

FINAL PLAT

Hidden Oaks Estates #3

Being Richard Perry, Tract 12.2 ~41.742 Acres Brazos County, Texas

August 2021

<u>Owner:</u> Greenbelt Group LTD P.O Box 9894 College Station, TX 77842

Surveyor: Pacheco Koch 20329 State Hwy 249, Ste. 350 Houston, TX 77070 281-883-0103



979-739-0567

TBPE F-9951

12. Wickson Creek SUD will provide water service for the subdivision 13. 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 14. Rural mailboxes shall be set five (5) feet from the edge of pavement or behind curbs, when used. All 1, Duane Peters, County Judge of Brazos County, Texas, do hereby certify 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. that the attached plat was duly approved by the Brazos County, Commissioners' Court on the day of ________, 2021. 15. 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 representation by the other parties in the plat. Floodplain data, in particular, may change.

16. Due to the vague description of the 20' Right-of-Way Easement recorded in Volume 141, Page 505 of the Deed Records of Brazos County, Texas the surveyor is unable to determine its exact location. At the time of survey, this surveyor located an electric distribution line on the subject property, as shown hereon. 17. Due to the vague description of the 30' Right-of-Way Easement recorded in Volume 309, Page 741 of the Deed Records of Brazos County, Texas the surveyor is unable to determine its exact location. At the time of survey, this surveyor found no above ground evidence of a water pipeline on the subject property.

11. 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.

18. Due to the vague description of the 15' Right-of-Way Easement recorded in Volume 511, Page 779 of the Deed Records of Brazos County, Texas the surveyor is unable to determine its exact location. At the time of survey, this surveyor found no above ground evidence of a water pipeline on the subject property.

19. That Right of Way Agreement executed by and between Julia Sarah Holligan and Producer's Gas Company, dated July 9, 1987, recorded in Volume 1006, Page 838 of the Official Public Records of Brazos County, Texas, does not affect the subject property.

20. Subject property is located within the Extraterritorial Jurisdiction (ETJ) for the City of Bryan.

21. Planning exception for block length for Hidden Creek Drive was approved by the Bryan Planning and Zoning Commission on May 21, 2020.

LINE TABLE LINE # LENGTH DIRECTION L1 80.25' N 89° 57' 59" L2 110.49' N 28' 10' 59" L3 | 42.36' | S 45' 45' 01" L4 173.69' S 3' 15' 01" W L5 | 53.95' | S 13' 01' 59" L6 | 63.73' | S 41° 57' 01"

L7 | 550.80' N 42' 29' 06" E

	CURVE TABLE						
	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGEN
W	C1	39.65	25.00'	90° 52′ 01″	N 86° 26' 06" E	35.62'	25.38
W	C2	38.89'	25.00'	89° 07' 59"	S 3' 33' 54" E	35.09'	24.62
W	С3	39.27'	25.00'	90, 00, 00,	S 3° 07' 54" E	35.36'	25.00
W	C4	39.27'	25.00'	90° 00' 00"	N 86' 52' 06" E	35.36'	25.00
Ε	C5	39.27'	25.00'	90, 00, 00,	N 86° 52' 06" E	35.36'	25.00
W	C6	39.33'	25.00'	90' 08' 53"	S 3' 03' 27" E	35.40'	25.06

SOUTH 41'57'01" WEST. 63.73 FEET TO A POINT FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED

TRACT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF THAT CERTAIN 41.750 ACRE TRACT OF LAND

CONVEYED TO LORETTA HOLLIGAN, AND DESCRIBED AS "SHARE NO. 2" IN PARTITION DEED RECORDED IN VOLUME

THENCE, NORTH 48'07'54" WEST WITH THE NORTHEAST LINE OF SAID SHARE NO. 2, AND GENERALLY ALONG THE

LINE OF A BARBED WIRE FENCE. AT 50.0 FEET PASSING A 5/8 INCH IRON ROD SET FOR REFERENCE (IN THE

HIGH-BANK), AND CONTINUING IN ALL, A TOTAL DISTANCE OF 3345.91 FEET TO A 1/2 INCH IRON ROD FOUND IN

THE SOUTHEAST LINE OF SAID FM HIGHWAY NO. 1179 MARKING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID SHARE NO. 2:

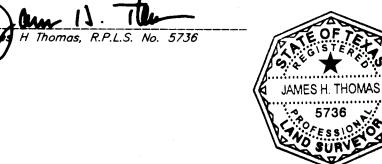
THENCE, NORTH 42°29'06" EAST, 550.80 FEET WITH THE SOUTHEAST LINE OF SAID FM HIGHWAY NO. 1179 TO THE PLACE OF BEGINNING AND CONTAINING 41.742 ACRES OR 1,818,301 SQUARE FEET OF LAND, MORE OR LESS.

THIS DESCRIPTION IS BASED ON THE LAND TITLE SURVEY AND PLAT (JOB NO. 4578-20.147) MADE UNDER THE

DIRECTION OF JAMES H. THOMAS, REGISTERED PROFESSIONAL LAND SURVEYOR ON MARCH 25, 2020.

1616. PAGE 234 OF THE SAID OFFICIAL PUBLIC RECORDS;

STATE OF TEXAS COUNTY OF BRAZOS



Notary Public Brazos County Texas

MARILYN K MOORE Notary ID #3661415 My Commission Expires October 18, 2022

CERTIFICATION OF THE SURVEYOR

I, James H Thomas, Registered Professional Land Surveyor No. 5736, 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.





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 day of the City of Bryan on the City Chair, Planning & Zoning Commission, Bryan, Texas

said county, do hereby

ithentication was filed for ____, 2021, in the Official

* P. A.

CERTIFICATE OF COUNTY COMMISSIONERS' COURT

County Judge, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record Official Public Records Of: **Brazos County Clerk** On: 9/13/2021 8:28:10 AM In the PLAT Records

Doc Number: 2021 – 1445760 Volume - Page: 17349 - 99 Number of Pages: 1

Amount: 73.00 Order#: 20210913000009 Karen NY Quyen Dix. Jaine Cholaveu