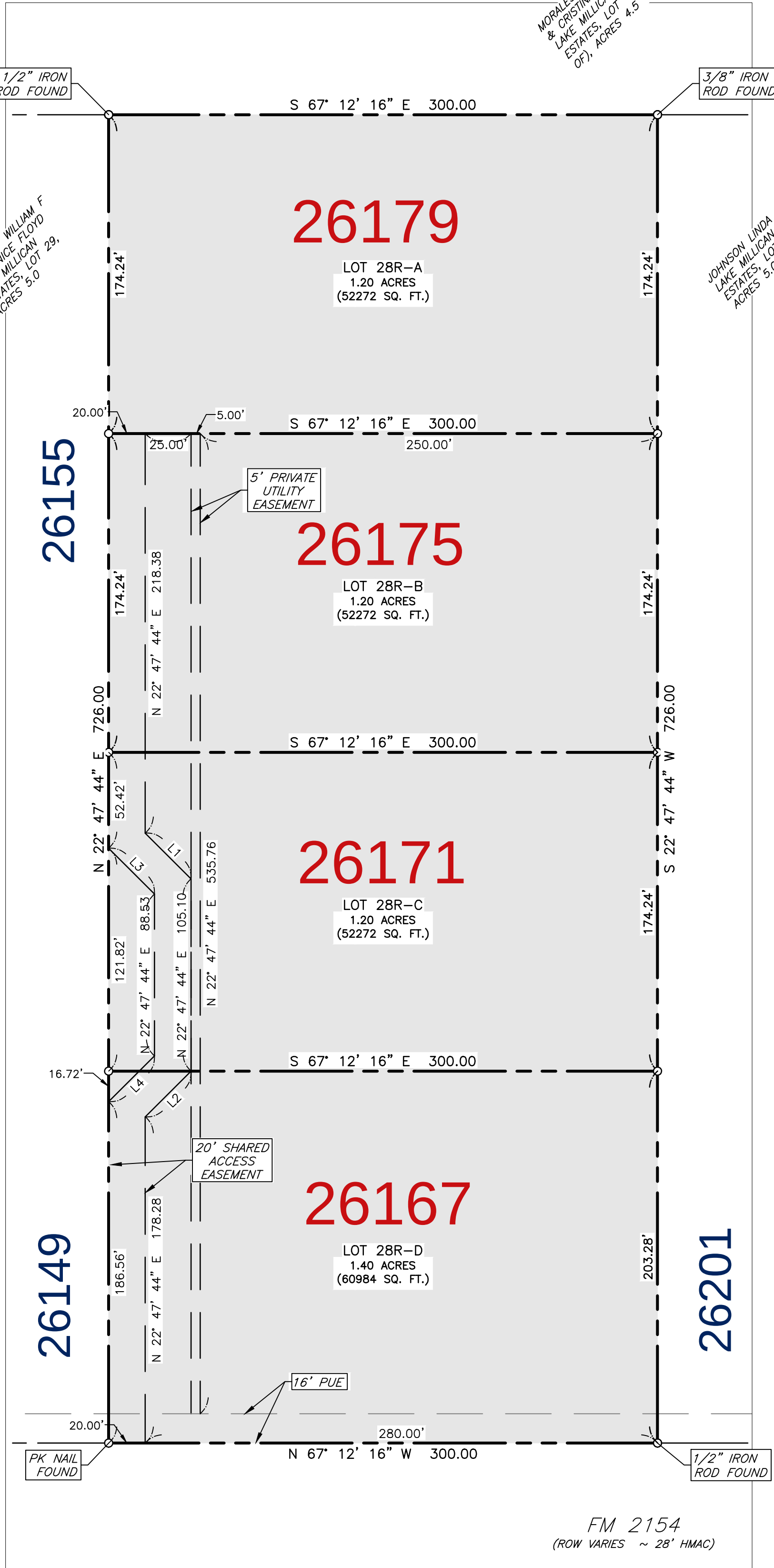
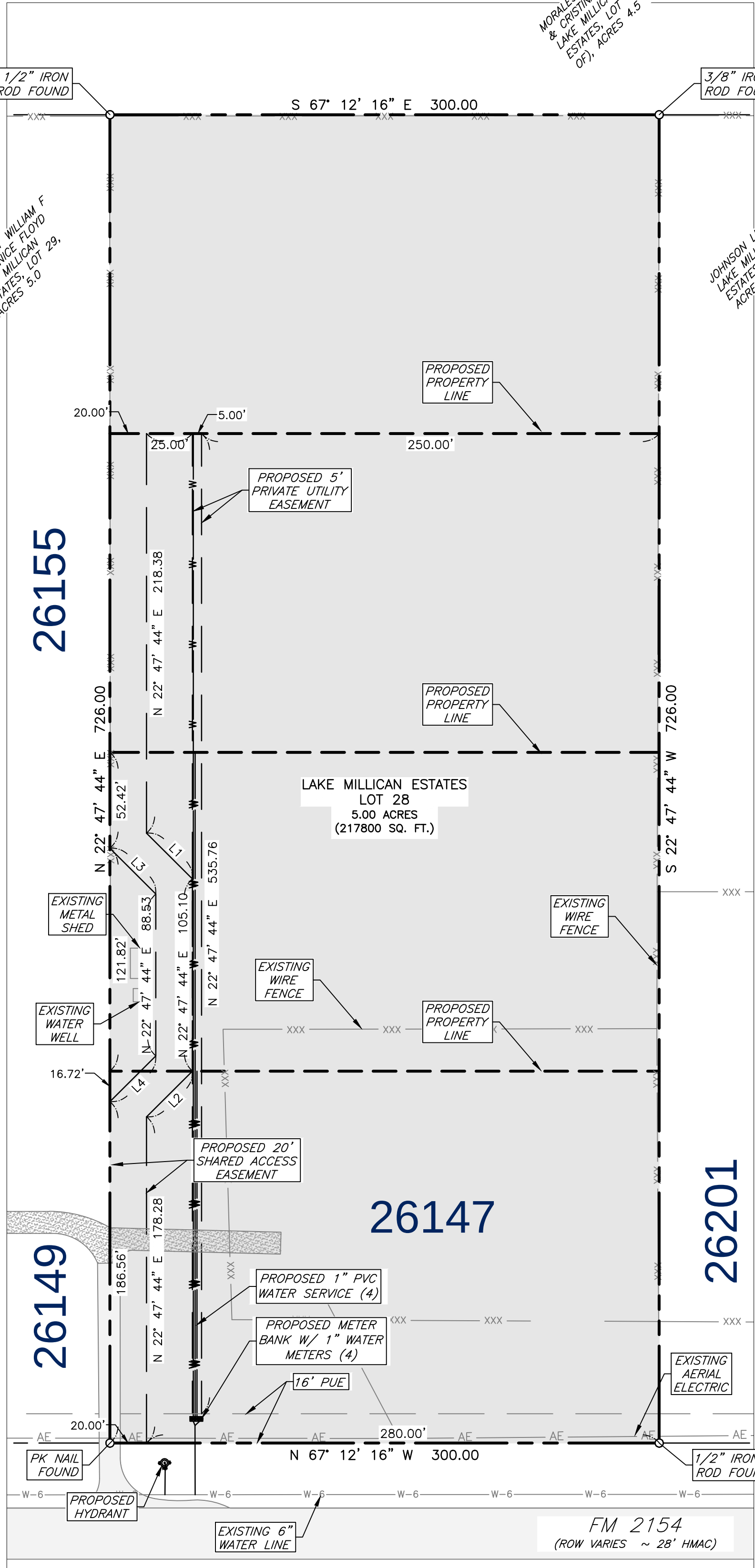


ORIGINAL PLAT

REPLAT

Property ID 30965



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____, owner(s) of the land shown on this plat, and designated herein as Lake Millican Estates, Lots 28R-A to 28R-D Subdivision to the City of College Station, 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.

Owner. _____ Owner.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____,

_____ 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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF GRIMES

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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

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

CERTIFICATE OF THE CITY PLANNER

I, _____, City Planner of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Planner
College Station, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
College Station, Texas

CERTIFICATE OF COUNTY COMMISSIONERS' COURT

I, _____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the ____ day of _____, 2020.

County Judge, Brazos County, Texas

CERTIFICATION 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 authentication was filed for record in my

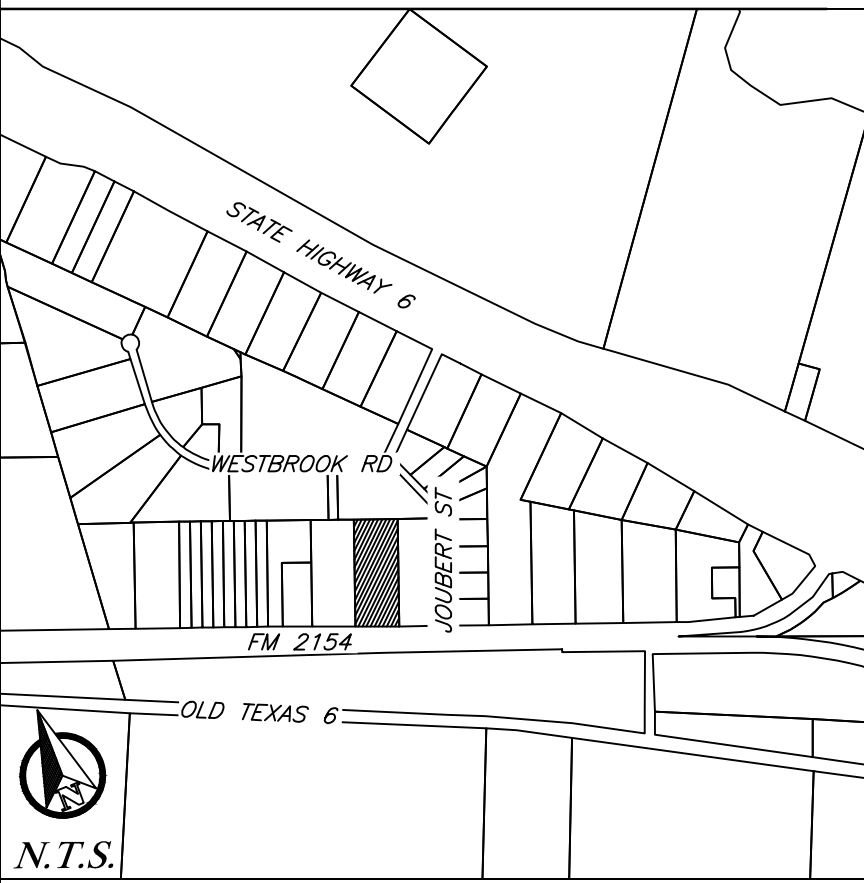
office the ____ day of 20____, in the Deed Records of Brazos County, Texas, in

Volume _____ Page _____

WITNESS my hand and official Seal, at my office in Bryan, Texas

County Clerk
Brazos County, Texas

Vicinity Map



General Notes:

- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0400E, effective May 16, 2012.
- All utilities shown hereon are approximate locations.
- 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.
- 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.
- Wickson Creek SUD will provide water service for the subdivision.
- 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.
- The Following Easements do apply to this tract.
 - Easement from Ward Templeman to Humble Pipe Line Company 49/104



50 25 0 50

FINAL PLAT

Lake Millican Estates
Lot 28R-A to 28R-D

Being a Replat of
Lake Millican Estates
~ 5.00 AC
Brazos County, Texas

March 2021

Owner:
Troy & Virginia Hughlett
1613 Stone Ridge Dr
Navasota, TX, 77868

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-339-0567
TBPE F-9951

Surveyor:
McClure & Browne
Surveying, Inc.
1008 Woodcreek Dr.
College Station, TX 77845
979-693-3838