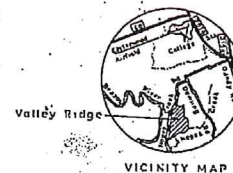
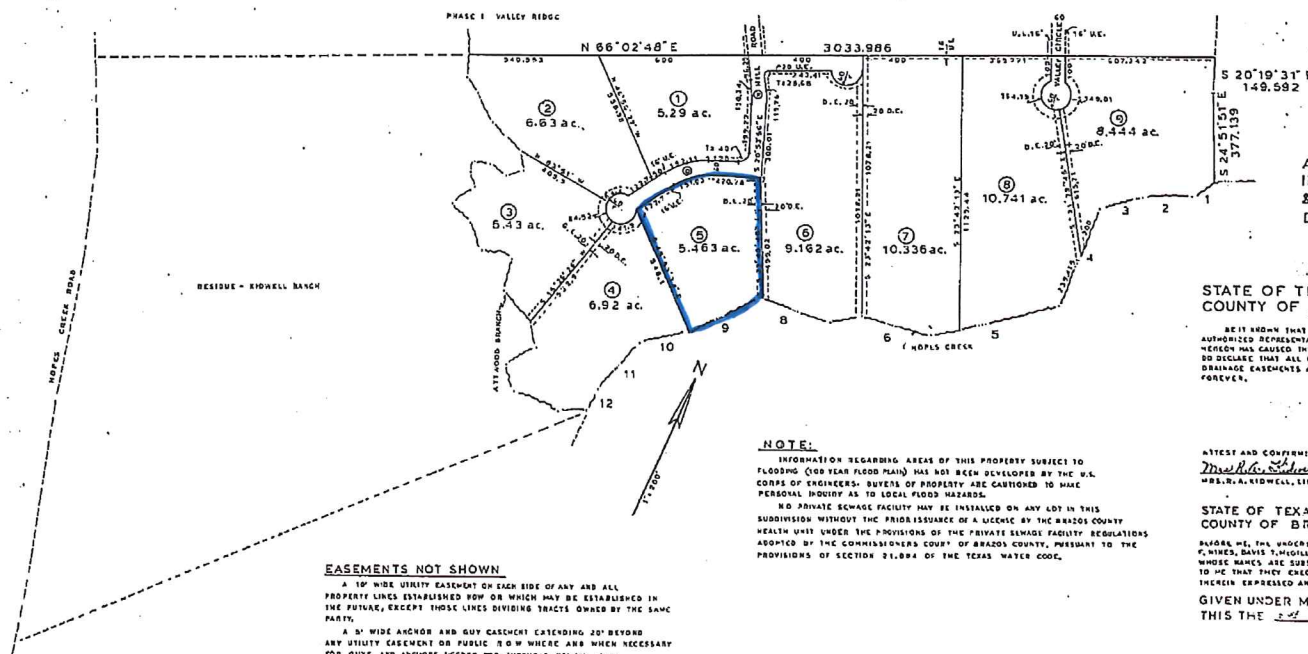


Name of Plat: Valley Ridge
 Date of Plat: January 31, 1980
 File N.: 176501
 Date Filed: March 10, 1980

VALLEY RIDGE --- PHASE 2



A DEVELOPMENT OF 70.15 ACRES
 IN THE JAMES HOPE SURVEY, A-23
 & A-23.
 BRAZOS COUNTY, TEXAS

STATE OF TEXAS:
 COUNTY OF BRAZOS: KNOW ALL MEN BY THESE PRESENTS

BE IT KNOWN THAT THOMAS F. HINES AND DAVID T. MCNEILL, BEING THE LEGALLY AUTHORIZED REPRESENTATIVES OF THE RECORD OWNERS OF THESE 70.15 ACRES SHOWN HEREON HAS CAUSED THESE LANDS TO BE SURVEYED AND PLATTED AS SHOWN AND SO DECLARE THAT ALL OF THE EASEMENTS, STREETS, DRAINAGE, LAKES AND UTILITY OR DRAINAGE EASEMENTS AS SHOWN OR NOTED ARE DEDICATED TO THE PUBLIC USE FOREVER.

THOMAS F. HINES
 DAVID T. MCNEILL

ATTEST AND CONFIRM:
 MRS. R. A. KIDWELL, LIEUTENANT

STATE OF TEXAS:
 COUNTY OF BRAZOS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS F. HINES, DAVID T. MCNEILL, AND MRS. R. A. KIDWELL, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 THIS THE 21st DAY OF March, 1980

277244 277464
 RELAY PUBLIC TR AND FOR BRAZOS COUNTY
 My Comm. Expires 9/1/84

CERTIFICATION BY ENGINEER:

I, E. E. JOHNSON, REGISTERED PROFESSIONAL ENGINEER NUMBER 1111 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON SHOWN AND UNDER MY SUPERVISION, AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE IMPROVEMENTS DESCRIBED HEREON.

E. E. JOHNSON, P.E.

CERTIFICATION BY COUNTY JUDGE:

THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY AS THE FINAL PLAN OF SUCH SUBDIVISION ON THE 11th DAY OF February, 1980.

SIGNED THIS THE 21st DAY OF March, 1980.

R. A. KIDWELL
 COUNTY JUDGE
 BRAZOS COUNTY, TEXAS

CERTIFICATION BY COUNTY CLERK:

I, COUNTY CLERK OF BRAZOS COUNTY TEXAS DO HEREBY CERTIFY THAT THIS PLAN, WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD ON THE 21st DAY OF March, 1980, AND DULY RECORDED IN VOL. 176501, PAGE 2 OF RECORDS OF BRAZOS COUNTY TEXAS

COUNTY CLERK
 BRAZOS COUNTY, TEXAS

EASEMENTS NOT SHOWN

A 10' WIDE UTILITY EASEMENT ON EACH SIDE OF ANY AND ALL PROPERTY LINES ESTABLISHED NOW OR WHICH MAY BE ESTABLISHED IN THE FUTURE, EXCEPT THOSE LINES DIVIDING TRACTS OWNED BY THE SAME PARTY.

A 5' WIDE ANCHOR AND GUY CASCHEM EXTENDING 20' BEYOND ANY UTILITY EASEMENT OR PUBLIC ROW WHERE AND WHEN NECESSARY FOR GUYS AND ANCHORS HEEDED FOR OVERHEAD UTILITY LINES.

A 25' DRAINAGE EASEMENT ON EACH SIDE OF ALL CREEKS AND DRAINAGES AS INDICATED BY

U.E.: UTILITY EASEMENT
 D.E.: DRAINAGE

Curbs on Hopes Creek

1	5	36° 57' 43" W	113.342
2	5	64° 47' 38" W	184.522
3	5	49° 37' 35" W	185.375
4	5	1° 17' 48" E	439.416
5	5	50° 45' 37" W	593.647
6	5	81° 43' 34" W	288.417
7	5	24° 10' 25" W	131.284
8	5	16° 14' 11" W	210.421
9	5	40° 54' 05" W	237.861
10	5	34° 15' 10" W	192.424
11	5	16° 14' 11" W	250.007
12	5	1° 17' 48" E	105.25

CURVE DATA

C	A	R	T
1	3 00 00	722.4216	57.635
2	35 12 34	250.406	93.253

PHASE 2 --- 70.15 ACRES

VALLEY RIDGE

BRAZOS COUNTY, TEXAS

E. E. JOHNSON & ASSOCIATES

ENGINEERS

CALDWELL TEXAS



DRAWN BY
 CHECKED BY

171801

FILED
 171801
 MAR 1 1980
 COUNTY CLERK
 BRAZOS COUNTY, TEXAS