



VICINITY MAP  
1"= 1250'

RATIONAL METHOD CALCULATION - DRIVEWAYS CULVERTS

LOT	QID (CFS)	LENGTH (FT)	SIZE (IN)	CAPACITY (CFS)
1	8.1	20.0	18	8.4
2	6.4	20.0	18	8.4
3	4.1	20.0	15	6.1
4	4.0	20.0	15	5.0
5	3.3	20.0	15	6.1
6	5.4	20.0	15	6.1
7	7.8	20.0	18	8.2
8	9.8	20.0	24	17.6
9	17.0	20.0	24	17.6
10	16.3	20.0	30	22.5
11	13.5	20.0	30	22.5
12	11.7	20.0	24	12.4
13	9.6	20.0	24	12.4
14	7.7	20.0	24	12.4
15	5.3	20.0	18	5.8
16	3.2	20.0	18	5.8
17	1.9	20.0	15	3.5
18	2.6	20.0	15	3.5
19	5.3	20.0	18	5.8
20	7.6	20.0	24	15.7
21	14.3	20.0	24	15.7
22	12.3	20.0	24	12.4
23	9.3	20.0	24	12.4
24	7.4	20.0	24	12.4
25	4.9	20.0	18	5.8
26	2.7	20.0	15	3.5
27	1.3	20.0	15	3.5
28	2.4	20.0	15	3.5
29	4.8	20.0	18	5.8
30	6.7	20.0	24	12.4
31	8.6	20.0	24	12.4
32	10.0	20.0	24	12.4
33	5.6	20.0	15	6.5
34	2.8	20.0	15	8.7
35	2.7	20.0	15	7.4
36	7.2	20.0	15	7.4
37	10.1	20.0	24	12.4
38	8.0	20.0	24	12.4
39	5.1	20.0	18	7.4
40	3.3	20.0	18	7.4

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	55°31'32"	25.00'	24.23'	13.16'	N 69°37'28" E	23.29'
C2	58°41'20"	81.00'	82.87'	45.54'	N 68°02'32" E	79.39'
C3	44°41'32"	81.00'	63.18'	33.30'	N 16°21'08" E	61.59'
C4	68°30'21"	81.00'	96.85'	55.16'	N 40°14'51" W	91.18'
C5	51°00'21"	81.00'	72.11'	38.64'	S 79°59'48" W	69.75'
C6	68°09'30"	81.00'	96.36'	54.80'	S 20°24'53" W	90.77'
C7	55°31'32"	25.00'	24.23'	13.16'	S 14°05'54" W	23.29'
C8	90°00'19"	25.00'	39.27'	25.00'	S 86°51'50" W	35.36'
C9	90°00'00"	25.00'	39.27'	25.00'	N 3°08'00" W	35.36'
C10	55°31'32"	25.00'	24.23'	13.16'	N 69°37'46" E	23.29'
C11	60°06'47"	81.00'	84.98'	46.87'	N 67°20'08" E	81.14'
C12	49°06'22"	81.00'	69.42'	37.00'	N 12°43'34" E	67.32'
C13	64°24'03"	81.00'	91.04'	51.01'	N 44°01'39" W	86.33'
C14	56°52'48"	81.00'	80.41'	43.87'	S 75°19'56" W	77.15'
C15	60°33'05"	81.00'	85.60'	47.29'	S 16°37'00" W	81.67'
C16	55°31'32"	25.00'	24.23'	13.16'	S 14°06'13" W	23.29'
C17	89°57'48"	25.00'	39.25'	24.98'	S 86°50'54" W	35.34'
C18	90°00'00"	25.00'	39.27'	25.00'	S 3°08'00" E	35.36'
C19	90°00'00"	25.00'	39.27'	25.00'	N 86°52'00" E	35.36'
C20	89°59'41"	25.00'	39.27'	25.00'	S 3°08'10" E	35.35'

LOT 22 - WETLANDS

LINE	BEARING	DISTANCE
L10	S 81°53'14" W	137.37'
L11	N 17°37'40" E	4.13'
L12	N 69°56'28" E	23.63'
L13	N 6°00'47" W	24.45'
L14	N 41°26'36" W	19.35'
L15	N 22°08'58" W	27.17'
L16	N 6°29'14" E	18.89'
L17	N 16°42'36" W	26.72'
L18	N 0°31'49" E	46.65'
L19	N 25°55'19" E	15.10'
L20	S 48°08'00" E	190.75'
L21	S 9°00'10" W	34.33'

LOT 21 - WETLANDS

LINE	BEARING	DISTANCE
L1	S 9°00'10" W	23.59'
L2	S 29°07'59" W	38.58'
L3	S 36°31'07" W	71.18'
L4	S 77°32'08" W	27.43'
L5	N 22°01'29" W	16.43'
L6	N 33°59'36" W	40.82'
L7	N 47°40'46" W	33.37'
L8	N 17°37'40" E	30.63'
L9	N 81°53'14" E	137.37'

LEGEND

- PROPERTY CORNER
- 1/2" CAPPED IRON ROD SET STAMPED "GESSNER"
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT
- APPROXIMATE FLOODPLAIN
- LOT LINE
- 15' WATERLINE EASEMENT VOL. 16126, PG. 53, O.P.R.B.C.T. TO BE ABANDONED BY SEP. INST.
- VARIABLE WIDTH ACCESS EASEMENT VOL. 17148, PG. 128 O.P.R.B.C.T. (TO BE ABANDONED)
- CONTROLLING MONUMENT
- 5/8" CAPPED IRON ROD FOUND
- POINT OF BEGINNING
- IRON ROD FOUND

FINAL PLAT  
OF  
HUNTERS CROSSING ESTATES  
PHASE 2  
LOTS 1 - 40  
52.03 ACRES

G. H. COLEMAN SURVEY, A-10  
FRANCIS HENDERSON SURVEY, A-20  
BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:  
OCC CONSTRUCTION CORPORATION  
4060 TEXAS 6 FRONTAGE RD  
COLLEGE STATION, TEXAS 77845

SCALE: 1"=100' NOVEMBER, 2022

SHEET 1 OF 2



CIVIL / CMT / GEOTECHNICAL  
STRUCTURAL / LAND SURVEYING

CORPORATE OFFICE  
401 W 26TH ST  
BRYAN, TEXAS 77803  
www.gessnerengineering.com

BRENNHAM 979.836.6855  
BRYAN 979.680.8840  
FORT WORTH 817.405.0774  
GEORGETOWN 512.930.5832  
SAN ANTONIO 210.305.4792

TBPELS FIRM REGISTRATION NUMBERS:  
F-7451 & F-101914599

FINAL PLAT

DATE: 7-16-25  
DRAWN BY: TPD/GTD  
CHECKED BY: GTD  
PROJECT #: 20-0801



GENERAL NOTES:

- CURRENT TITLE APPEARS TO BE VESTED IN OCC CONSTRUCTION CORPORATION BY VIRTUE OF DEED RECORDED IN VOL. 16127, PG. 184, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND IN TDG MANAGEMENT, LP BY VIRTUE OF DEED RECORDED IN VOL. 17602, PG. 79 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- BASIS OF BEARINGS ARE GRID NORTH AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCE TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA. DISTANCES ARE SURFACE AND GRID DISTANCES CAN BE OBTAINED BY USING THE FOLLOWING COMBINED SCALE FACTOR 0.999877623 (GEOD12B).
- THIS PROPERTY FALLS WITHIN ZONE "A" AND HAS A LESS THAN 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 481195, PANEL NO. 0125E, MAP NO. 48041C0125E, REVISED EFFECTIVE DATE OF MAY 16, 2012.
- 1/2-INCH CAPPED IRON ROD STAMPED "GESSNER" SET AT ALL LOT CORNERS, EXCEPT AS NOTED.
- THE FOLLOWING BUILDING SETBACKS APPLY:  
FRONT SIDE REAR SIDE STREET  
50' 20' 30' 20'
- HUNTERS CROSSING ESTATES PHASE TWO IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION.  
HUNTERS CROSSING ESTATES PHASE TWO CONTAINS 40 LOTS, NUMBERED LOT 1 THROUGH LOT 40. NO BLOCK DESIGNATION.
- THE FOLLOWING STREETS HAVE A 30' WIDE ASPHALT PAVEMENT SECTION:  
HUNTERS CROSSING TRAIL  
SCENIC VIEW TRAIL  
GARHOLE VIEW LANE

BRAZOS COUNTY SUBDIVISION REGULATIONS:

- 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 THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. AN MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.  
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("NDCBUS"), OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AN OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- 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 REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN RISK AND CONVEY ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

BRAZOS COUNTY HEALTH DEPARTMENT NOTES

- 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 DISTRICT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONER'S 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 ENCRDACH 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 AND INCLUDE A SOIL SURVEY.
- THIS SUBDIVISION LIES WITHIN THE WICKSON CREEK SUD SERVICE AREA.
- LOTS ARE SUBJECT TO A 50' SETBACK FROM A PERENNIAL STREAM CENTERLINE AS IDENTIFIED ON KURTEN USGS QUAD MAP.
- WHERE LOT SIZE IS LESS THAN ONE-ACRE REQUIRED FOR OSSF PURPOSES ALTERNATIVE SEPTIC SOLUTIONS MAY BE REQUIRED. SPRAY FIELDS WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.

CERTIFICATE OF SURVEYOR

I, GLENN T. DIAL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5168, 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.

GLENN T. DIAL R.P.L.S. NO. 5168 DATE: 9-18-23



APPROVAL BY THE COUNTY COMMISSIONER'S COURT

I, KYLE KACAL, COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY, COMMISSIONERS' COURT ON THE 5<sup>TH</sup> DAY OF AUG., 2025.

Kyle Kacal  
COUNTY JUDGE, BRAZOS COUNTY, TEXAS

CERTIFICATE BY THE COUNTY CLERK

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 8/20/2025 1:41:35 PM  
In the PLAT Records

Doc Number: 2025-1565224  
Volume-Page: 20051-266  
Number of Pages: 1  
Amount: 72.00  
Order#: 20250820000084  
By: JS

Josephine Shaw  
COUNTY CLERK  
BRAZOS COUNTY, TEXAS

DO HEREBY CERTIFY THAT THIS  
LED FOR RECORD IN MY OFFICE THE  
BRAZOS COUNTY, TEXAS, IN VOLUME

SCHEDULE B:

SURVEY PERFORMED WITH THE BENEFIT OF A TITLE FROM LAWYERS TITLE COMPANY OF BRAZOS COUNTY, AND ISSUED UNDER G.F. #540788, EFFECTIVE DATE JUNE 1, 2020.

- TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN ACCESS EASEMENT RESERVED IN DEED EXECUTED BY MERVIN DANSBY PETERS TO OCC CONSTRUCTION CORPORATION, RECORDED IN VOLUME 17148, PAGE 128, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, (SHOWN HEREOIN)
- BOUNDARY LINE AGREEMENT AND CONVEYANCE EXECUTED BY MERVIN D. PETERS AND JOLENE SCARMARDO BROACH, DATED MAY 3, 1983, RECORDED IN VOLUME 574, PAGE 336, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, RATIFICATION OF BOUNDARY LINE AGREEMENT AND CONVEYANCE RECORDED IN VOLUME 11795, PAGE 289, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (DOES NOT AFFECT)
- BOUNDARY LINE AGREEMENT AND CONVEYANCE EXECUTED BY MERVIN D. PETERS AND ROY W. BARNES, DATED MAY 1, 1983, RECORDED IN VOLUME 574, PAGE 357, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (DOES NOT AFFECT)
- RIGHT OF WAY EASEMENT EXECUTED BY O.L. WILCOX TO THE CITY OF BRYAN, DATED JULY 1, 1937, RECORDED IN VOLUME 98, PAGE 338, DEED RECORDS OF BRAZOS COUNTY, TEXAS, (NOT LOCATABLE / MAY AFFECT)
- RIGHT OF WAY EASEMENT EXECUTED BY J.H. WILCOX AND ESTHER WILCOX TO THE CITY OF BRYAN, DATED APRIL 5, 1937, RECORDED IN VOLUME 98, PAGE 339, DEED RECORDS OF BRAZOS COUNTY, TEXAS, (NOT LOCATABLE / MAY AFFECT)
- RIGHT OF WAY AGREEMENT EXECUTED BY MERVIN D. PETERS TO DIAMOND SHAMROCK CORPORATION, DATED APRIL 14, 1970, RECORDED IN VOLUME 285, PAGE 545, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, ASSIGNMENT OF RIGHT OF WAY, EASEMENT, LICENSES AND PERMITS RECORDED IN VOLUME 9010, PAGE 39, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (NOT LOCATABLE / MAY AFFECT)
- RIGHT OF WAY AGREEMENT EXECUTED BY MERVIN D. PETERS TO WIXON WATER SUPPLY, DATED AUGUST 15, 1971, RECORDED IN VOLUME 310, PAGE 12, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (NOT LOCATABLE / MAY AFFECT)
- RIGHT OF WAY AGREEMENT EXECUTED BY MERVIN D. PETERS TO KURTEN GATHERING, INC., DATED SEPTEMBER 1, 1983, RECORDED IN VOLUME 603, PAGE 481, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (DOES NOT AFFECT)
- RIGHT OF WAY AGREEMENT EXECUTED BY MERVIN D. PETERS TO BRYAN PIPE LINE COMPANY, DATED JULY 14, 1983, RECORDED IN VOLUME 617, PAGE 597, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (NOT LOCATABLE / MAY AFFECT)
- RIGHT OF WAY EASEMENT EXECUTED BY MERVIN D. PETERS AND BRYAN TEXAS UTILITIES, DATED MAY 13, 2011, RECORDED IN VOLUME 10200, PAGE 190, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (DOES NOT AFFECT)
- EASEMENT EXECUTED BY MERVIN DANSBY PETERS TO TEXAS EXPRESS PIPELINE LLC, DATED FEBRUARY 15, 2012 RECORDED IN VOLUME 10822, PAGE 205, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (DOES NOT AFFECT)
- RIGHT OF WAY EASEMENT EXECUTED BY MERVIN D. PETERS AND BRYAN TEXAS UTILITIES, DATED JULY 25, 2012, RECORDED IN VOLUME 10910, PAGE 228, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (DOES NOT AFFECT)
- RIGHT OF WAY AGREEMENT EXECUTED BY MERVIN D. PETERS AND ANNETTE ADAMS PETERS AND HALCON FIELD SERVICE, LLC, DATED APRIL 23, 2013, RECORDED IN VOLUME 11367, PAGE 153, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (DOES NOT AFFECT)
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BUT HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

UTILITY SERVICES:

WATER - WIXON WATER SUD  
WASTEWATER - ONSITE PRIVATE WASTEWATER SYSTEM  
ELECTRIC - BRYAN TEXAS UTILITIES  
GAS - PROPANE

APPROVAL OF THE CITY PLANNER

Alton Ofczarzak  
THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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 1<sup>ST</sup> DAY OF August, 2025.

Alton Ofczarzak  
CITY PLANNER  
BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Anne McCreom, CHAIR 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 18<sup>TH</sup> DAY OF August, 2025, AND SAME WAS DULY APPROVED ON THE 16<sup>TH</sup> DAY OF February, 2025 BY SAID COMMISSION.

Anne McCreom  
CHAIR, PLANNING AND ZONING COMMISSION  
BRYAN, TEXAS

APPROVAL OF CITY ENGINEER

I, W. Paul Kasper, 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 19<sup>TH</sup> DAY OF August, 2025.

W. Paul Kasper  
CITY ENGINEER  
BRYAN, TEXAS

METES AND BOUNDS

HUNTERS CROSSING ESTATES, PHASE 2

Field notes for a 52.03 acre tract or parcel of land, lying in and being situated out of the Green Coleman Survey, Abstract 10 and the Frances Henderson Survey, Abstract 20 both in Brazos County, Texas and being all of the certain 50.86 acre tract conveyed to OCC Construction Corporation by deed, described in Volume 16127, Page 184 of the Official Records of Brazos County, Texas and being all of those certain 1.15 acre and 1.17 acre tracts of land conveyed to OCC Construction Corporation by deed, recorded in Volume 18528, Pg. 224 of the Official Records of Brazos County, Texas, said 52.03 acre tract being more particularly described as follows:

BEGINNING at the 5/8" iron rod with cap found at the northerly corner of Lot 8, Block One, Hunters Crossing Estates, Phase 1 according to the plat recorded in Volume 17291, Page 258 of the Official Records of Brazos County, Texas for the southerly interior ell corner hereof and said OCC Construction 50.86 acre tract;

THENCE, South 41° 51' 40" West along the most northerly northwest line of said Hunters Crossing, Phase 1, same being the westerly southeast line of said OCC Construction 50.86 acre tract, at a distance of 638.39 feet, pass a 5/8" iron rod with cap found at the westerly corner of Lot 9, Block One of said Hunters Crossing, Phase 1, and continuing for a total distance in all of 712.02 feet to a 5/8" iron rod with cap found at an angle point in a present northeasterly line of the remainder portion of that certain 1456.53 acre tract of land conveyed to Mervin Dansby Peters by deed, recorded in Volume 261, Page 26 of the Deed Records of Brazos County, Texas for the most westerly southwest corner hereof and said OCC Construction 50.86 acre tract;

THENCE, with the southwesterly lines of said OCC Construction 50.86 acre tract and said OCC Construction 1.15 acre and 1.17 acre tracts the following three (3) calls:

- North 48° 08' 10" West a distance of 702.96 feet to a 5/8" iron rod with cap found for an ell corner of said OCC Construction 50.86 acre tract;
- North 41° 52' 00" East a distance of 78.01 feet to a 5/8" iron rod with cap found for an ell corner of said OCC Construction 50.86 acre tract;
- North 48° 08' 00" West at a distance of 195.62 feet, pass the southerly corner of said OCC Construction 1.15 acre tract, at a distance of 282.20 feet, pass the southerly corner of said OCC Construction 1.17 acre tract, being the westerly corner of said OCC Construction 1.15 acre tract and continuing for a total distance in all of 368.56 feet to a 1/2" iron rod with cap stamped "GESSNER" set for the northwesterly corner hereof and said OCC Construction 1.17 acre tract;

THENCE, North 41° 52' 00" East for a distance of 577.85 feet to a 1/2" iron rod with cap stamped "GESSNER" set for an ell corner hereof, being the northerly corner of said OCC Construction 1.17 acre acre tract;

THENCE, South 48° 08' 00" East for a distance of 87.83 feet to a 1/2" iron rod with cap stamped "GESSNER" set at an angle point in southeasterly line of that certain 52.48 acre tract of land conveyed to TDG Management, LP by deed, recorded in Volume 17602, Page 79 of the Official Records of Brazos County, Texas, being in the northerly line of said OCC Construction 50.86 acre tract, the northerly corner of said said OCC Construction 1.15 acre tract, the easterly corner of said OCC Construction 1.17 acre tract for an ell corner in the northerly line hereof;

THENCE, North 41° 52' 00" East a distance of 1798.69 feet along the common line of said OCC Construction 50.86 acre and said TDG Management, L.P. 52.48 acre tracts to a 5/8" iron rod with cap found at the westerly corner of that certain 16.70 acre tract of land conveyed to Marcus E. Hill and Amy M. Hill by deed, recorded in Volume 17185, Page 220 of the Official Records of Brazos County, Texas for the the northerly corner hereof and said OCC Construction 50.86 acre tract;

THENCE, South 48° 08' 00" East a distance of 659.62 feet along the northeast line of said OCC Construction 50.86 acre tract, being the southwest line of said Hill 16.70 acre tract to a 5/8" iron rod with cap found in the northwest line of that certain 91.60 acre tract of land conveyed to Charles Edward Henderson by deed, recorded in Volume 3048, Page 244 of the Official Records of Brazos County, Texas, being the southerly corner of said Hill 16.70 acre tract for the northeasterly corner hereof and said OCC Construction 50.86 acre tract;

THENCE, along the common line between said OCC Construction 50.86 acre tract, and the said Henderson 91.60 acre tract the following four (4) calls:

- South 41° 52' 00" West for a distance of 1105.37 feet to a 5/8" iron rod with cap found for an interior ell corner hereof and said OCC Construction 50.86 acre tract, being a west corner of said Henderson 91.60 acre tract;
- South 49° 38' 00" East for a distance of 594.33 feet to a 5/8" iron rod with cap found for an easterly corner hereof and said OCC Construction 50.86 acre tract, being an ell corner of said Henderson 91.60 acre tract;
- South 41° 13' 14" West for a distance of 540.65 feet to a 1/2" iron rod with cap stamped "Kling" found for an interior ell corner hereof and said OCC Construction 50.86 acre tract, being a westerly corner of said Henderson 91.60 acre tract;
- South 48° 46' 55" East for a distance of 19.66 feet to a 5/8" iron rod with cap found at the northerly corner of Lot 6, Block One of said Hunters Crossing Estates, Phase I for an ell corner hereof and said OCC Construction 50.86 acre tract;

THENCE, along the common lines of said OCC Construction 50.86 acre tract and Lots 6, 7 and 8, Block One of said Hunters Crossing Estates, Phase I the following two (2) calls:

- South 40° 06' 33" West a distance of 109.53 feet to a 5/8" iron rod with cap found at the easterly corner of said Lot 7, Block One for an ell corner hereof and said OCC Construction 50.86 acre tract;
- North 48° 04' 20" West a distance of 299.25 feet to the PLACE OF BEGINNING and containing 52.03 acres of land, more or less.

FINAL PLAT  
OF  
HUNTERS CROSSING ESTATES  
PHASE 2  
LOTS 1 - 40  
52.03 ACRES

G. H. COLEMAN SURVEY, ABSTRACT 10  
FRANCIS HENDERSON SURVEY, ABSTRACT 20  
BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:  
OCC CONSTRUCTION CORPORATION  
4060 TEXAS 6 FRONTAGE RD  
COLLEGE STATION, TEXAS 77845

ENGINEER:  
GESSNER ENGINEERING, LLC  
401 W 26TH STREET  
BRYAN, TEXAS 77803

SURVEYOR:  
GESSNER ENGINEERING, LLC  
GLENN T. DIAL  
401 W 26TH STREET  
BRYAN, TEXAS 77803

SCALE: 1"=100' SEPTEMBER, 2023

SHEET 2 OF 2



CIVIL | CMT | GEOTECHNICAL  
STRUCTURAL | LAND SURVEYING

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GEORGETOWN 512.930.5832  
SAN ANTONIO 210.305.4972

TBPELS FIRM REGISTRATION NUMBERS:  
F-7451 & F-101914599

FINAL PLAT

DATE: 7-16-25  
DRAWN BY: TPD/GTD  
CHECKED BY: GTD  
PROJECT #: 20-0801