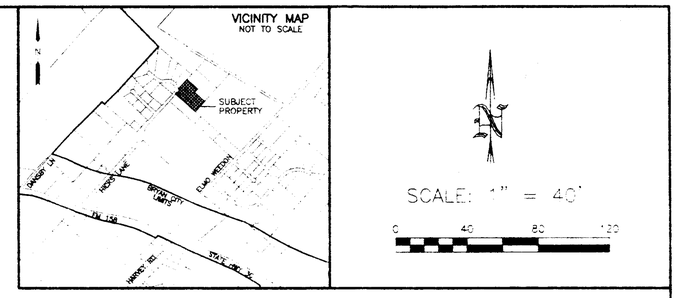
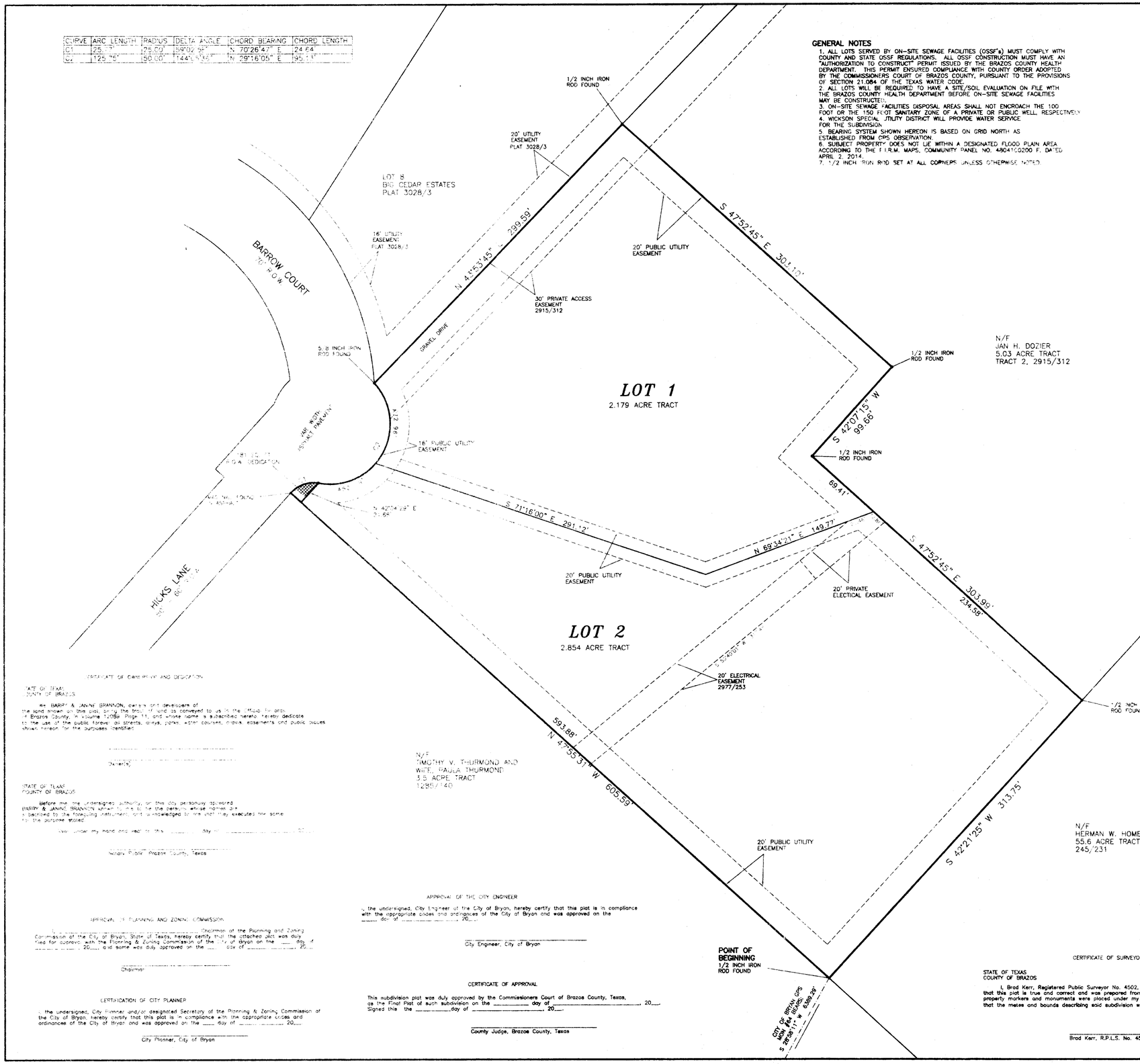
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.77'	25.00'	59°02'58"	N 70°26'47" E	24.64'
C2	125.75'	50.00'	144°[illegible]	N 29°16'05" E	95.13'

GENERAL NOTES

1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF"s) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
2. 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.
3. 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.
4. WICKSON SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
6. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0200 F, DATED APRIL 2, 2014.
7. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.





METES AND BOUNDS DESCRIPTION
OF A
5.037 ACRE TRACT
J. W. SCOTT LEAGUE, A-49
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. W. SCOTT LEAGUE, ABSTRACT NO. 49, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 5.037 ACRE TRACT AS DESCRIBED BY A DEED TO BARRY D. BRANNON AND JANINE L. BRANNON RECORDED IN VOLUME 12089, PAGE 11 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 3.5 ACRE TRACT AS DESCRIBED BY A DEED TO TIMOTHY V. THURMOND AND WIFE, PAULA THURMOND RECORDED IN VOLUME 1285, PAGE 140 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF SAID 5.037 ACRE TRACT AND A WEST CORNER OF A CALLED 55.6 ACRE TRACT AS DESCRIBED BY A DEED TO HERMAN W. HOMEYER RECORDED IN VOLUME 245, PAGE 231 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 55' 31" W ALONG THE COMMON LINE OF SAID 5.037 ACRE TRACT AND SAID 3.5 ACRE TRACT FOR A DISTANCE OF 605.59 FEET TO A MAG NAIL FOUND IN ASPHALT ON THE SOUTHEAST LINE OF HICKS LANE (50' - 60' R.O.W.) MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG THE SOUTHEAST LINE OF HICKS LANE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59° 02' 58" FOR AN ARC DISTANCE OF 25.77 FEET (CHORD BEARS: N 70° 26' 47" E - 24.64 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET; FOR REFERENCE A FENCE CORNER POST FOUND BEARS: S 47° 32' 36" E FOR A DISTANCE OF 0.68 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 144&&D 05' 36" FOR AN ARC DISTANCE OF 125.75 FEET (CHORD BEARS: N 29° 16' 05" E - 95.13 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING A NORTHWEST CORNER OF SAID 5.037 ACRE TRACT AND THE SOUTH CORNER OF A LOT 8, BIG CEDAR ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 3028, PAGE 3 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 43° 53' 45" E ALONG THE COMMON LINE OF SAID 5.037 ACRE TRACT AND SAID LOT 8 FOR A DISTANCE OF 299.59 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 5.037 ACRE TRACT AND A WEST CORNER OF A CALLED 5.03 ACRE TRACT DESCRIBED AS TRACT 2 BY SAID PARTITION DEED TO JAN H. DOZIER (2915/312);

THENCE: ALONG THE COMMON LINE OF SAID 5.037 ACRE TRACT AND SAID 5.03 ACRE TRACT FOR THE FOLLOWING CALLS:

S 47° 52' 45" E FOR A DISTANCE OF 303.10 FEET TO A 1/2 INCH IRON ROD FOUND;

S 42° 07' 15" W FOR A DISTANCE OF 99.66 FEET TO A 1/2 INCH IRON ROD FOUND;

S 47° 52' 45" E FOR A DISTANCE OF 303.99 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THE AFOREMENTIONED 55.6 ACRE TRACT MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT

THENCE: S 42° 21' 25" W ALONG THE COMMON LINE OF SAID 5.037 ACRE TRACT AND SAID 55.6 ACRE TRACT FOR A DISTANCE OF 313.75 FEET TO THE POINT OF BEGINNING CONTAINING 5.037 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BARRY & JANINE BRANNON, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in volume 12089, Page 11, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared BARRY & JANINE BRANNON, 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 stated.

Given under my hand and seal of office this ____ day of _____, 20__

_____
Notary Public, Brazos County, Texas

APPROVAL BY PLANNING AND ZONING COMMISSION

_____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 20____, and same was duly approved on the ____ day of _____, 20__

_____
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____

_____
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____

_____
City Engineer, City of Bryan

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, Brad Kerr, Registered Public Surveyor No. 4502, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

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 authentification was filed for record in my office on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____.

_____
County Clerk
Brazos County, Texas

FINAL PLAT
OF
HIDDEN PLACE
5.037 ACRES
J. W. SCOTT LEAGUE, A-49
BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 40 FEET
SURVEY DATE: AUGUST 2014
PLAT DATE: 09-05-14

JOB NUMBER: 14-613
CAD NAME: 14-613
CR5 FILE: 14-613

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: BARRY & JANINE BRANNON
P.O. BOX 4245
BRYAN, TEXAS 77805
PHONE (979) 820-0358