



METES & BOUNDS DESCRIPTION OF HUNTER'S CREEK SUBDIVISION

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN 80.37 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE MARIA KEAGAN LEAGUE, ABSTRACT NO. 28, BRAZOS COUNTY, TEXAS, AND BEING ALL OF THAT SAME 80.37 ACRE TRACT CONVEYED FROM JERRY LANDERS, ET UX, TO HUNTER'S CREEK OF BCS, LTD., AS DESCRIBED BY DEED RECORDED IN VOLUME 4128 PAGE 296 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 80.37 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND MARKING THE WEST CORNER OF SAID 80.37 ACRE TRACT, THE NORTH CORNER OF THAT SAME 1.74 ACRE REMAINDER OF THAT SAME 210.24 ACRE TRACT CONVEYED ALICE CARROLL JOSEY, ET AL, AS DESCRIBED BY DEED RECORDED IN VOLUME 2774 PAGE 148, OF SAID OFFICIAL RECORDS AND LYING IN THE NORTHWEST RIGHT-OF-WAY LINE OF ELMO WEEDON ROAD, SAID ROAD BEING DESCRIBED IN VOLUME 1095 PAGE 741 OF SAID OFFICIAL RECORDS, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 224.50 FEET ALONG THE ARC OF SAID CURVE (CURVE DATA: CENTRAL ANGLE = 04° 33' 14", RADIUS = 2824.79 FEET, TANGENT = 112.31 FEET, THE CHORD BEARS N 41° 36' 03" E - 224.45 FEET), TO A POINT FOR END OF SAID CURVE;

THENCE N 43° 52' 40" E - 1490.18 FEET WITH SAID RIGHT-OF-WAY LINE TO A 1/2" IRON ROD SET FOR CORNER;

THENCE S 52° 30' 00" E - 669.20 FEET WITH THE NORTHWEST LINE OF SAID 80.37 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE N 43° 52' 40" E - 661.39 FEET WITH SAID LINE TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S 47° 59' 37" E - 983.64 FEET WITH THE NORTHEAST LINE TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S 42° 14' 23" W - 2266.41 FEET WITH THE SOUTHWEST LINE TO A 1/2" IRON ROD FOUND FOR CORNER, AND LYING IN THE NORTHEAST LINE OF THE MARCON SUBDIVISION, AS DEPICTED BY PLAT RECORDED IN VOLUME 3674 PAGE 304, OF SAID OFFICIAL RECORDS;

THENCE N 48° 08' 05" W - 610.51 FEET WITH THE SOUTHWEST LINE OF SAID 80.37 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR ANGLE POINT;

THENCE N 69° 49' 50" W - 438.71 FEET WITH SAID LINE TO A 10" DIAMETER FENCE POST FOUND FOR ANGLE POINT;

THENCE N 47° 41' 35" W - 692.49 FEET WITH SAID COMMON LINE TO THE PLACE OF BEGINNING AND CONTAINING 80.37 ACRES OF LAND.

VICINITY MAP
N.T.S.

REFERENCE BENCH MARK
ELEV. = 286.23 (NGVD 1929)

METAL DISK SET IN CONCRETE MONUMENT (GPS-64) ON THE EAST S.O.W. LINE OF S.H. 30 APPROX. 0.39 MILES SOUTHWEST OF INTERSECTION WITH F.M. 158.

CERTIFICATE OF OWNERSHIP AND DEDICATION
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, (we), **Jerry Landers**, the owner(s) and developer(s) of the land shown on this plan, being (part of) the tract of land conveyed to me (us, it) in the official records of Brazos County, Texas, in Volume 4128, Page 296, and whose name is subscribed hereto, hereby declare to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes intended.

OWNER: **MARCON SUBDIVISION**
MANAGE-IN-PARTNER: **HUNTER'S CREEK OF BCS LTD.**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Jerry Landers**, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.

SEAL OF OFFICE THIS 21st day of May, 2001

John J. Wells
COUNTY CLERK, BRAZOS COUNTY, TEXAS

I, **A. Wayne Kessler**, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1852 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT COPY OF AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS HEREIN PLACED OR TO BE PLACED ON THE GROUND, ACCORDING TO THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE THE FORM.

THIS THE 22nd DAY OF MAY, 2001

A. W. KESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. 1852

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, **Robert L. Cooper**, 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 22nd DAY OF MAY, 2001, AND SAME WAS DULY APPROVED ON THE 22nd DAY OF MAY, 2001, BY SAID COMMISSION.

Robert L. Cooper
CHAIRMAN, PLANNING & ZONING COMMISSION, BRYAN, TEXAS

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, PLANNING ADMINISTRATOR 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 22nd DAY OF MAY, 2001.

Robert L. Cooper
PLANNING ADMINISTRATOR, 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 22nd DAY OF MAY, 2001.

William D. Johnson
CITY ENGINEER, BRYAN, TEXAS

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, **A. Jones**, COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY COMMISSIONERS COURT ON THE 22nd DAY OF MAY, 2001.

A. Jones
COUNTY JUDGE, BRAZOS COUNTY, TEXAS

CERTIFICATION BY THE COUNTY CLERK
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, **MARION McQUEEN**, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE THE 14th DAY OF JUNE, 2001, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 4128, PAGE 296.

Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS
By: **Jaime Kelley**

2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359
Fax: (979) 693-4243
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ENGINEERS, CONSULTANTS, MANAGERS

MDC GROUP

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REV.	DATE	BY	COMMENT
1	5/18/01	A	REVISIONS PER SDRC 5/15/01
2	5/18/01	A	INITIAL SUBMISSIONS TO COB / BRAZOS COUNTY

PREPARED FOR:
JERRY LANDERS
10321 KEAP ROAD
COLLEGE STATION, TEXAS 77845
(979) 846-9417

Scale: 1" = 100' (Plan/Section) 3/4" = 60' (Profile)
Project Date: FEBRUARY, 2001
Drawn By: SWW
Checked By: G.K.T.

FINAL PLAT
HUNTERS CREEK
LOTS 1 - 27, BLOCK ONE
LOTS 1 - 17, BLOCK TWO

80.37 ACRES
(VOLUME 4128, PAGE 296)

MARIA KEAGAN LEAGUE, ABSTRACT NO. 28
BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000775-3404
SHEET 1 OF 1

CURVE DATA

CURVE	DELTA	RADIUS	TAN.	ARC	CHD. BEARING	CHD.	CURVE	DELTA	RADIUS	TAN.	ARC	CHD. BEARING	CHD.
1	04°33'14"	2824.79	112.31	224.51	N 41°36'03" E	224.45	17	43°46'44"	449.90	180.76	343.76	N 64°07'45" E	335.46
2	90°00'00"	25.00	25.00	39.27	N 88°52'40" E	35.36	18	31°40'38"	449.90	127.64	449.90	S 78°08'34" E	245.58
3	07°45'30"	335.00	45.36	22.79	S 49°52'40" E	45.33	19	36°48'18"	25.00	9.05	17.37	S 42°24'09" E	17.02
4	19°57'30"	335.00	117.46	46.90	S 61°51'41" E	92.96	20	64°01'04"	50.00	31.25	55.87	S 54°30'29" E	53.00
5	10°47'59"	335.00	31.67	63.14	S 79°13'59" E	63.09	21	88°51'12"	50.00	49.01	77.54	N 49°03'24" E	70.00
6	10°18'39"	335.00	30.13	60.09	S 85°46'09" E	60.01	22	66°04'43"	50.00	46.69	75.12	N 38°24'34" E	68.25
7	82°51'11"	25.00	22.06	36.15	S 49°28'57" E	33.08	23	14°37'28"	50.00	6.42	12.76	N 88°45'40" W	12.73
8	24°42'04"	400.00	87.58	172.45	S 20°24'20" E	171.11	24	34°26'03"	25.00	7.75	15.02	N 78°51'22" W	14.80
9	33°42'54"	25.00	7.58	14.71	S 19°53'55" E	14.50	25	19°28'20"	519.90	70.63	140.39	N 69°22'31" E	139.97
10	40°19'57"	50.00	18.33	35.14	S 19°10'26" E	34.42	26	13°16'48"	519.90	60.52	120.50	N 82°45'04" W	120.23
11	98°26'57"	50.00	57.98	85.91	S 88°31'53" E	75.73	27	17°06'22"	519.90	78.19	155.22	S 81°03'21" E	154.64
12	114°43'50"	50.00	78.08	100.12	S 19°07'16" E	84.21	28	10°29'03"	519.90	47.70	95.13	S 67°15'39" W	95.00
13	40°54'56"	25.00	9.33	17.85	N 52°01'43" W	17.48	29	10°29'03"	519.90	47.70	95.13	S 58°46'36" W	95.00
14	23°30'58"	330.00	68.69	135.44	N 19°48'47" W	134.49	30	09°17'41"	519.90	42.26	84.34	S 48°53'14" E	84.25
15	77°56'29"	25.00	23.02	34.01	N 30°54'56" E	31.45	31	91°38'17"	25.00	25.73	39.98	S 88°03'32" E	35.66
16	27°38'47"	335.00	82.43	161.64	N 59°03'47" E	160.88	32	90°00'00"	25.00	25.00	39.27	S 01°07'20" E	35.36

FINAL PLAT NOTES:

- PORTIONS OF THIS TRACT LIE WITHIN THE FLOOD PLAIN (ZONE A) AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C0161C, JULY 2, 1992.
- SETBACKS ARE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS.
- BASIS OF BEARING RECORD, PER VOLUME 4128, PAGE 296.
- NEITHER PARALLEL DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.
- DEVELOPMENT FOR HUNTER'S CREEK SUBDIVISION SHALL HAVE 70' R.O.W. WITH 24" WIDE ASPHALT SURFACE ROADS WITH 3:1 BAY DITCHES FOR DRAINAGE UNLESS OTHERWISE SHOWN.
- ALL PROPERTY CORNERS, P.O.S. AND P.T.S. ARE MONUMENTED BY 1/2" I.R., UNLESS OTHERWISE NOTED.
- HUNTER'S CREEK SUBDIVISION CONTAINS 44 LOTS, AVERAGING 1.65 ACRES PER LOT AND 7.77 ACRES OF RIGHT-OF-WAY.
- ALL BEARINGS AND DISTANCES ALONG CURVES ARE CHORD BEARINGS AND DISTANCES.
- IN ADDITION TO OTHER EASEMENTS WHICH MAY BE SHOWN OR SPECIFIED THE FOLLOWING EASEMENTS ARE ALSO GRANTED:
- A TEN (10) FOOT WIDE UTILITY EASEMENT ON EACH SIDE OF ANY AND ALL LOT LINES SHOWN ON THE PLAT AND ON EACH SIDE OF ANY AND ALL LOT LINES WHICH WOULD BE ESTABLISHED IN THE FUTURE, FOR ANY SIDE LOT LINES WHICH COINCIDE WITH THE R.O.W. OF ELMO WEEDON ROAD IN WHICH CASE THE EASEMENT WIDTH SHALL BE TWENTY (20) FEET.
- A FIVE (5) FOOT WIDE ANCHOR AND GUY EASEMENT EXTENDING TWENTY (20) FEET BEYOND ANY SPECIFIED UTILITY EASEMENTS WHERE AND WHEN NECESSARY FOR GUY ANCHORS REQUIRED IN SUPPORTING OVERHEAD UTILITY LINES.
- A VARIABLE WIDTH SUBDIVISION SIGN EASEMENT, AS INDICATED, FOR SIGNAGE, DECOY IDENTIFICATION INFRASTRUCTURE AND LANDSCAPING OR OTHER SIMILAR USES.
- A 20' WIDE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ANY DRAINAGE WAY, CREEK OR OTHER NATURAL WATERCOURSE.
- ALL LOTS WILL TAKE ACCESS FROM INTERIOR STREETS-NO LOT WILL TAKE ACCESS FROM ELMO WEEDON.
- NOTE: ALL F.F. ELEVATIONS ARE ADVISORY ONLY AND ARE BASED ON TOPOGRAPHIC MAPS. BEFORE CONSTRUCTION, LOT OWNERS SHALL HAVE ACTUAL F.F. ELEVATIONS CONFIRMED BY GROUND SURVEY.

BRAZOS COUNTY NOTES:

- A "FLOOD PLAIN PERMIT" WILL BE REQUIRED ON ALL TRACTS PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE. THE PERMIT MAY BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE AT: 2617 HWY 21 WEST, BRYAN, TX 77803, (979) 822-2127.
- BRAZOS COUNTY HEALTH DEPARTMENT NOTES:**
 - ALL LOTS SERVED BY OSSF 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.
 - ALL LOTS WITHIN THE SUBDIVISION SHALL NOT ENOUGH THE 100-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAN.
 - TANKS & ELECTRICAL COMPONENTS, WHICH ARE BURIED, MAY NEED TO HAVE EXCESS SOIL REMOVED FROM SITE, DEPENDING ON FLOOD PLAN STATUS PER PROPERTY.
 - WICKSON SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION. WATER CONNECTIONS WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN SPECIFICATIONS & STANDARDS.

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ETS
12/6/02

0746208

Filed for Record in:
BRAZOS COUNTY,
On: Jun 14, 2001 at 02:59PM
As a
PLAT
Document Number: 0746208
Amount: \$5.00
Receipt Number: 174179
By: Jaime Kelley

COUNTY OF BRAZOS
I, **Jerry Landers**, 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 public records of BRAZOS COUNTY, TEXAS as stamped hereon by me.

Jun 14, 2001

URSULE WARD KEEGAN, COUNTY CLERK
BRAZOS COUNTY, TEXAS