



0100200Feet

2

LEGEND

PUE/DRAINAGE EASEMENT

PHASE BOUNDARY

PROPERTY LINES

2" IRON ROD SET
CAPPED "TICE ENG."

2" IRON ROD FOUND

XX" PUE

PUBLIC UTILITY EASEMENT

General Notes:

1. Potable water and fire suppression supply to be provided by agreement with Wickson Creek SUD.

2. Electrical supply to be provided by agreement with Bryan Texas Utilities

3. According to the Flood Insurance Rate Map 48041C0210E (Effect. 5/16/2012) and Flood Insurance Rate Map 48041C0250E (Effect. 5/16/2012), No portion of this site is located within a 100-year Zone A flood hazard area

4. Amenities, entry monuments, landscaping and common areas to be maintained by home owners association.

5. Minimum setbacks are as follows:

5.1. Front: 50 feet

5.2. Rear: 20 feet

5.3. Side: 20 feet

5.4. Side/Street: 25 feet

6. The Metes and Bounds Description provided by TICE Engineering and Surveying, Plot Date June 10th, 2024

7. All property corners to be marked per Brazos County Subdivision Regulations

8. Basis of Bearing: Texas State Plane Central Zone (4203) with NAD 83 DATUM

9. All posted roadway speeds for subdivision to be 30 MPH

10. All Right of Ways in this Subdivision are to be 70 feet wide per Brazos County requirements with an additional 16 foot dedicated public utility easement on both adjacent sides with the exception of Charline Ln and that section of Elsie Ln fronting the property retained by Linda Bell Shrimpton which will have a 20 foot dedicated public utility easement on opposite side of Right of Way only. All lots to have a 10 foot public utility/drainage easement on side and back lot lines.

11. Current 30' ROW Easement (Vol 339 pg 183) and 20' power line easements (Vol 346, pg 363 & Vol 346 pg 364) to be abandoned and replaced with proposed county ROW and adjacent public utility easements (PUE).

12. Current location of site is inside the ETJ of City of Bryan

13. Detention/Retention facilities to be constructed with phase 1 and connected by temporary drainage swales

14. Any utility easements shown may include a drainage easements if needed.

15. Individual lots to be serviced by OSSF shall comply with Brazos County and State of Texas requirements and shall be per permitted by Brazos County Health Department. All lots to have a site evaluation report and soils report completed by a state licensed sanitarian filed with the permitting authority. Minimum encroachment for on-site sanitary sewer disposal shall comply with Chapter 285 Texas Administrative Code and Brazos County requirements. No septic systems shall be installed within 50 feet of proposed detention areas

16. Existing water wells located at Block 1 Lot 3 tract to be plugged prior to final acceptance by Brazos County with plug reports provided to BCHD.

17. Where electric facilities are installed, BTU 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.

18. 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.

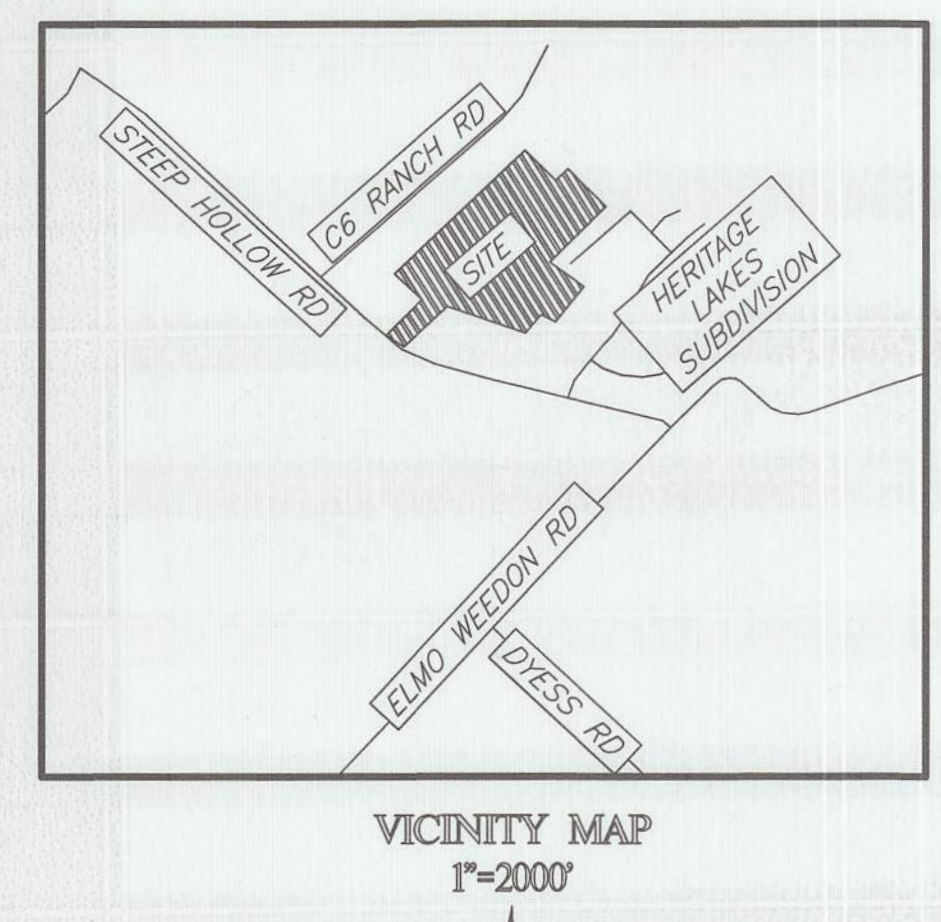
19. Rural mailboxes shall be set five (5) feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos County. For Single-Family Residential 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.

20. In approving this plat by the Commissioner's Court of Brazos County, Texas, it is understood that the building of all roads, and 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.

21. 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 incur all their own expense for 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.

22. A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.

23. Total number of proposed lots for phase one combined with that of phase two will exceed allowable per 2021 IFC by one (1) lot [31 Total both phases] for single access point. No further subdivision of land shall take place for properties served by Elsie Lane as a single point of access as it relates to 2021 IFC.



CULVERT SIZING TABLE		
BLOCK	LOT	CULVERT DIA (in)
1	1	18
1	2	18
1	3	18
1	4	18
1	5	18
1	6	18
1	7	24
1	8	30
1	9	30
2	1	18
2	2	18
2	3	18
2	4	24
2	5	24
2	6	24
2	7	30

FINAL PLAT

HARVEST MEADOWS

PHASE ONE

TOTAL 16 LOTS, 3 COMMON AREAS (2334 AC)

AND 1 RESERVE TRACT (0.009 AC)

FROM

41.343 ACRE TRACT

BLOCK 1 LOTS 1 - 9, BLOCK 2 LOTS 1 - 7, COMMON AREAS 1, 2 & 3

R. PERRY SURVEY ABSTRACT 44

BRAZOS COUNTY TEXAS

JUNE 2024

OWNER:

MEADOWS DEVELOPMENT, LLC

PO BOX 138

KURTEN TX 77862

ENGINEER:

CIVIL CONSTRUCTORS INC

1061 INNOVATION DR

BRYAN TX 77808

SURVEYOR:

TICE ENGINEERING, INC

11400 SH3, SUITE 305

COLLEGE STATION TX 77845

CERTIFICATE OF OWNERSHIP AND DEDICATION AS FOLLOWS:

I, Carey D. Smith, OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CORONADO ESTATES SUBDIVISION, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PLACES SHOWN HEREIN."

Carey D. Smith
Carey D. Smith

STATE OF TEXAS

COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carey D. Smith, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF August, 2025.

Jason Drey Biliant 132060703
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

(NOTARY SEAL)

A CERTIFICATE OF SURVEYOR AS FOLLOWS:

"I, JAMES KEITH ZIMMERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6723 (RPLS), IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THIS PROPERTY MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION."

James Keith Zimmerman
JAMES KEITH ZIMMERMAN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6723

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Clay Withers, 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 4th DAY OF January, 2025, AND SAME WAS DULY APPROVED ON THE 7th DAY OF January, 2025 BY SAID COMMISSION.

CHAIR, PLANNING AND ZONING COMMISSION, BRYAN, TEXAS

A CERTIFICATE OF ENGINEER AS FOLLOWS:

"I, BENJAMIN WALL, LICENSED PROFESSIONAL ENGINEER NO. 150839, CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE INFORMATION SUBMITTED HEREIN."

Benjamin Wall
BENJAMIN WALL
LICENSED PROFESSIONAL ENGINEER, NO. 150839

A CERTIFICATE OF APPROVAL AS FOLLOWS:

"THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL OF SUCH SUBDIVISION ACKNOWLEDGED THIS 16 DAY OF SEPTEMBER, 2025

SIGNED THIS THE 18 DAY OF SEPTEMBER, 2025."

BY: [Signature]
ACTING COUNTY JUDGE
BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY ENGINEER

I, Jason Buffknecht, 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 18 DAY OF October, 2025.

Jason Buffknecht
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, [Signature], 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 1st DAY OF October, 2025.

[Signature] B.J.
CITY PLANNER, BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/2/2025 12:20:56 PM
in the PLAT Records

Doc Number: 2025-1568640
Volume - Page: 20132-60
Number of Pages: 2
Amount: 72.00
Order#: 20251002000090
By: SR



[Signature]
County Clerk, Brazos County, Texas
By: Sharon Ray

FIELD NOTES PHASE 1
+/- 21.298 ACRES
LOCATED IN THE R. PERRY SURVEY, A-44,
BRAZOS COUNTY, TEXAS.

SAID 21.298 ACRES BEING DESCRIBED AS FOLLOWS:

FIELD NOTES OF A 21.298 ACRE TRACT OF LAND LOCATED IN THE R. PERRY SURVEY ABSTRACT NUMBER 44 IN BRAZOS COUNTY, TEXAS, BEING PART OF A 41.343 ACRE TRACT OF LAND DESCRIBED IN DEED DATED JULY 23, 2024 EXECUTED BY LINDA B. SHRIMPTON AND GLENN CONNOR TO BCS LEASING LLC. IN VOLUME 19345, PAGE 258 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS SAID 21.298 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." BEING THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT LYING IN THE NORTHWEST LINE OF THE BCS LEASING LLC. 41.343 ACRE TRACT AND IN THE SOUTHEAST LINE OF A CALLED LOT 10, BLOCK 1, 1.686 ACRE TRACT OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO THOMAS AND KELLY POHORELSKY IN VOLUME 11963, PAGE 179 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE S 46° 52' 57" E THROUGH THE BCS LEASING LLC. 41.343 ACRE TRACT FOR A DISTANCE OF 376.98 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT IN THE NORTHEASTERLY LINE OF THE HEREIN DESCRIBED TRACT.

THENCE S 62° 32' 44" E CONTINUING THROUGH THE BCS LEASING LLC. 41.343 ACRE TRACT FOR A DISTANCE OF 70.04 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE NORTHEAST CONER OF THE HEREIN DESCRIBED TRACT AND THE NORTH CORNER OF THE REMAINDER OF THE LINDA B. SHRIMPION TRACT AS DESCRIBED IN VOLUME 539, PAGE 124 AND VOLUME 3045, PAGE 88 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE S 25° 47' 30" W ALONG THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST LINE OF THE REMAINDER OF THE LINDA B. SHRIMPION TRACT FOR A DISTANCE OF 57.70 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE START OF A CURVE.

THENCE CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPION TRACT A CURVE TO THE RIGHT THAT HAS A RADIUS OF 335.00 FEET, A LENGTH OF 94.16, CHORD DIRECTION OF S 33° 50' 38" W, AND A CHORD LENGTH OF 93.85 FEET TO A SET 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "TICE ENG." BEING THE END OF THE CURVE.

THENCE S 41° 53' 45" W CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPION TRACT A DISTANCE OF 270.70 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE START OF A CURVE.

THENCE CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPION TRACT WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 25.00 FEET, A LENGTH OF 38.98 FEET, A CHORD DIRECTION OF S 02° 46' 11" E, AND A CHORD LENGTH OF 35.15 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE END OF THE CURVE.

THENCE S 47° 26' 07" E CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPION TRACT A DISTANCE OF 7.08 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE START OF A CURVE.

THENCE CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPION TRACT WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 130.30 FEET, A LENGTH OF 48.18 FEET, A CHORD DIRECTION OF S 58° 01' 44" E, AND A CHORD LEGTH OF 47.91 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE END OF THE CURVE.

THENCE S 68° 37' 21" E CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPION TRACT A DISTANCE OF 586.48 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE START OF A CURVE.

THENCE CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPION TRACT WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 25.00 FEET, A LENGTH OF 19.68 FEET, A CHORD DIRECTION OF N 88° 49' 41" E, AND A CHORD LENGTH OF 19.17 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE END OF THE CURVE AND THE START OF A CURVE.

THENCE CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPION TRACT WITH A CURVE TO THE RIGHT THAT HAS A RADIUS OF 60.00 FEET, A LENGTH OF 140.16 FEET, A CHORD DIRECTION OF S 46° 48' 08" E, AND A CHORD LENGTH OF 110.39 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE END OF THE CURVE.

THENCE S 69° 24' 00" E CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPION TRACT A DISTANCE OF 194.20 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE EASTERLY CORNER OF THIS TRACT AND THE NORTHERLY CORNER OF A CALLED 3.13 ACRE TRACT AS CONVEYED AND DESCRIBED TO MARSHA MARKOWSKI PARKER IN VOL. 16813, PG. 220 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS SAME BEING IN THE SOUTHERLY LINE OF THE REMAINDER OF THE LINDA B. SHRIMPION TRACT.

THENCE S 42° 02' 13" W ALONG THE COMMON LINE OF THIS TRACT AND THE 3.13 ACRE PARKER TRACT A DISTANCE OF 308.91 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE SOUTHERLY CORNER OF THIS TRACT AND BEING THE EASTERLY CORNER OF A CALLED LOT FIVE, BLOCK TWO OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO JOSE LUIS VEGA VERA AND OLIVIA ORBE DIAZ IN VOL. 13599, PG. 44 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS SAME BEING IN THE WESTERLY LINE OF THE SAID 3.13 ACRE PARKER TRACT.

THENCE N 78° 12' 56" W ALONG THE SOUTHERLY LINE OF THIS TRACT AND THE NORTHERLY LINE OF THE SUNRISE ESTATES SUBDIVISION BLOCK 2 FOUND IN VOL. 7013, PG. 256 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS A DISTANCE OF 1089.40 FEET TO A FOUND 1/2 INCH IRON ROD MARKING AN INTERIOR ELL CORNER OF THIS TRACT AND BEING THE NORTHERLY CORNER OF A CALLED LOT ONE, BLOCK TWO OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO JONATHAN A. AND JENNIFER K. POE IN VOL. 13972, PG. 117 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE S 42° 10' 15" W ALONG THE COMMON LINE OF THIS TRACT AND THE SAID POE TRACT A DISTANCE OF 220.91 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE START OF A CURVE.

THENCE CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE SAID POE TRACT WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET, A LENGTH OF 99.68 FEET, A CHORD DIRECTION OF S 06° 46' 01" E AND A CHORD LENGTH OF 83.98 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE END OF THE CURVE BEING IN THE SOUTHERLY LINE OF THE SAID POE TRACT AND THE NORTHERLY LINE OF STEEP HOLLOW ROAD.

THENCE CONTINUING ON THE SOUTHERLY LINE OF THIS TRACT AND THE NORTHERLY LINE OF STEEP HOLLOW ROAD WITH THE FOLOWING FOUR CALLS.

- 1) S 28° 17' 25" W FOR A DISTANCE OF 5.15 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT.
- 2) N 61° 42' 35" W FOR A DISTANCE OF 88.78 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT.
- 3) N 52° 45' 45" W FOR A DISTANCE OF 90.94 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT
- 4) N 37° 14' 15" E FOR A DISTANCE OF 3.90 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE START OF A CURVE IN THE SOUTHERLY LINE OF A CALLED LOT ONE, BLOCK ONE OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO JOHN R. AND JUDITH C. MALAZZO IN VOL. 10557, PG. 210 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

THENCE CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE SAID MALAZZO TRACT WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET, A LENGTH OF 63.98 FEET, A CHORD DIRECTION OF N 86° 54' 30" E AND A CHORD LENGTH OF 59.70 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE END OF THE CURVE BEING IN THE SOUTHERLY LINE OF THE SAID MALAZZO TRACT.

THENCE N 42° 17' 44" E CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE SAID MALAZZO TRACT A DISTANCE OF 235.02 FEET TO A FOUND 1/2 INCH IRON ROD MARKING AN INTERIOR ELL CORNER OF THIS TRACT AND THE EASTERLY CORNER OF THE SAID MALAZZO TRACT.

THENCE N 45° 23' 21" W ALONG THE SOUTH WESTERLY LINE OF THIS TRACT AND THE NORTH EASTERLY LINE OF THE SAID SUNRISE ESTATES SUBDIVISION BLOCK 1, A DISTANCE OF 442.21 FEET TO A FOUND 1/2 INCH IRON ROD BEING THE WESTERLY CORNER FOR THIS TRACT AND THE NORTHERLY CORNER OF A CALLED LOT TWO, BLOCK ONE OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO DARYL AND STEPHANIE GRANGER IN VOL. 12711, PG. 83 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS ALSO BEING THE EASTERLY CORNER OF A CALLED LOT THREE BLOCK ONE OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO TROY AND AIMEE COLLINS IN VOL. 12310, PG. 123 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SOUTHERLY CORNER OF A CALLED LOT FIVE, BLOCK ONE OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO PAUL DAVID JR. AND MARY E. MCNEEL IN VOL. 16012, PG. 256 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE N 44° 36' 49" E ALONG THE NORTH WESTERLY LINE OF THIS TRACT AND THE SOUTH EASTERLY LINE OF THE SAID SUNRISE ESTATES BLOCK 1, A DISTANCE OF 1003.94 FEET TO THE POINT OF BEGINNING CONTAINING 21.298 ACRES OF LAND OR MORE OR LESS, ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF KEITH ZIMMERMAN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6723 ON JUNE 3, 2024.

Parcel Line Table			
Line #	Length	Direction	
L1	29.44	S42° 12' 27"W	
L2	10.96	S47° 32' 00"E	
L3	59.75	S25° 47' 30"W	
L4	57.70	N25° 47' 30"E	
L5	7.08	N47° 26' 07"W	
L6	38.17	S68° 37' 21"E	
L7	5.68	S47° 26' 07"E	
L8	62.60	N43° 53' 36"E	
L9	23.61	N43° 53' 36"E	
L10	23.60	N78° 12' 56"W	
L11	13.12	N43° 53' 36"E	
L12	20.11	N51° 56' 54"W	
L13	41.31	N45° 23' 21"W	
L14	12.85	S42° 27' 13"W	
L15	54.75	S23° 47' 11"E	
L16	58.88	S42° 02' 13"W	
L17	3.90	N37° 22' 20"E	
L18	77.05	N52° 45' 45"W	
L19	89.12	N61° 40' 31"W	
L20	5.15	S28° 13' 49"W	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.89	25.00	91.43	S1° 49' 12"E	35.79
C2	19.50	25.00	44.69	S69° 52' 39"E	19.01
C3	70.21	60.00	67.04	S58° 42' 01"E	66.27
C4	70.99	60.00	67.79	S8° 43' 06"W	66.92
C5	70.05	60.00	66.89	S76° 03' 40"W	66.14
C6	71.46	60.00	68.24	N36° 22' 24"W	67.31
C7	7.35	25.00	16.84	N10° 40' 31"W	7.32
C8	12.36	25.00	28.33	N33° 15' 37"W	12.23
C9	39.57	25.00	90.68	S87° 14' 11"W	35.56
C10	13.87	265.00	3.00	S40° 23' 47"W	13.87
C11	60.61	265.00	13.11	S32° 20' 39"W	60.48
C12	94.16	335.00	16.10	N33° 50' 38"E	93.85
C13	38.98	25.00	89.33	N2° 46' 11"W	35.15
C14	48.18	130.30	21.19	N58° 01' 44"W	47.91
C15	19.68	25.00	45.10	S88° 49' 41"W	19.17
C16	140.16	60.00	133.84	N46° 48' 08"W	110.39
C17	25.73	60.00	24.57	N32° 24' 08"E	25.53
C18	117.07	60.00	111.79	S79° 25' 04"E	99.36
C19	19.68	25.00	45.10	S46° 04' 22"E	19.17
C20	74.07	200.30	21.19	S58° 01' 44"E	73.65
C21	39.56	25.00	90.67	N67° 13' 49"E	35.56
C22	27.77	60.00	26.52	S42° 25' 24"E	27.52
C23	63.99	49.98	73.37	N86° 53' 30"E	59.71
C24	99.68	50.00	114.22	S6° 45' 58"E	83.98

FINAL PLAT
HARVEST MEADOWS
PHASE ONE

TOTAL 16 LOTS, 3 COMMON AREAS (2334 AC)
AND 1 RESERVE TRACT (8009 AC)
FROM
41343 ACRE TRACT
BLOCK 1 LOTS 1 - 9, BLOCK 2 LOTS 1 - 7, COMMON AREAS 1, 2 & 3

R. PERRY SURVEY ABSTRACT 44
BRAZOS COUNTY TEXAS
JUNE 2024

OWNER: MEADOWS DEVELOPMENT, LLC
FO BOX 13
KURTIEN TX 77862

ENGINEER: CIVIL CONSTRUCTORS INC
101 INNOVATION DR
BRYAN TX 77808

SURVEYOR: TICE ENGINEERING, INC
1400 SHED, SUITE 305
COLLEGE STATION TX 77845