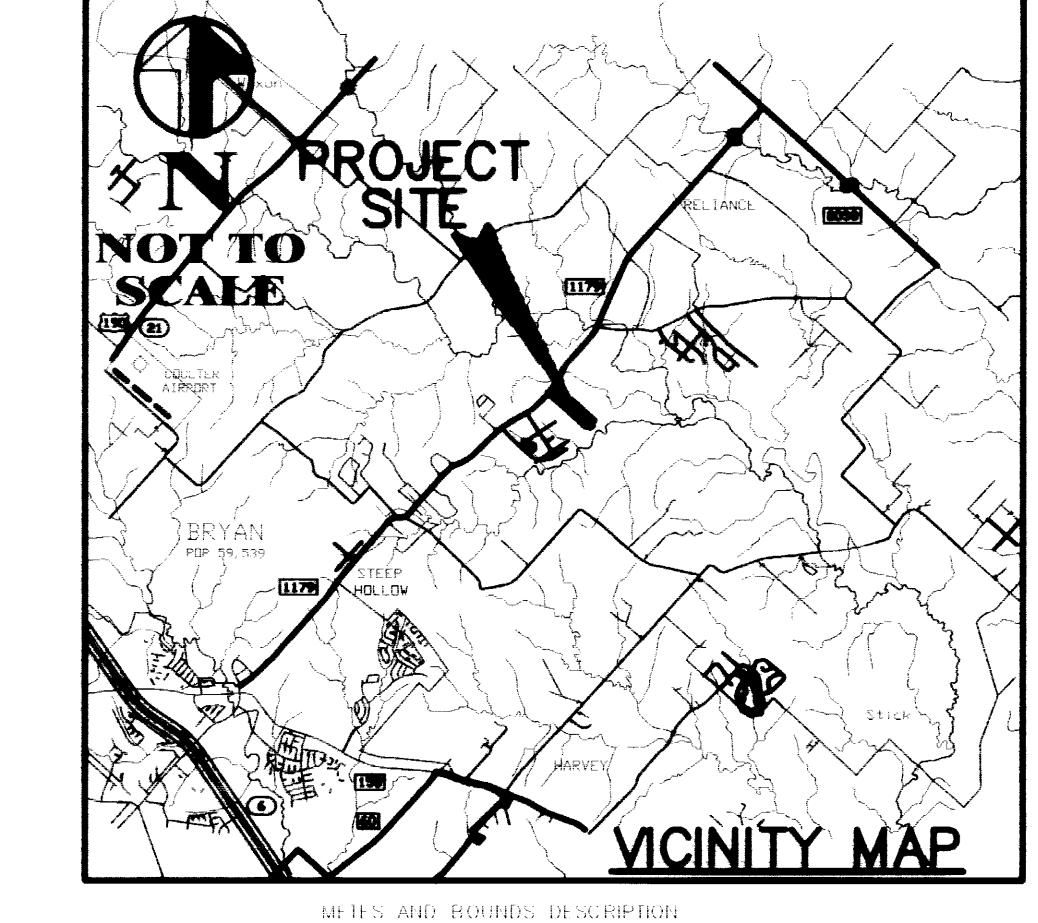
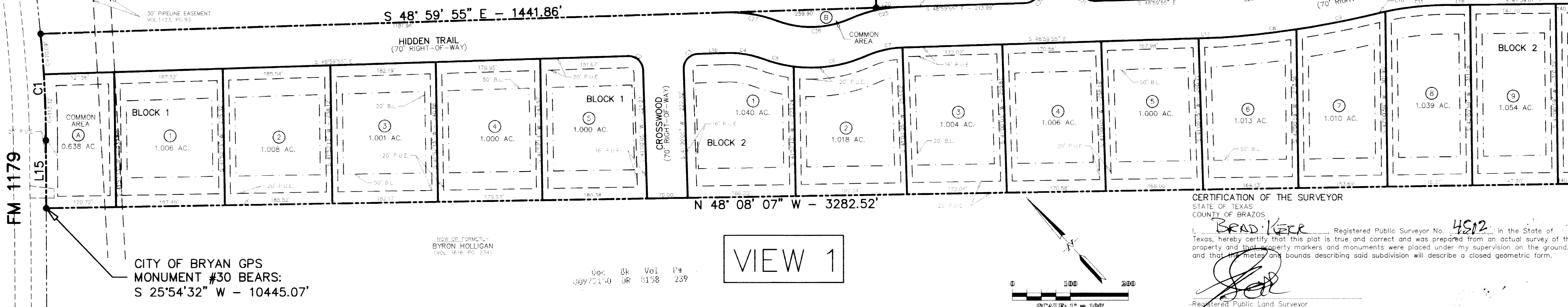


**FINAL PLAT NOTES:**

- GENERAL:**
- (O.D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - A PORTION OF THIS TRACT DOES LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 4804100155 C, JULY 2, 1992.
  - BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION PERFORMED BY KERR SURVEYING, LLC, UNDER THE DIRECTION OF BRAD KERR, RPLS 4502.
  - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 16' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.
  - ON AUGUST 3, 2006, CASE NUMBER PE 06-03 WAS APPROVED BY THE CITY OF BRYAN PLANNING AND ZONING COMMISSION APPROVING THE REQUEST FOR A VARIANCE TO ALLOW THE LENGTH OF A CUL-DE-SAC STREET UP TO 3546.75 FEET FOR HIDDEN OAKS ESTATES (FORMERLY OAKHILL ESTATES).
  - ALL LOTS ARE GREATER THAN 43,560 SQUARE FEET BUT THE ACREAGE IS ROUNDED UP TO 3 DECIMAL PLACES.
  - LOTS 2 & 3, BLOCK 3 HAVE AN AREA GREATER THAN 1,000 ACRE ABOVE THE 100 YEAR FLOOD PLAIN LINE AS SHOWN.
- HOMEOWNER'S ASSOCIATION (HOA):**
- BUILDING SETBACKS ARE ESTABLISHED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION. THEY ARE GENERALLY AS FOLLOWS:  
FRONT - SINGLE-FAMILY - 50'  
STREET SIDE - 20'  
SIDE - 20'  
REAR - 50'
  - ALL COMMON AREAS ARE OWNED AND MAINTAINED BY THE H.O.A.
  - IT IS PERMISSIBLE FOR ROOF EAVES TO OVERHANG INTO THE SIDE SETBACK UP TO EIGHTEEN (18) INCHES.
  - H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1949.55'	05°23'27"	183.43'	N 39°47'19" E	183.36'
C2	25.00'	90°00'00"	39.27'	S 03°59'55" E	35.36'
C3	25.00'	90°00'00"	39.27'	N 86°00'05" E	35.36'
C4	165.00'	22°16'24"	64.14'	S 37°51'43" E	63.74'
C5	235.00'	13°12'29"	54.17'	S 33°19'46" E	54.05'
C6	235.00'	31°20'19"	128.54'	S 55°36'10" E	126.94'
C7	165.00'	22°16'24"	64.14'	S 60°08'07" E	63.74'
C8	1610.00'	04°41'01"	131.61'	S 53°30'00" E	131.57'
C9	1610.00'	05°26'35"	152.95'	S 58°33'48" E	152.89'
C10	530.00'	00°22'28"	3.46'	S 59°15'7" E	3.46'
C11	530.00'	13°17'22"	122.93'	S 52°30'02" E	122.66'
C12	25.00'	90°00'00"	39.27'	S 02°59'01" E	35.36'
C13	25.00'	90°00'00"	39.27'	N 87°00'59" E	35.36'
C14	50.00'	116°21'32"	101.54'	S 60°35'25" E	84.97'
C15	50.00'	154°47'13"	135.08'	N 16°09'47" W	97.59'
C16	25.00'	90°00'00"	39.27'	N 02°59'01" W	35.36'
C17	25.00'	90°00'00"	39.27'	S 87°00'59" W	35.36'
C18	600.00'	13°38'36"	142.87'	N 52°48'20" W	142.53'
C19	1540.00'	07°15'56"	195.28'	N 57°41'26" W	195.15'
C20	1540.00'	02°51'04"	76.63'	N 52°37'56" W	76.62'
C21	25.00'	90°00'00"	39.27'	N 03°59'55" W	35.36'
C22	50.00'	137°55'09"	120.36'	N 17°36'53" E	93.33'
C23	50.00'	133°13'37"	116.26'	S 62°02'31" W	91.78'
C24	25.00'	90°00'00"	39.27'	S 86°00'05" W	35.36'
C25	235.00'	22°16'24"	91.35'	N 60°08'07" W	90.78'
C26	165.00'	44°32'48"	128.29'	N 48°59'55" W	125.08'
C27	235.00'	22°16'24"	91.35'	N 37°51'43" W	90.78'

NOTE: CURVES C8 THROUGH C11 AND C18 THROUGH C20 ARE NON-TANGENT CURVES.



VICINITY MAP

**METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARDSON PERRY LEAGUE, ABSTRACT NO. 44, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 41.75 ACRE TRACT DESCRIBED AS SHARE NO. 4 BY A PARTITION DEED TO JERRY E. HOLLIGAN RECORDED IN VOLUME 1616, PAGE 234 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.**

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARING: AT A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 41.75 ACRE TRACT MARKING THE WEST CORNER OF SAID 41.75 ACRE SHARE NO. 4 AND THE NORTH CORNER OF A CALLED 41.75 ACRE TRACT DESCRIBED AS SHARE NO. 3 BY SAID PARTITION DEED TO BYRON HOLLIGAN (1616/234).

THENCE: N 42° 29' 01" E ALONG THE SOUTHWEST CORNER OF SAID 41.75 ACRE TRACT FOR A DISTANCE OF 117.37 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 184.55 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 23' 27" FOR AN ARC DISTANCE OF 183.43 FEET (CHORD BEARS: N 39° 47' 19" E - 183.36 FEET) TO A 1/2" IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF SAID 41.75 ACRE SHARE NO. 4 AND THE WEST CORNER OF A CALLED 22.81 ACRE TRACT AS DESCRIBED BY SAID DEED TO LOWELL A. HOLLIGAN RECORDED IN VOLUME 234, PAGE 412 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 59' 55" E ALONG THE COMMON LINE OF SAID 41.75 ACRE SHARE NO. 4 AND SAID 22.81 ACRE TRACT FOR A DISTANCE OF 1441.86 FEET TO A 1/2" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 22.81 ACRE TRACT;

THENCE: N 41° 05' 39" E CONTINUING ALONG THE COMMON LINE OF SAID 41.75 ACRE SHARE NO. 4 AND SAID 22.81 ACRE TRACT FOR A DISTANCE OF 369.56 FEET TO A 1/2" IRON ROD FOUND MARKING THE WEST CORNER OF A CALLED 41.75 ACRE TRACT DESCRIBED AS SHARE NO. 5 BY SAID PARTITION DEED TO LOWELL A. HOLLIGAN (1616/234);

THENCE: S 47° 49' 07" E ALONG THE COMMON LINE OF SAID 41.75 ACRE SHARE NO. 4 AND SAID 41.75 ACRE SHARE NO. 5, AT 1938.51 FEET PASS A 1/2" IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 1987.44 FEET TO A POINT IN THE CENTERLINE OF A CREEK ACCORDING TO THE DEED CALLS OF SAID PARTITION DEED (1616/234);

THENCE: ALONG THE DEED CALLED CENTERLINE OF SAID CREEK, SAME BEING THE COMMON LINE OF GREENBRANCH PARTNERS LTD. RECORDED IN VOLUME 2515, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR THE FOLLOWING CALLS:

S 79° 59' 01" W FOR A DISTANCE OF 31.10 FEET TO A POINT;

S 30° 50' 01" W FOR A DISTANCE OF 130.61 FEET TO A POINT;

S 55° 35' 01" W FOR A DISTANCE OF 54.31 FEET TO A POINT;

S 13° 47' 01" W FOR A DISTANCE OF 84.31 FEET TO A POINT;

S 30° 20' 59" E FOR A DISTANCE OF 134.03 FEET TO A POINT;

S 35° 47' 01" W FOR A DISTANCE OF 56.32 FEET TO A POINT;

N 41° 29' 59" W FOR A DISTANCE OF 74.44 FEET TO A POINT;

S 19° 54' 01" W FOR A DISTANCE OF 110.72 FEET TO A POINT;

S 64° 21' 01" W FOR A DISTANCE OF 81.70 FEET TO A POINT;

N 46° 46' 59" W FOR A DISTANCE OF 85.40 FEET TO A POINT;

N 52° 11' 01" E FOR A DISTANCE OF 35.12 FEET TO A POINT;

N 41° 49' 59" W FOR A DISTANCE OF 85.92 FEET TO A POINT;

S 79° 28' 01" W FOR A DISTANCE OF 149.94 FEET TO A POINT;

S 26° 38' 01" W FOR A DISTANCE OF 64.00 FEET TO A POINT MARKING THE COMMON CORNER OF SAID 41.75 ACRE SHARE NO. 4 AND SAID 41.75 ACRE SHARE NO. 3;

THENCE: N 48° 08' 07" W ALONG THE COMMON LINE OF SAID 41.75 ACRE SHARE NO. 4 AND SAID 41.75 ACRE SHARE NO. 3, AT 49.89 FEET PASS A 1/2" IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 3282.52 FEET TO THE POINT OF BEGINNING OF SAID 41.75 ACRES OF LAND AS SURVEYED ON THE GROUND SEPTEMBER, 2006. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, BRAD KERR, Registered Public Surveyor No. 4512, 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.

*Brad Kerr*  
Registered Public Land Surveyor

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF Texas  
COUNTY OF Brazos

I (we), Tom Allen Jr. the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 189, Page 301, and whose name is subscribed hereto, hereby dedicate to the use of the public for all streets, alleys, parks, water courses, drains, easements, and public places shown for the purposes identified.

*Tom Allen Jr.*  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McJuren, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 21 day of June, 2007, in the Official Records of Brazos County, Texas, in Volume 8358, Page 259.

*Karen McJuren*  
County Clerk, Brazos County, Texas

**CERTIFICATION OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Randy Sims, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioner's Court on the 21 day of June, 2007.

*Randy Sims*  
County Judge, Brazos County, Texas

Filed for Record in:  
BRAZOS COUNTY  
On: Aug 07 2007 at 12:21P  
As a  
Plat  
Document Number: 00872150  
Amount: 38.00  
Receipt Number: 322317  
By: Cathy Barcelona

STATE OF TEXAS  
COUNTY OF BRAZOS

I hereby certify that this instrument was called on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY  
as stamped herein by me:  
Aug 07 2007

**SYMBOL & LINE LEGEND**

- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- P.D.E. PUBLIC DRAINAGE ESMT.
- P.R.A.E. PRIV. ACCESS ESMT.
- B.L. BUILDING SETBACK LINE
- LOT NUMBER
- COMMON AREA

**APPROVAL OF THE CITY PLANNER**

I, 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 16 day of August, 2007.

*Karin Russell*  
City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

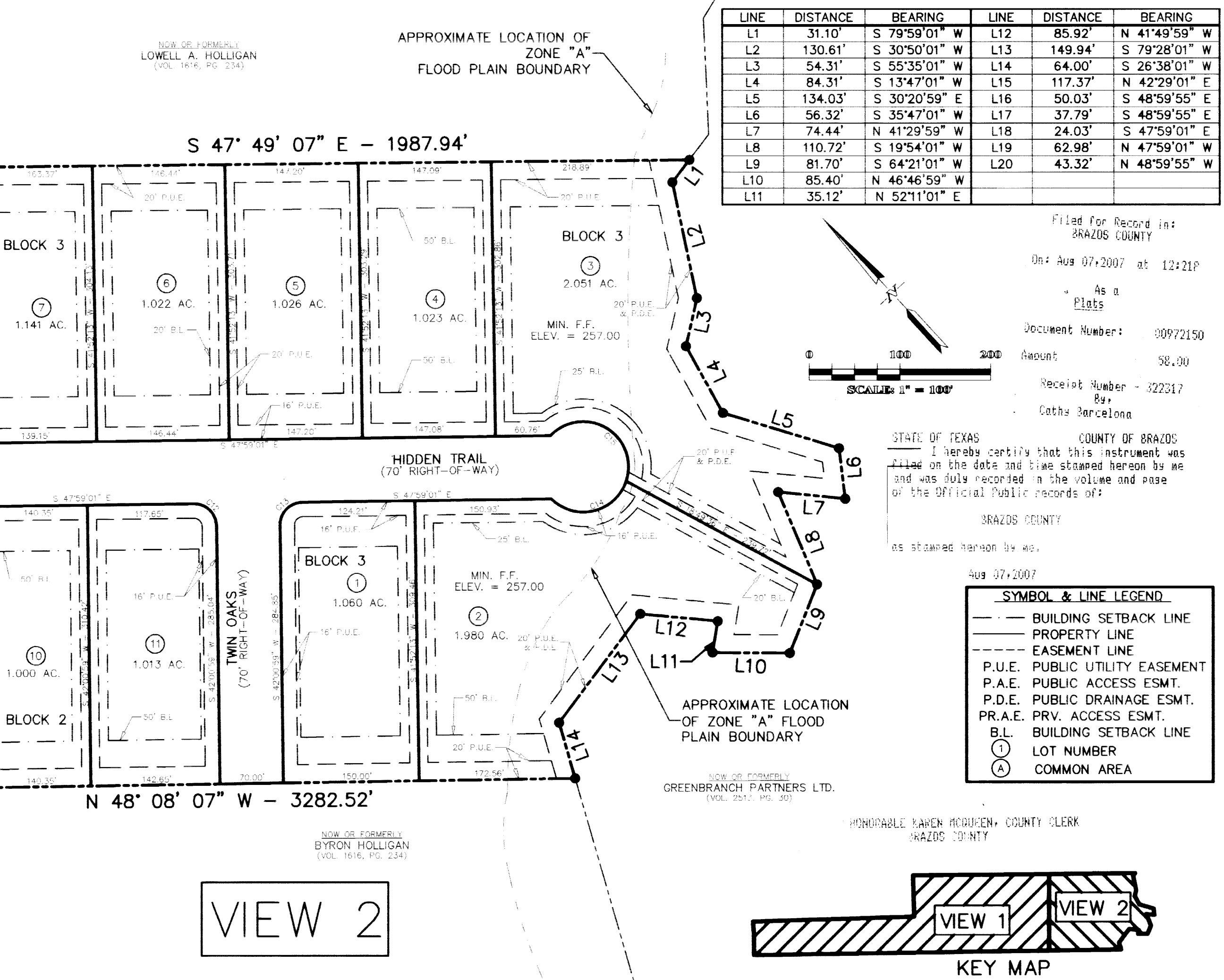
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 21 day of August, 2007.

*W Paul Kasper*  
City Engineer, Bryan, Texas

**APPROVAL OF THE PLANNING & ZONING COMMISSION**

I, Art Hulse, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 16 day of April, 2007 and same was duly approved on the 16 day of May, 2007, by said Commission.

*Art Hulse*  
Chairman, Planning & Zoning Commission, Bryan, Texas



**CONSTRUCTION STANDARDS & NOTES.**

- WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION. ALL NEW WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO THE LATEST B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. THESE WATERLINES WILL BE LOCATED IN THE PUBLIC UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A WATER HYDRAULIC STUDY WILL BE PROVIDED ILLUSTRATING SUCH.
- THE PROPOSED STREETS WILL BE CONSTRUCTED TO A TYPICAL RURAL SECTION WITH OPEN DRAINAGE DITCHES. THE STORMWATER RUNOFF IN THE DITCHES WILL BE CAPTURED AND CONVEYED BY A STORM SEWER SYSTEM AND DISCHARGED INTO EXISTING OR PROPOSED DRAINAGE SYSTEMS. THE STREET AND DRAINAGE SYSTEM WILL BE DESIGNED TO THE LATEST BRAZOS COUNTY DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS.
- SANITARY SEWER SERVICE WILL BE BY ON-SITE SANITARY SEWER FACILITIES (OSSSF). ALL LOTS SERVED BY OSSSF MUST COMPLY WITH 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 COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSSF MAY BE CONSTRUCTED.
- OSSF DISPOSAL AREAS SHALL NOT ENDOURCH THE 100-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- OSSF SHALL BE DESIGNED WHERE NO DAMAGE WILL OCCUR TO THE SYSTEM DURING A FLOOD.
- A PROFESSIONAL ENGINEER MUST ADDRESS TANK FLOTATION.
- ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAIN.
- ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRICAL DISTRIBUTION SYSTEM WILL BE LOCATED IN THE 16' PUBLIC UTILITY EASEMENT LOCATED AT THE FRONT OF THE LOTS AND IN 10' PUBLIC UTILITY EASEMENTS AS REQUESTED BY BTU.

SURVEYED BY: **KERR SURVEYING, LLC**  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

# FINAL PLAT OF HIDDEN OAKS ESTATES

BLOCK 1, LOTS 1-5  
BLOCK 2, LOTS 1-11  
BLOCK 3, LOTS 1-7  
BLOCK 4, LOTS 1-6

COMMON AREA "A" = 0.638 AC.  
COMMON AREA "B" = 0.098 AC.

41.765 ACRES  
RICHARDSON PERRY LEAGUE, A-44  
BRAZOS COUNTY, TEXAS  
SURVEYED: SEPTEMBER 27, 2006

**RABON METCALF ENGINEERING**

POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: rabon@mengineer.com

OFFICE - (979) 690-0329  
FAX - (979) 690-0329  
CELL - (979) 219-4174

**CLIENT INFORMATION**  
GREENBELT GROUP, L.L.P.  
c/o TOM ALLEN  
P.O. BOX 9894  
COLLEGE STATION, TX 77842  
OFF: (979) 229-4382  
FAX: (979) 764-6848  
FILENAME: 0293FP1A | SCALE: 1"=100'  
SUBMITTED DATE: APRIL 18, 2007  
REVISIONS:  
DRAWN BY: A.J.B.  
CHECKED BY: BRAD KERR  
FIELD BOOK: N/A | PAGES: N/A  
RABON METCALF ENGINEERING  
CLIENT NO. PROJECT NO.  
207 - 0293

