

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 51°11'38" E	72.08'
L2	N 21°18'25" E	77.32'
L3	S 68°41'35" E	24.80'
L4	S 51°11'38" W	72.08'
L5	N 47°32'43" W	24.58'
L6	S 47°07'33" E	26.87'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	N 86°42'44" E	35.38'
C2	9°28'54"	570.00'	94.33'	47.27'	N 46°27'11" E	94.22'
C3	8°51'24"	430.00'	66.47'	33.30'	N 46°45'58" E	66.40'
C4	90°00'00"	75.00'	117.81'	75.00'	N 66°18'25" E	106.07'
C5	133°04'20"	80.00'	139.35'	138.23'	S 2°09'25" E	110.08'
C6	8°51'24"	500.00'	77.28'	38.72'	S 46°45'58" W	77.21'
C7	9°28'54"	500.00'	82.74'	41.47'	S 46°27'11" W	82.85'
C8	90°00'00"	25.00'	39.27'	25.00'	S 3°17'16" E	35.38'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, JAVISIR GROUP, 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 17450, Page 22 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.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared JAVISIR GROUP, LLC 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 purpose stated.
 Given under my hand and seal on this 10th day of October, 2022.
Betty Heath
 Notary Public, Brazos County, Texas
 My Commission Exp. 03-07-23

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Las 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 10th day of October, 2022, and same was duly approved on the 11th day of October, 2022, by said Commission.
Las Gonzalez
 Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER
 I, Wendell, 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 10th day of October, 2022.
Wendell
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
 I, Randy Haysner, 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 10th day of October, 2022.
Randy Haysner
 City Planner, Bryan, Texas

APPROVAL BY THE COUNTY COMMISSIONER'S COURT
 This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, on the 10th day of October, 2022.
 Signed this the 10th day of October, 2022.
[Signature]
 County Judge
 Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK
 (STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 10/28/2022 1:39:29 PM
 In the PLAT Records
 Doc Number: 2022-148740
 Volume - Page: 15305 - 239
 Number of Pages: 1
 Amount: 73.00
 Order#: 20221028000054
 By: TC
 I do hereby certify
 in was filed for
 in 20 Page

Called 12.00 Acres
 Now or Formerly
 Charles & Linda Shrimpton
 V.339, P.124

Called 11.00 Acres
 Now or Formerly
 Charles & Linda Shrimpton
 V.3045, P.85

Called 8.89 Acres
 Now or Formerly
 Thomas Cargill
 V.9728, P.256

Called 4.895 Acres
 Now or Formerly
 Mary Hovorka
 V.11855, P.103

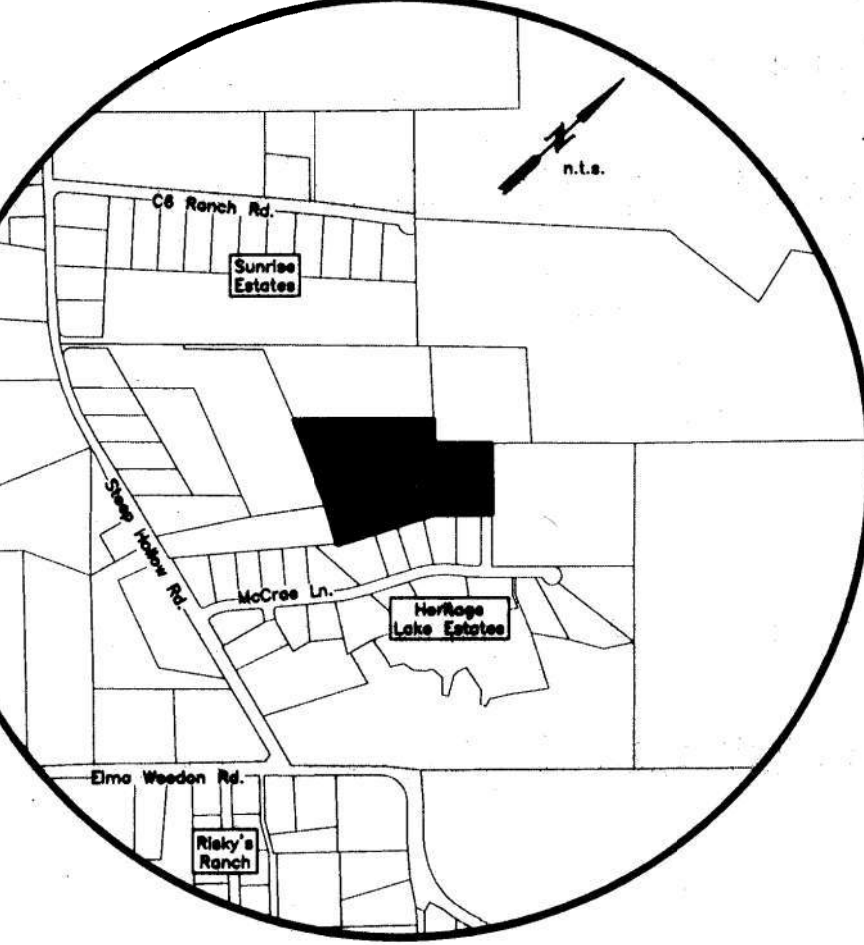
Lot 7
 Now or Formerly
 Michael & Kathie Slegar
 V.12778, P.188

Lot 8
 Now or Formerly
 Barry Myrick
 V.13321, P.272

Lot 9
 Now or Formerly
 Kyle Development
 Group Partners, Ltd.
 V.13379, P.281

Lot 10
 Now or Formerly
 Orlando Roosa
 V.12308, P.12

Lot 11
 Now or Formerly
 Frank & Daphne Hartman
 V.12550, P.163



NOTE:
 The following Lots received an exception from the Planning and Zoning Commission:
 Lots: 5, 6, 7, 8, 9
 Date of Approval: 01/20/2022
 Case Number: Planning Exception PE22-02

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Gregory Hopcus, Registered Professional Land Surveyor No. 8047, 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.
Gregory Hopcus 10/10/22
 Gregory Hopcus, R.P.L.S. No. 8047



GENERAL NOTES:
 1. ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (N 42°27'17" E) along the northeast line of the 15.75 acre JAVISIR Group tract recorded in Volume 17450, Page 22 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100250E, effective 05/18/2012, no portion of this property is located in a Special Flood Hazard Area.
 3. Land Use: 13 single family lots.
 4. No construction or fencing shall impede, restrict, or block the flow of water in any easement or natural drainage courses.
 5. Front, Rear and Side Setbacks shall conform to the Specifications of Subdivision Plats as established by the Commissioners' Court, Brazos County, Texas, for subdivisions situated outside the boundaries of any incorporated town or city in Brazos County, Texas.
 6. 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 Department. This permit ensures compliance with the county order adopted by the Commissioners 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 encroach the 100 foot or the 150 foot sanitary zone of a private or public well respectively.
 7. 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.
 8. Unless otherwise indicated, all distances shown along curves are arc distances.
 9. The Detention Pond shown shall be owned and maintained by the Homeowners' Association.
 10. This subdivision lies within the Wilcoxon Creek SUD service area.
 11. Except where otherwise indicated, 1/2"-inch iron rods are set at each lot corner:
 @ - 1/2" Iron Rod Found
 ○ - 1/2" Iron Rod Set
 ○ - 5/8" Iron Rod Found
 ○ - 18" Diameter Post Oak Tree
 12. Abbreviations:
 A.E. - Access Easement
 E.E. - Easement
 P.A.E. - Private Access Easement
 P.D.E. - Private Drainage Easement
 P.O.B. - Point of Beginning
 P.U.E. - Public Utility Easement
 13. Where electric facilities are installed, B.T.U. has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, pole, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.

FIELD NOTES
 Being all that certain tract or parcel of land lying and being situated in the RICHARDSON PERRY LEAGUE, Abstract No. 44, Brazos County, Texas and being all of the called 15.75 acre tract described in the deed from Thomas H. Dove and spouse, Biddie Ann Dove to Jarvis Group, LLC recorded in Volume 17450, Page 22 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEING: at a found 5/8"-inch iron rod marking the east corner of this herein described tract, said iron rod also being in the southwest line of the called 32.058 acre Thomas and Biddie Dove remainder tract recorded in Volume 3114, Page 179 (O.R.B.C.) and northerly west corner HERITAGE LAKES ESTATES, PHASE 1 according to the Final Plat recorded in Volume 12176, Page 150 (O.R.B.C.);
 THENCE: along the common line of this tract and said HERITAGE LAKES ESTATES, PHASE 1 for the following two (2) calls:
 1) S 42°28'58" W for a distance of 370.24 feet to a found 5/8"-inch iron rod for angle, and
 2) S 24°59'41" W for a distance of 840.86 feet to a found 18"-inch diameter post oak tree marking the south corner of this tract, said post oak tree also marking the east corner of the called 4.895 acre Mary Elizabeth Hovorka tract recorded in Volume 11855, Page 103 (O.R.B.C.);
 THENCE: N 83°27'47" W along the common line of this tract and the called 4.895 acre Hovorka tract for a distance of 254.83 feet to a found 1/2"-inch iron rod marking an angle point in this tract, said iron rod also marking the east corner of the called 12.00 acre Charles and Linda Shrimpton tract recorded in Volume 339, Page 124 of the Brazos County Deed Records, Texas (B.C.D.R.);
 THENCE: N 88°41'35" W along the common line of this tract and the called 12.00 acre Shrimpton tract for a distance of 579.89 feet to a found 5/8"-inch iron rod marking the west corner of this tract, said iron rod also marking the south corner of the called 11.00 acre Charles and Linda Shrimpton tract recorded in Volume 3045, Page 88 (B.C.D.R.);
 THENCE: N 42°27'17" E along the common line of this tract and the called 11.00 acre Shrimpton tract for a distance of 880.27 feet to a found 1/2"-inch iron rod marking an interior all corner of this tract, the southeast corner of the called 8.89 Cargill tract, and
 2) N 42°27'43" E for a distance of 384.54 feet to a found 1/2"-inch iron rod marking the north corner of this tract, said iron rod also marking the west corner of the called 32.058 acre Dove remainder tract;
 THENCE: S 48°17'16" E along the common line of this tract and the called 32.058 acre Dove remainder tract for a distance of 440.00 feet to the POINT OF BEGINNING and containing 15.757 acres of land.

FINAL PLAT
HERITAGE LAKE MEADOWS
 LOTS 1-13, BLOCK 1
 15.757 ACRES
 RICHARDSON PERRY LEAGUE, A-44
 BRAZOS COUNTY, TEXAS
 FEBRUARY, 2022
 SCALE 1" = 50'

OWNER:
 JAVISIR Group, LLC
 547 William D. Fitch, Suite 111
 College Station, Texas 77845

SURVEYOR:
 Gregory Hopcus, Registered Professional Land Surveyor No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 663-3636