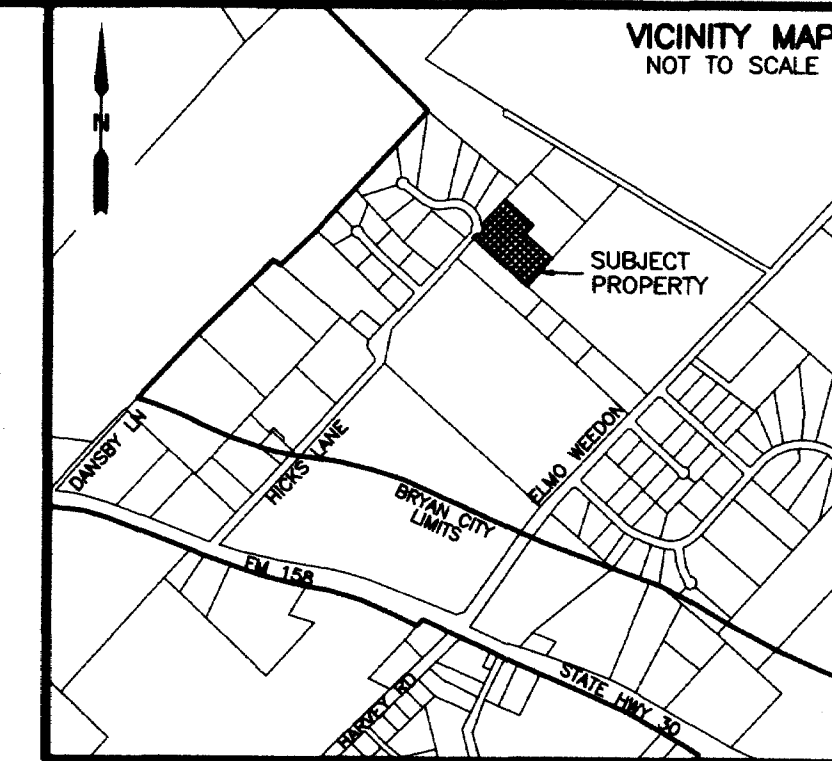


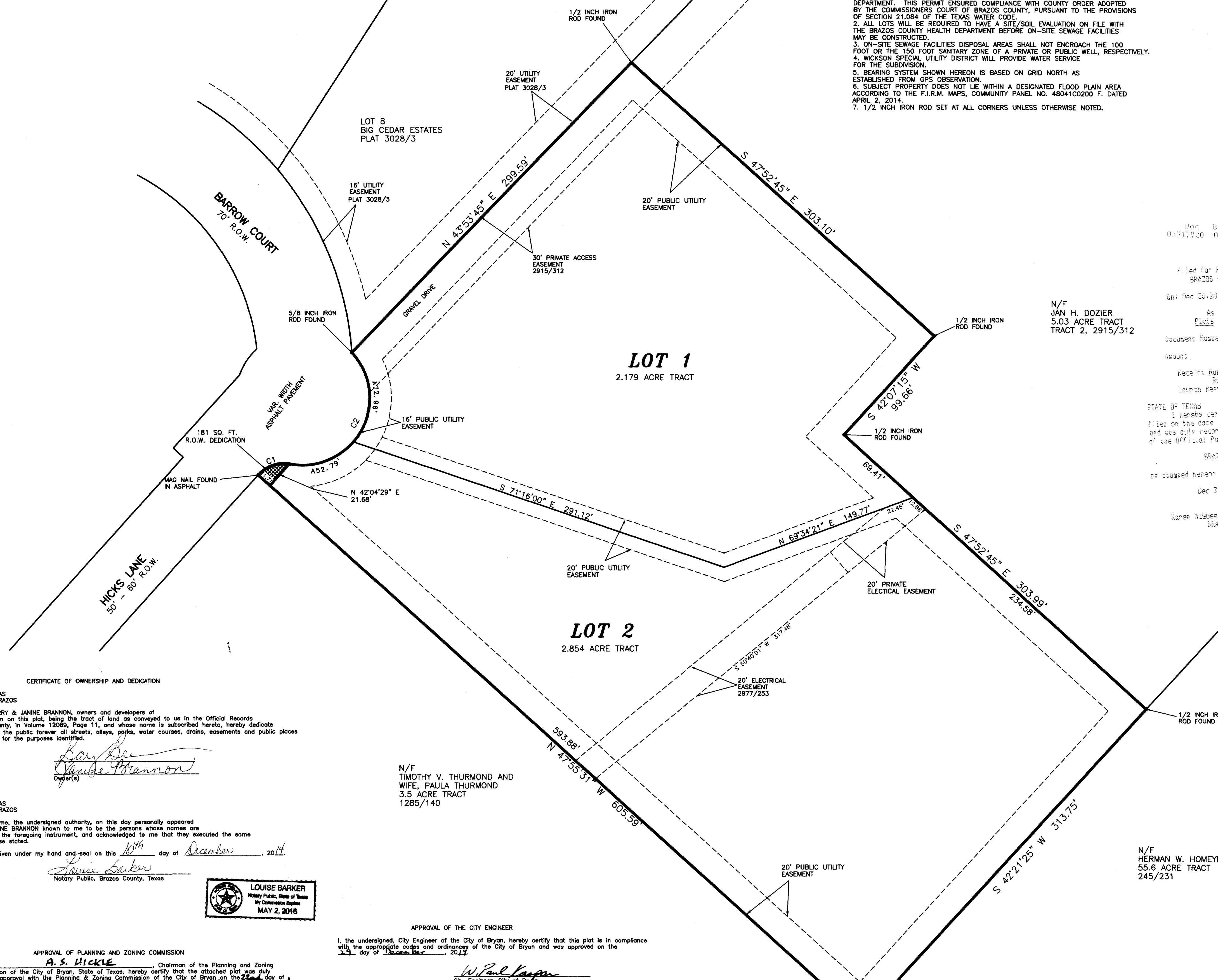
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.77'	25.00'	59°02'58"	N 70°26'47" E	24.64'
C2	125.75'	50.00'	144°05'36"	N 29°16'05" E	95.13'

GENERAL NOTES

1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF'S) 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 ENSURED 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.
2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
3. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
4. WICKSON SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
6. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0200 F. DATED APRIL 2, 2014.
7. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.



SCALE: 1" = 40'



Doc: 01217920
 Pl: 012447
 Pg: 135

Filed for Record in:
 BRAZOS COUNTY
 On: Dec 30, 2014 at 01:13:39
 As a
 Plat
 Document Number: 01217920
 Amount: \$7.00
 Receipt Number: 532276
 By:
 Lauren Reeves

N/F
 JAN H. DOZIER
 5.03 ACRE TRACT
 TRACT 2, 2915/312

STATE OF TEXAS
 COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
 as stamped hereon by me.
 Dec 30, 2014

Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION

OF A
 5.037 ACRE TRACT
 J. W. SCOTT LEAGUE, A-49
 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. W. SCOTT LEAGUE, ABSTRACT NO. 49, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 5.037 ACRE TRACT AS DESCRIBED BY A DEED TO BARRY D. BRANNON AND JANINE J. BRANNON RECORDED IN VOLUME 12089, PAGE 11 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 3.5 ACRE TRACT AS DESCRIBED BY A DEED TO TIMOTHY V. THURMOND AND WIFE, PAULA THURMOND RECORDED IN VOLUME 1285, PAGE 140 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF SAID 5.037 ACRE TRACT AND A WEST CORNER OF A CALLED 55.6 ACRE TRACT AS DESCRIBED BY A DEED TO HERMAN W. HOMEYER RECORDED IN VOLUME 245, PAGE 231 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 55' 31" W ALONG THE COMMON LINE OF SAID 5.037 ACRE TRACT AND SAID 3.5 ACRE TRACT FOR A DISTANCE OF 605.59 FEET TO A MAG NAIL FOUND IN ASPHALT ON THE SOUTHWEST LINE OF HICKS LANE (50' - 60' R.O.W.) MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG THE SOUTHWEST LINE OF HICKS LANE FOR THE FOLLOWING CALLS:
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59° 02' 58" FOR AN ARC DISTANCE OF 25.77 FEET (CHORD BEARS: N 70° 26' 47" E - 24.64 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET, FOR REFERENCE A FENCE CORNER POST FOUND BEARS: S 47° 32' 36" E FOR A DISTANCE OF 0.68 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 144° 05' 36" FOR AN ARC DISTANCE OF 125.75 FEET (CHORD BEARS: N 29° 16' 05" E - 95.13 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING A NORTHWEST CORNER OF SAID 5.037 ACRE TRACT AND THE SOUTH CORNER OF A LOT 8, BIG CEDAR ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 3028, PAGE 3 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 43° 53' 45" E ALONG THE COMMON LINE OF SAID 5.037 ACRE TRACT AND SAID LOT 8 FOR A DISTANCE OF 299.59 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 5.037 ACRE TRACT AND A WEST CORNER OF A CALLED 5.03 ACRE TRACT DESCRIBED AS TRACT 2 BY SAID PARTITION DEED TO JAN H. DOZIER (2915/312);

THENCE: ALONG THE COMMON LINE OF SAID 5.037 ACRE TRACT AND SAID 5.03 ACRE TRACT FOR THE FOLLOWING CALLS:
 S 47° 52' 45" E FOR A DISTANCE OF 303.10 FEET TO A 1/2 INCH IRON ROD FOUND;
 S 42° 07' 15" W FOR A DISTANCE OF 99.66 FEET TO A 1/2 INCH IRON ROD FOUND;
 S 47° 52' 45" E FOR A DISTANCE OF 303.99 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THE AFOREMENTIONED 55.6 ACRE TRACT MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 42° 21' 25" W ALONG THE COMMON LINE OF SAID 5.037 ACRE TRACT AND SAID 55.6 ACRE TRACT FOR A DISTANCE OF 313.75 FEET TO THE POINT OF BEGINNING CONTAINING 5.037 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, KAREN McQUEEN, 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 on the 30th day of December, 2014, in the Official Public Records of Brazos County, Texas, in Volume 12447, Page 135.

Karen McQueen
 County Clerk
 Brazos County, Texas
 By: Lauren Reeves
 Deputy Clerk

CERTIFICATE OF OWNERSHIP AND DEDICATION

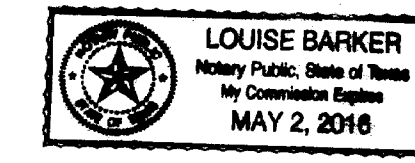
STATE OF TEXAS
 COUNTY OF BRAZOS
 We, BARRY & JANINE BRANNON, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 12089, Page 11, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Barry Brannon
 Janine Brannon
 Owner(s)

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared BARRY & JANINE BRANNON known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal on this 10th day of December, 2014.

Janine Brannon
 Notary Public, Brazos County, Texas



N/F
 TIMOTHY V. THURMOND AND
 WIFE, PAULA THURMOND
 3.5 ACRE TRACT
 1285/140

N/F
 HERMAN W. HOMEYER
 55.6 ACRE TRACT
 245/231

APPROVAL OF PLANNING AND ZONING COMMISSION

I, A. S. WICKLE, 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 & Zoning Commission of the City of Bryan on the 22nd day of December, 2014, and same was duly approved on the 24th day of December, 2014.

A. S. Wickle
 Chairman

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 24th day of December, 2014.

W. Paul Korman
 City Engineer, City of Bryan

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of this subdivision on the 24th day of December, 2014. Signed this 24th day of December, 2014.

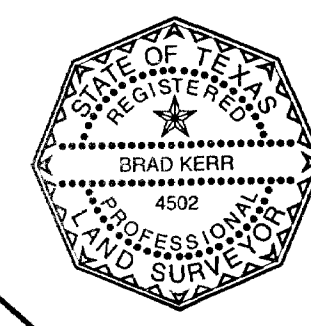
County Judge, Brazos County, Texas

CERTIFICATION OF 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 24th day of December, 2014.

City Planner, City of Bryan

POINT OF BEGINNING
 1/2 INCH IRON ROD FOUND



STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Public Surveyor No. 4502 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, R.P.L.S. No. 4502

FINAL PLAT
 OF
HIDDEN PLACE
 5.037 ACRES
 J. W. SCOTT LEAGUE, A-49
 BRAZOS COUNTY, TEXAS
 SCALE: 1 INCH = 40 FEET
 SURVEY DATE: AUGUST 2014
 PLAT DATE: 09-05-14
 JOB NUMBER: 14-613
 CAD NAME: 14-613
 CR5 FILE: 14-613
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195
 PREPARED FOR: BARRY & JANINE BRANNON
 P.O. BOX 4245
 BRYAN, TEXAS 77805
 PHONE (979) 820-0358