

LINE	BEARING	DISTANCE
L1	N 88°12'55" W	49.87'
L2	N 17°20'06" W	111.71'
L3	N 42°21'12" E	125.00'
L4	N 42°21'12" E	70.00'
L5	N 47°38'48" W	107.10'
L6	N 2°13'34" E	122.53'
L7	N 38°17'50" W	149.28'
L8	N 51°03'28" E	159.10'
L9	S 33°16'48" E	117.32'
L10	S 56°04'22" E	108.88'
L11	S 45°56'43" E	85.15'
L12	N 45°56'43" W	45.37'
L13	S 44°34'19" W	436.20'
L14	N 44°03'17" E	6.00'
L15	S 45°56'43" E	40.00'
L16	S 44°03'17" W	6.00'
L17	N 45°56'43" W	40.00'
L18	S 25°10'31" W	77.89'
L19	S 28°24'48" E	23.54'
L20	S 14°35'12" E	115.52'

LINE	BEARING	DISTANCE
L21	S 7°16'44" E	125.43'
L22	S 18°23'29" E	77.36'
L23	S 18°23'29" E	72.43'
L24	S 3°48'18" E	69.87'
L25	S 27°55'02" E	67.59'
L26	N 55°14'14" E	64.79'
L27	N 43°13'52" E	124.19'
L28	N 45°50'37" E	109.38'
L29	S 45°50'37" W	119.39'
L30	N 41°21'38" E	28.48'
L31	S 48°38'22" E	26.48'
L32	S 41°21'38" W	30.28'
L33	N 48°38'22" W	30.28'
L34	N 41°29'47" W	138.94'
L35	S 13°48'31" E	179.09'
L36	S 7°08'36" E	121.41'
L37	S 28°58'03" E	129.54'
L38	S 18°14'29" W	81.73'
L39	S 6°42'23" W	49.53'
L40	S 81°51'34" W	42.88'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Cook Crossing, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 18986, Page 79 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, easements, water courses, drains, easements, and public places shown hereon for the purposes identified.

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83. The actual measured distance to the monuments are consistent with the recorded Deed in Volume 18986, Page 79, Official Records of Brazos County, Texas.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 480410250E, effective May 16, 2012, a portion of this property is located within a Special Flood Hazard Area Zone A.
 - Land Use: 22 single family lots.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - The water supplier for this development is the Mexican Creek Special Utility District. These waterlines will provide the required flow to fire hydrants to meet fire protection requirements.
 - The Private Drainage Easements will be maintained by the Lot Owners or the Homeowners' Association (HOA). Landscaping, fences, structures, grading, etc. cannot impede the flow of the Private Drainage Easement. City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
 - The Common Area shown shall be owned and maintained by the HOA. City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
 - Building Setbacks are 25' Adjacent to all streets according to Brazos County Subdivision and Development Regulations. Additional Building Setbacks may be required by Deed Restrictions or the Final Plat.
 - 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.
 - Drainage of the lots will follow natural drainage patterns. Borrow ditches will convey runoff to culvert structures or to natural drainages. The existing drainage ways shall be preserved in their condition and the natural flow of water in the existing drainage ways shall not be obstructed.
 - Lots to be served by individual On-Site Sewage Facilities (OSSF) which must comply with all 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 the county order adopted by the Commissioners Court of Brazos County, Texas, pursuant to the provisions of section 2.084 of the Texas Water Code. OSSF disposal areas shall not encroach the 100' or 150' sanitary zone of a private or public well, respectively.
 - There shall be a 5' wide Easement for anchors and guy wires necessary to help support overhead utility lines. Said Easements will extend 20' beyond any Utility Easement.
 - All interior lot lines shall have a 20' Public Utility Easement centered on the lot line. All rear lot lines that adjoin another lot will have a 10' Utility Easement along the common lot line, except where rear lot lines adjoin a street.
 - Brazos County will be responsible for maintaining Public Drainage Easements. The Homeowners' Association (HOA) will maintain the Private Drainage Easements.
 - Planning Exception Request PE21-01 was approved by the Planning and Zoning Commission on June 3, 2021 to allow lots 12-14 in Block 1 to have a reduction in lot width from 150' to 99.01', 84.83' and 110.80' respectively.
 - Lot 1, Block 1 and Lot 1, Block 2 shall not have direct access to Hardy Woodson Road.
 - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 O = 1/2" Iron Rod Set
 O = 1/2" Iron Rod Found

APPROVAL OF THE CITY ENGINEER
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Whitney, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 18th day of February, 2022.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Leo Gonzalez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated. Given under my hand and seal on this 18th day of February, 2022.

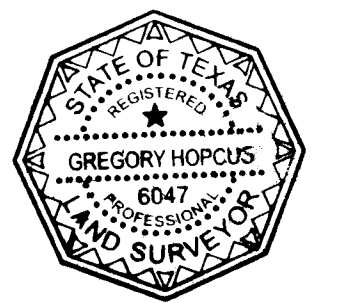
APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Leo Gonzalez, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 22nd day of February, 2022, and the same was duly approved on the 22nd day of February, 2022, by said Commission.

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 22nd day of February, 2022.

CERTIFICATION BY THE COUNTY CLERK
 (STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, Richard Gonzalez-Lopez, County Clerk of Brazos County, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 18th day of February, 2022.

APPROVAL OF THE CITY PLANNER
 I, Madia Zimmerman, 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 18th day of February, 2022.

CERTIFICATION OF THE 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.



LINE	BEARING	DISTANCE
L41	S 14°42'13" W	62.13'
L42	S 25°13'25" W	93.43'
L43	S 7°09'20" E	78.47'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	N 2°38'48" W	35.36'
C2	11°49'21"	565.00'	116.58'	58.50'	N 41°44'07" W	118.38'
C3	88°12'39"	25.00'	38.49'	24.23'	N 89°56'57" E	34.80'
C4	27°34'51"	285.00'	127.57'	85.04'	S 32°06'18" E	126.34'
C5	60°43'05"	565.00'	598.75'	330.94'	S 11°59'40" W	571.12'
C6	90°00'00"	25.00'	39.27'	25.00'	S 87°21'12" W	35.36'
C7	245°41'03"	80.00'	257.28'	-92.95'	S 80°28'19" E	100.82'
C8	65°41'03"	25.00'	28.86'	18.14'	N 9°30'41" E	27.12'
C9	80°43'05"	635.00'	672.93'	371.94'	N 11°59'40" E	641.88'
C10	27°34'51"	335.00'	161.28'	82.22'	N 32°06'18" W	159.71'
C11	90°31'02"	25.00'	39.50'	25.23'	N 0°41'12" W	35.51'
C12	90°00'00"	5.00'	7.85'	5.00'	N 89°03'17" E	7.07'
C13	90°00'00"	5.00'	7.85'	5.00'	S 0°56'43" E	7.07'
C14	90°00'00"	5.00'	7.85'	5.00'	S 89°03'17" W	7.07'
C15	90°00'00"	5.00'	7.85'	5.00'	N 0°56'43" W	7.07'
C16	6°18'40"	545.00'	60.03'	30.05'	S 3°38'22" E	60.00'
C17	5°15'01"	655.00'	60.02'	30.03'	N 3°38'22" W	60.00'

Lot	Min. Culvert Size (in)	Min. Culvert Length (ft)
1	15	24
2	15	24
3	15	24
4	15	24
5	15	24
6	15	24
7	15	24
8	15	24
9	15	24
10	15	24
11	15	24
12	18	24
13	2-18	24
14	2-18	24

FIELD NOTES
 Being that certain tract or parcel of land being situated in the THOMAS J. ALLCORN LEAGUE, Abstract No. 81, Brazos County, Texas and being part of the 89.50 acre tract described in the Deed from Shalby Madison Trepinger and John Donald Steadler, Jr. to Cook Crossing, LLC recorded in Volume 18986, Page 79 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINS: at a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the south corner of the said 89.50 acre Cook Crossing, LLC tract, the southeast corner of the called 128.747 acre Leon Daniels, Jr. and Katherine A. Daniels Tract 2 recorded in Volume 7286, Page 105 (O.R.B.C.) and the called 4 acre Anna Jones tract described in the deed recorded in Volume 230, Page 518 of the Brazos County Deed Records (B.C.D.R.), from whence a found 3/8-inch iron rod marking an interior corner of the called 128.747 acre Daniels tract bears S 47°55'24" E at a distance of 084.41 feet for reference;

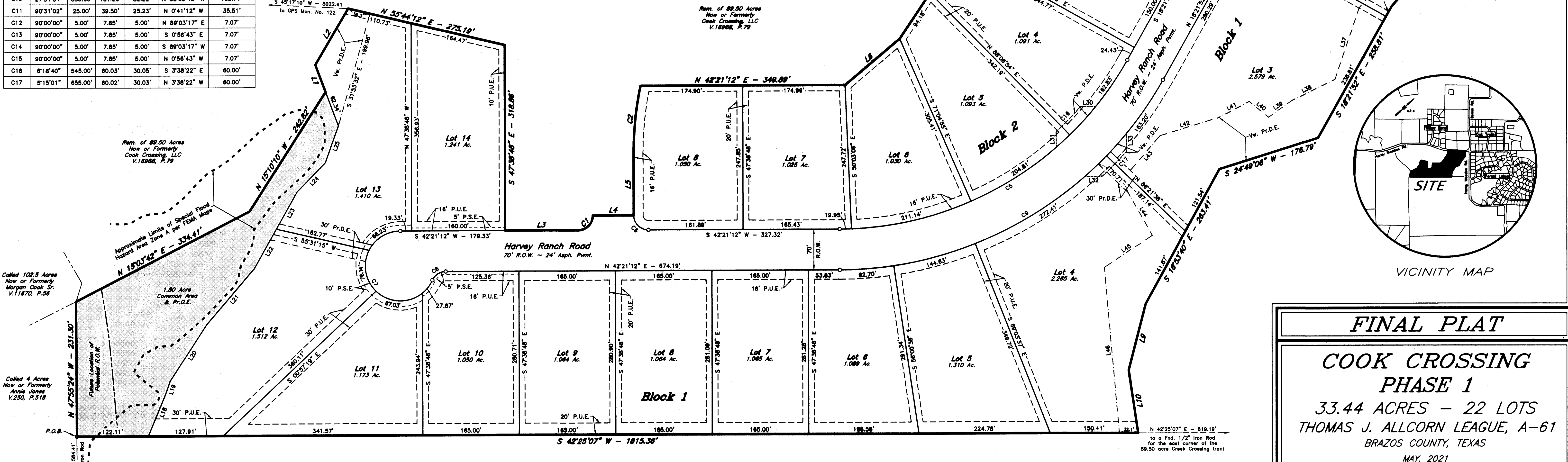
- THENCE: into the interior of the said 89.50 acre Cook Crossing, LLC tract for the following fifteen (15) calls:
- N 15°03'28" E for a distance of 334.41 feet to a 1/2-inch iron rod set,
 - N 15°10'10" W for a distance of 242.82 feet to a 1/2-inch iron rod set,
 - N 88°12'39" W for a distance of 48.87 feet to a 1/2-inch iron rod set,
 - N 17°20'06" W for a distance of 111.71 feet to a 1/2-inch iron rod set,
 - N 59°44'12" E for a distance of 278.19 feet to a 1/2-inch iron rod set,
 - S 47°38'48" E for a distance of 318.88 feet to a 1/2-inch iron rod set,
 - N 42°21'12" E for a distance of 125.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
 - 38.27 feet along the arc of said curve having a central angle of 90°00'00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N 02°38'48" W at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency,
 - N 42°21'12" E for a distance of 70.00 feet to a 1/2-inch iron rod set,
 - N 47°38'48" W for a distance of 107.10 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
 - 118.58 feet along the arc of said curve having a central angle of 11°49'21", a radius of 565.00 feet, a tangent of 58.50 feet and a long chord bearing N 41°44'07" W at a distance of 118.38 feet to a 1/2-inch iron rod set for the Point of Tangency,
 - N 42°21'12" E for a distance of 348.89 feet to a 1/2-inch iron rod set,
 - N 02°13'34" E for a distance of 122.53 feet to a 1/2-inch iron rod set,
 - N 14°03'20" W for a distance of 408.50 feet to a 1/2-inch iron rod set, and
 - N 38°17'50" W for a distance of 149.28 feet to a 1/2-inch iron rod set, said iron rod also being in the southeast right-of-way line of Hardy Woodson Road (based on a variable width);

THENCE: along the southeast right-of-way line of said Hardy Woodson Road for the following two (2) calls:

- N 51°03'28" E for a distance of 159.10 feet to a found 1/2-inch iron rod marking an angle point, and
- N 44°34'22" E for a distance of 308.29 feet to a 1/2-inch iron rod set, from whence a found 1/2-inch iron rod marking the northeast corner of the said 89.50 acre Cook Crossing, LLC tract bears N 44°34'22" E at a distance of 294.57 feet for reference;

- THENCE: into the interior of the said 89.50 acre Cook Crossing, LLC tract for the following seven (7) calls:
- S 48°07'36" E for a distance of 225.36 feet to a 1/2-inch iron rod set,
 - S 08°32'02" E for a distance of 218.12 feet to a 1/2-inch iron rod set,
 - S 18°21'12" E for a distance of 208.81 feet to a 1/2-inch iron rod set,
 - S 24°48'08" W for a distance of 178.79 feet to a 1/2-inch iron rod set,
 - S 18°53'64" E for a distance of 283.41 feet to a 1/2-inch iron rod set,
 - S 33°18'48" E for a distance of 117.32 feet to a 1/2-inch iron rod set, and
 - S 58°04'22" E for a distance of 108.88 feet to a 1/2-inch iron rod set for the east corner of this tract and being in the northwest line of the called 128.747 acre Daniels tract, from whence a found 1/2-inch iron rod marking the east corner of the said 89.50 acre Cook Crossing, LLC tract bears N 42°20'07" E at a distance of 818.18 feet for reference;

THENCE: S 42°20'07" W along the fenced common line of this tract and the called 128.747 acre Daniels tract for a distance of 1,815.36 feet to the POINT OF BEGINNING and containing 33.44 acres of land.



FINAL PLAT
COOK CROSSING
PHASE 1
 33.44 ACRES - 22 LOTS
 THOMAS J. ALLCORN LEAGUE, A-61
 BRAZOS COUNTY, TEXAS
 MAY, 2021
 SCALE: 1"=80'

OWNER:
 Cook Crossing, LLC
 P.O. Box 3482
 Bryan, TX 77805
 (979) 777-1877

SURVISOR:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

Texas Firm Registration No. 10103000