

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 HARVEST MEADOWS PHASE TWO, 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, MANAGER
MEADOWS DEVELOPMENT, LLC

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 17th DAY OF April, 2026

Trevor Grey D. Bell
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS
Notary ID 132060703
(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, WAS PREPARED FROM AN ACTUAL SURVEY OF THIS PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION."

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

A CERTIFICATE OF ENGINEER AS FOLLOWS:

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

Benjamin Wall
BENJAMIN WALL
LICENSED PROFESSIONAL ENGINEER, NO. 150839

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Anne Morgan-Blake, 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 19th DAY OF May, 2026 AND SAME WAS DULY APPROVED ON THE 17th DAY OF May, 2026 BY SAID COMMISSION.

CHAIR, PLANNING AND ZONING COMMISSION, BRYAN, TEXAS

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 19 DAY OF May, 2026

SIGNED THIS THE 19 DAY OF May, 2026

BY: [Signature]
COUNTY JUDGE
BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY ENGINEER

I, Zack Kennard, 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 26th DAY OF May, 2026.

[Signature]
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 26th DAY OF May, 2026.

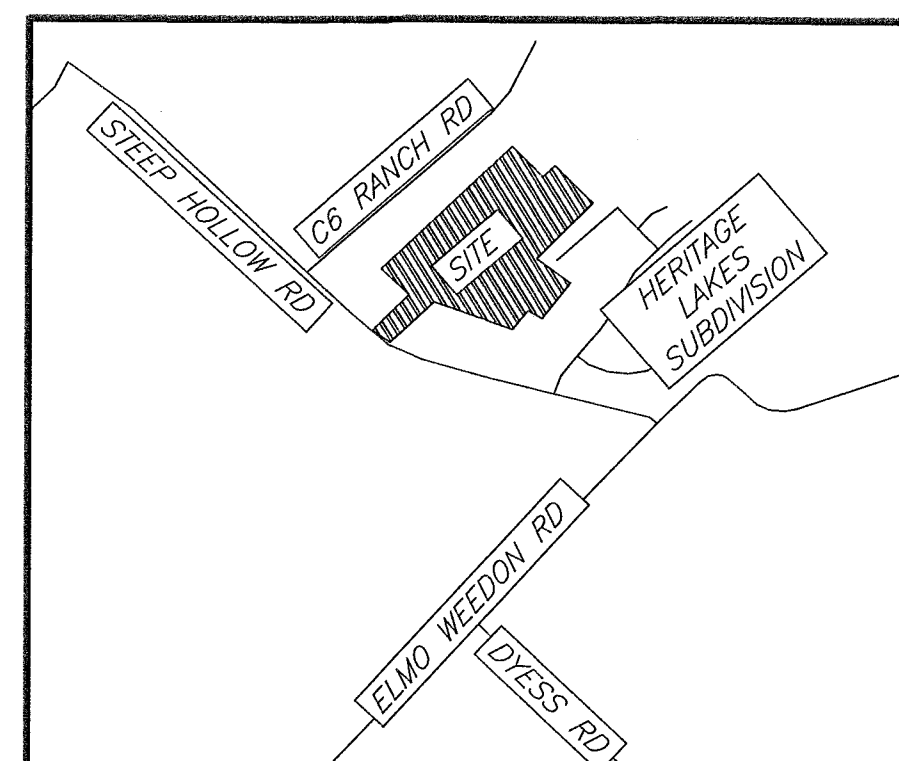
[Signature]
CITY PLANNER, BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/27/2026 3:07:06 PM
In the PLAT Records
Doc Number: 2026-1587210
Volume-Page: 20578-99
Number of Pages: 2
Amount: 72.00
Order#: 20260527000135
By: JS



[Signature]
County Clerk Brazos County, Texas
By: Josephine Brown



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	49.37	265.00	10.67	N31° 07' 43"E	49.30
C2	105.68	335.00	18.08	S34° 49' 45"W	105.25
C3	34.23	265.00	7.40	N40° 09' 58"E	34.21
C4	37.88	25.00	86.81	N87° 16' 24"E	34.36
C5	40.66	25.00	93.19	N2° 43' 37"W	36.32
C6	19.68	25.00	45.10	S26° 46' 15"E	19.17
C7	48.36	60.00	46.18	S27° 18' 46"E	47.06
C8	70.49	60.00	67.31	S84° 03' 37"E	66.50
C9	66.93	60.00	63.92	N30° 19' 33"E	63.52
C10	19.68	25.00	45.10	N20° 55' 02"E	19.17
C11	53.28	35.00	87.21	S87° 04' 24"W	48.28
C12	19.68	25.00	45.10	N66° 00' 59"E	19.17
C13	123.29	60.00	117.73	N29° 42' 04"E	102.71
C14	27.77	60.00	26.52	N42° 25' 24"W	27.52
C15	71.59	60.00	68.36	N89° 51' 46"W	67.41
C16	60.31	60.00	57.59	S27° 09' 46"W	57.80
C17	19.68	25.00	45.10	S20° 55' 02"W	19.17

Parcel Line Table			
Line #	Length	Direction	
L1	32.04	S43° 52' 01"W	
L2	9.62	S22° 11' 02"W	
L3	6.05	N43° 28' 00"E	
L4	30.66	S38° 33' 50"E	
L5	27.88	S48° 34' 07"E	
L6	5.72	S49° 19' 40"E	
L7	77.67	N43° 33' 01"E	
L8	13.98	S47° 31' 57"E	

Driveway Culvert Table		
BLOCK	LOT	Size (inch)
1	10	36
1	11	x2-30
1	12	x2-30
1	13	x2-30
1	14	15
1	15	18
1	16	24
3	1	18
3	2	24
3	3	24
3	4	24
3	5	24
3	6	24
3	7	15
3	8	15

General Notes:

- Potable water and fire suppression supply to be provided by agreement with Wickson Creek SUD.
- Electrical supply to be provided by agreement with Bryan Texas Utilities.
- 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.
- Amenities, entry monuments, landscaping and common areas to be maintained by home owners association.
- Minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances or as follows:
 - Front: 50 feet
 - Rear: 20 feet
 - Side: 20 feet
 - Side/Street: 25 feet
- All property corners to be marked per Brazos County Subdivision Regulations.
- Basis of Bearing: Texas State Plane Central Zone (4203) with NAD 83 DATUM referencing Brazos County Monument #237 and City of Bryan Monument #30.
- All posted roadway speeds for subdivision to be 30 MPH.
- Block 3 Lot 8 and Block 3 Lot 7 to access right of way from Ellehue Ln only. Access from these lots to Vera Ct shall not be allowed.
- 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 Charlinda Ln and that section of Ellehue 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.
- Current location of site is inside the ETJ of City of Bryan.
- Detention/Retention facilities constructed with phase 1.
- Any utility easements shown may include a drainage easements if needed.
- 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.
- Existing water well located on Linda Bell Shrimpton tract with minimum septic separation zones extending into Block 3 Lots 1 and 3 with approximate limits noted on plat. It is the responsibility of lot owners and sanitarians to ensure minimum separation distances per Brazos County Health District and TCEQ guidelines are maintained from existing wells.
- 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.
- 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.
- Rail 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.
- 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.
- 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 expense 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.
- 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.
- 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 Ellehue Lane as a single point of access as it relates to 2021 IFC.

**FINAL PLAT
HARVEST MEADOWS**

PHASE TWO

TOTAL 15 LOTS (8809 AC)
FROM

4343 ACRE TRACT
BLOCK 1 LOTS 10 - 16 BLOCK 3 LOTS 1 - 8
R. FERRY SURVEY ABSTRACT 44
BRAZOS COUNTY TEXAS
MARCH 2026

OWNER: MEADOWS DEVELOPMENT, LLC
PO BOX 138
KURTIEN TX 77862

ENGINEER: CIVIL CONSTRUCTORS INC
1061 INNOVATION DR
BRYAN TX 77808

SURVEYOR: TICE ENGINEERING, INC
1400 SH30, SUITE 305
COLLEGE STATION TX 77845

FIELD NOTES PHASE 2
+/- 18.009 ACRES
LOCATED IN THE R. PERRY SURVEY, A-44,
BRAZOS COUNTY, TEXAS.

SAID 18.009 ACRES BEING DESCRIBED AS FOLLOWS:

FIELD NOTES OF A 18.009 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 THAT 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 NORTHWESTERLY CORNER OF LOT 9, BLOCK 1 OF PHASE 1 OF HARVEST MEADOWS SUBDIVISION AND THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT, SAID IRON 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 N 44° 36' 49" E ALONG THE NORTHWESTERLY LINE OF THIS TRACT AND THE SOUTHEASTERLY LINE OF SUNRISE ESTATES BLOCK 1 A DISTANCE OF 977.99 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP "TICE ENG" MARKING THE EASTERLY CORNER OF A LOT FIFTEEN, BLOCK ONE OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO RANDY BLUM AND JANICE CANATELLA IN VOL. 9701, PG. 20 ALSO BEING IN THE SOUTHERLY LINE OF A CALLED SHARE 4 A 345.54 ACRE TRACT AS CONVEYED AND DESCRIBED TO THOMAS H. CARGILL IN VOL. 10066, PG. 52 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE S 48° 34' 07" E ALONG THE NORTHERLY LINE OF THIS TRACT AND THE SOUTHERLY LINE OF THE SAID 345.54 ACRE TRACT A DISTANCE OF 404.79 FEET TO A SET 1/2 INCH IRON ROD MARKING AN INTERIOR ELL CORNER OF THIS TRACT AND BEING IN THE SOUTHERLY LINE OF SAID 345.54 ACRE TRACT FROM WHICH A FOUND X-TIE FENCE CORNER POST BEARS S 49° 24' 04" E A DISTANCE OF 5.23 FEET WHICH MARKS THE APPARENT SOUTHERLY CORNER OF THE SAID 345.54 ACRE TRACT.

THENCE S 49° 19' 40" E ALONG THE NORTHERLY LINE OF THIS TRACT AND THE SOUTHERLY LINE OF THE SAID 345.54 ACRE TRACT A DISTANCE OF 5.72 FEET TO A SET 1/2 INCH IRON ROD CAPPED "TICE ENG",

THENCE N 43° 33' 01" E ALONG THE A WESTERLY LINE OF LOT 7, BLOCK 3 FOR A DISTANCE OF 77.67 FEET TO A SET 1/2 INCH IRON ROD WITH CAP "TICE ENG" MARKING A NORTHERLY CORNER OF HEREIN DESCRIBED TRACT,

THENCE S 47° 31' 57" E ALONG THE NORTHEASTERLY LINE OF THIS TRACT AND THE APPARENT EASTERLY LINE OF THE CALLED 345.54 ACRE TRACT, A DISTANCE OF 13.98 FEET TO A SET 1/2 INCH IRON ROD WITH CAP "TICE ENG" MARKING THE NORTHWESTERLY CORNER OF COMMON AREA 2 AND THE NORTHEASTERLY CORNER OF LOT 7, BLOCK 3;

THENCE S 13° 55' 13" W ALONG THE SOUTHEAST LINE OF LOT 7, BLOCK 3 AND THE SOUTHWESTERLY LINE OF COMMON AREA 2 FOR A DISTANCE OF 333.20 FEET TO A SET 1/2 INCH IRON ROD WITH CAP "TICE ENG" BEING LOCATED ON THE RIGHT OF WAY OF VERA COURT BEING A 60 FOOT RADIAL CUL-DE-SAC;

THENCE ALONG SAID RIGHT OF WAY OF VERA COURT ALONG SAID CURVE TO THE RIGHT FOR A DISTANCE OF 27.77 FEET TO A SET 1/2 IRON ROD WITH CAP "TICE ENG"; SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING S 42° 25' 24" E FOR 27.52 FEET; SAID IRON MARKING THE NORTHWESTERLY CORNER OF LOT 6, BLOCK 3 AND A SOUTHERLY CORNER OF COMMON AREA 2;

THENCE S 79° 10' 12" E ALONG THE NORTHERLY LINE OF LOT 6, BLOCK 3 AND THE SOUTHERLY LINE OF COMMON AREA 2 FOR A DISTANCE OF 313.71 FEET TO A SET 1/2 INCH IRON ROD CAPPED "TICE ENG" LOCATED IN THE NORTHWESTERLY LINE OF LOT TWO, BLOCK ONE OF THE HERITAGE LAKE MEADOWS SUBDIVISION AS CONVEYED AND DESCRIBED TO JOHN D. AND JENNIFER O. FARST IN VOL. 18323, PG. 124 OF THE OFFICIAL RECORD OF BRAZOS COUNTY, TEXAS;

THENCE S 42° 27' 13" W ALONG THE EASTERLY LINE OF THIS TRACT AND THE WESTERLY LINE OF THE HERITAGE LAKE MEADOWS SUBDIVISION FOUND IN VOL. 18305, PG. 239 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS SAME BEING THE EASTERLY LINE OF THE SAID 41.343 ACRE BCS LEASING LLC TRACT A DISTANCE OF 746.87 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP "TICE ENG." MARKING AN ELL CORNER OF THIS TRACT IN THE WESTERLY LINE OF THE SAID HERITAGE LAKE MEADOWS SUBDIVISION ALSO BEING IN THE WESTERLY LINE OF A CALLED LOT SIX, BLOCK ONE OF THE HERITAGE LAKE MEADOWS SUBDIVISION AS CONVEYED AND DESCRIBED TO JOHN CURTIS CULPEPPER AND ANDREA MCINTOSH IN VOL. 19101, PG. 283 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 67° 28' 21" W 501.91 FEET ALONG THE NORTHERLY LINE OF A CALLED 12.00 ACRE TRACT AS CONVEYED TO LINDA BELLE SHRIMPTON IN VOLUME 339, PAGE 124 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND TO A FOUND 1/2 INCH IRON ROD WITH CAP "TICE ENG" BEING LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY OF ELLEHUE LANE (70 FT RIGHT OF WAY);

THENCE N 62° 31' 54" W 70.03 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF ELLEHUE LANE TO A SET 1/2 INCH IRON ROD WITH CAP "TICE ENG", SAID IRON MARKING THE MOST SOUTHERLY CORNER OF LOT 10, BLOCK 1, PHASE 2 AND THE MOST EASTERLY CORNER OF LOT 9, BLOCK 1, PHASE 1 OF HARVEST MEADOWS;

THENCE N 46° 52' 57" W ALONG THE COMMON LINE OF LOT 9, BLOCK 1, PHASE 1 AND LOT 10, BLOCK 1 PHASE 2 FOR A DISTANCE OF 376.98 FEET TO THE POINT OF BEGINNING CONTAINING 18.009 ACRES OF LAND MORE OR LESS, ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF KEITH ZIMMERMAN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6723 ON AUGUST 12, 2025.

FINAL PLAT
HARVEST MEADOWS
PHASE TWO
TOTAL 15 LOTS (18.009 AC)
FROM
41.343 ACRE TRACT
BLOCK 1 LOTS 10 - 16 BLOCK 3 LOTS 1 - 8
R. PERRY SURVEY ABSTRACT 44
BRAZOS COUNTY TEXAS
MARCH 2026

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 SH30, SUITE 305 COLLEGE STATION TX 77845
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