

A 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 _____, 20____.

Signed this the ____ day of _____, 20____.

County Judge

Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat, together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

Witness my hand and official Seal, at my office in Bryan, Texas.

County Clerk

Brazos County, Texas

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Replat recorded in Volume 17338, Page 131, Official Records of Brazos County, Texas.
2. According to the F.E.M.A. Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map No. 48041C0400E, Map Revised May 16, 2014, this property is not located in a Special Flood Hazard Area.
3. No construction or fencing shall impede, constrict, or block the flow of water in any easement or natural drainage courses including floodplain areas. No privacy fences are allowed within the floodplain.
4. Any new residential buildings are required to provide residential sprinkler systems.
5. Front, Rear and Side Setbacks shall conform to the Specifications of Subdivision Plats as established by the Commissioner's Court, Brazos County, Texas, for subdivisions situated outside the boundaries of any incorporated town or city in Brazos County, Texas.
6. 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 21.084 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.
7. 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.
8. This subdivision lies within the Wellborn Water SUD service area.
9. 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.
10. Explorer Pipe Line shown on survey is per field markers located on subject tract. The State of Texas specifies a 50' right-of-way if no width is indicated.
11. Blanket Easement from Donalds R. Culley to Fidelity International Trust, dated August 30, 2013, recorded in Volume 11651, Page 97, Official Records, Brazos County, Texas.
12. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.

- - 1/2" Iron Rod Set
- - 1/2" Iron Rod Found (CM)
- - 3/8" Iron Rod Found (CM)

13. Abbreviation:
- CM - Controlling Monument
 - E.E. - Electrical Easement
 - P.O.B. - Point of Beginning
 - Pr.A.E. - Private Access Easement

Culvert Sizing		
Lot	Block	Culvert Size
5R-1	1	18"
5R-2	1	18"
5R-3	1	18"
5R-4	1	18" (Paradise Way)
5R-5	1	24"

FINAL PLAT

OF THE

7-11 RANCH

BLOCK 1, LOT 5R-1R

BEING A REPLAT OF THE 7-11 RANCH, PHASE 1
REPLAT RECORDED IN VOLUME 17338, PAGE 131

5.340 ACRES

T.H. MAYS SURVEY, A-160
BRAZOS COUNTY, TEXAS

MARCH 2021

SCALE: 1" = 40'

Surveyor: _____ Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Owner:
Pure Strike Development, LP

