

APPROVAL BY CITY ENGINEER
 I, William, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

CITY ENGINEER
 CITY OF BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER
 I, [Signature], UNDERSIGNEE, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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 4 DAY OF August, 2020.

CITY PLANNER
 BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, [Signature], 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 4 DAY OF August, 2020 BY SAID COMMISSION.

CHAIR, PLANNING AND ZONING COMMISSION
 BRYAN, TEXAS

METES AND BOUNDS

BEING A DESCRIPTION OF A 27.01 ACRE TRACT OF LAND, SITUATED IN THE FRANCIS HENDERSON LEAGUE, ABSTRACT NO. 20, AND GREEN H. COLEMAN LEAGUE ABSTRACT NO. 10, BRAZOS COUNTY, TEXAS, SAID TRACT OF LAND DESCRIBED IN A DEED FROM MERVIN DANBYS PETERS TO OCC CONSTRUCTION CORPORATION, RECORDED IN VOLUME 16126, PAGE 124, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (O.R.B.C.T.), SAME BEING A PORTION OF THE REMAINDER OF A TRACT OF LAND DESCRIBED IN A DEED FROM MARSHALL BOOKMAN PETERS TO MERVIN DANBYS PETERS, RECORDED IN A VOLUME 261, PAGE 18, DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.) AND BEING THE SAME LAND DESCRIBED AS CALLED 1,456.249 ACRES IN THE BOUNDARY LINE AGREEMENT AND CONVEYANCE OF RECORD IN VOLUME 547, PAGE 357 (D.R.B.C.T.) SAVE AND EXCEPT A 3.09 ACRE RIGHT-OF-WAY WIDENING, RECORDED IN VOLUME 9366, PAGE 125 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 8' CREOSOTE WOOD FENCE CORNER POST IN THE NORTH RIGHT-OF-WAY LINE OF WILCOX LANE (CALLED 80' WIDE RIGHT-OF-WAY), SAME BEING A SOUTHEAST LINE OF THE REMAINDER OF SAID 1,456.53 ACRE TRACT FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF WILCOX LANE THE FOLLOWING (6) CALLS:

1. SOUTH 41° 41' 12" WEST, 69.54 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP, STAMPED "KLING", FOR AN ANGLE POINT IN SAID NORTH RIGHT-OF-WAY LINE OF WILCOX LANE FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT.
2. SOUTH 40° 05' 15" WEST, 704.85 FEET TO 1/2-INCH IRON ROD FOUND WITH CAP, STAMPED "KLING", FOR THE BEGINNING OF A CURVE TO THE RIGHT IN THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT.
3. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 121.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 48° 46' 08" WEST, 120.54 FEET TO 1/2-INCH IRON ROD FOUND WITH CAP, STAMPED "KLING" FOR THE END OF SAID CURVE TO THE RIGHT FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT.
4. SOUTH 57° 20' 43" WEST, 183.50 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP, STAMPED "KLING" FOR AN ANGLE POINT IN THE NORTH LINE OF SAID WILCOX LANE AND THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT.
5. SOUTH 62° 54' 05" WEST, 273.62 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT AND ANGLE POINT IN THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, AND
6. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 118.87 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 51° 32' 20" EAST, 118.09 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP, STAMPED "GESSNER" IN THE NORTH RIGHT-OF-WAY LINE OF WILCOX LANE FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF WILCOX LANE, OVER, ACROSS, AND UPON THE REMAINDER OF SAID 1,456.53 ACRE TRACT THE FOLLOWING (5) CALLS:

1. NORTH 34° 37' 05" WEST, 292.50 FEET TO A 5/8-INCH IRON ROD FOUND WITH CAP, STAMPED "GESSNER".
2. NORTH 56° 06' 39" EAST, 283.71 FEET TO A 5/8-INCH IRON ROD FOUND WITH CAP, STAMPED "GESSNER".
3. NORTH 03° 28' 46" EAST, 240.19 FEET TO A 5/8-INCH IRON ROD FOUND WITH CAP, STAMPED "GESSNER".
4. NORTH 01° 45' 31" WEST, 221.44 FEET TO A 5/8-INCH IRON ROD FOUND WITH CAP, STAMPED "GESSNER".
5. NORTH 47° 14' 24" WEST, 547.72 FEET TO A 5/8-INCH IRON ROD FOUND WITH CAP, STAMPED "GESSNER", TO THE SOUTH LINE OF A 50.86 ACRE TRACT DESCRIBED IN A DEED TO OCC CONSTRUCTION CORPORATION, RECORDED IN VOLUME 16127, PAGE 184 (O.R.B.C.T.)

THENCE WITH THE SOUTHEAST LINES OF SAID 50.86 ACRE TRACT THE FOLLOWING (3) CALLS:

1. NORTH 41° 51' 40" EAST, 638.39 FEET TO A 5/8-INCH IRON ROD FOUND WITH CAP, STAMPED "GESSNER".
2. SOUTH 48° 40' 20" EAST, 299.25 FEET TO A 5/8-INCH IRON ROD FOUND WITH CAP, STAMPED "GESSNER", AND
3. NORTH 40° 06' 33" EAST, 109.35 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF A CALLED 91.60 ACRE TRACT DESCRIBED IN A DEED TO KATHLEEN H. BUFORD, RECORDED IN VOLUME 3048, PAGE 244 (O.R.B.C.T.), FOR REFERENCE, A 1/2-INCH IRON ROD FOUND WITH CAP, STAMPED "KLING" BEARS NORTH 48° 46' 55" WEST, 19.66 FEET;

THENCE SOUTH 48° 46' 55" EAST, WITH THE SOUTHWEST LINE OF SAID 94.60 ACRE TRACT 932.82 FEET TO THE POINT OF BEGINNING AND OCCUPYING 27.01 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THE ACCOMPANYING PLAT OF EVEN DATE HEREWITH

GENERAL NOTES

1. PROPERTY APPEARS TO BE VESTED IN OCC CONSTRUCTION CORPORATION BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 16126, PAGE 124, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
2. TITLE WAS NOT PROVIDED AT THE TIME OF SURVEY, NOR WAS TITLE COMMITMENT OR THE RESULTS OF A TITLE SEARCH, ADDITIONAL DOCUMENTS MAY BE APPLICABLE TO THIS PROPERTY WHICH WERE NOT TAKEN INTO CONSIDERATION.
3. BASIS OF BEARINGS ARE GRID NORTH AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 46023, NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA. DISTANCES ARE SURFACE AND GRID DISTANCES CAN BE OBTAINED BY USING THE FOLLOWING COMBINED SCALE FACTOR 0.9997623 (GEOID12B).
4. THIS PROPERTY FALLS WITHIN ZONE A AND HAS A GREATER THAN A 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, CITY OF BRYAN, TEXAS, COMMUNITY PANEL NO. 48155, PANEL NO. 0236, MAP NO. 480410236, REVISED EFFECTIVE DATE OF MAY 15, 2012.
5. 1/2-INCH CAPPED IRON RODS SET AT ALL LOT CORNERS, EXCEPT AS NOTED.
6. THE FOLLOWING BUILDING SETBACKS APPLY:
 FRONT SIDE REAR SIDE STREET
 50' 30' 50'
7. THE FOLLOWING SETBACKS APPLY: A MINIMUM 25-FOOT SETBACK SHALL BE REQUIRED ALONG THE FRONT OF ALL ETJ LOTS THAT ARE ALONG COUNTY ROADS. A MINIMUM 50-FOOT SETBACK SHALL BE REQUIRED ALONG THE FRONT OF ALL ETJ LOTS THAT ARE ALONG STATE OR FEDERAL ROADS IN ACCORDANCE WITH THE COUNTY STANDARDS.
8. HUNTERS CROSSING ESTATES PHASE ONE IS LOCATED IN THE CITY OF BRYAN AND WYON VALLEY EXTRA TERRITORIAL JURISDICTION.
9. BLANKET EASEMENT FROM OCC CONSTRUCTION CORP TO WICKSON CREEK SPECIAL UTILITY DISTRICT, DATED JULY 19, 2021, RECORDED IN VOLUME 17198, PAGE 4, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

BRAZOS COUNTY SUBDIVISION REGULATIONS

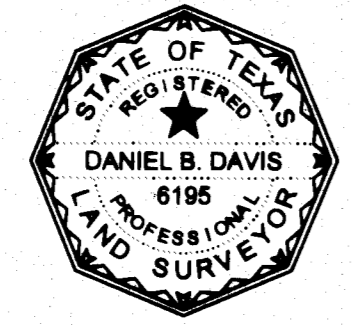
- G1. - NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR.
 - THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.
- G2. - RURAL MAIL BOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BOUND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. AN MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.
 - FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("MDBU"), OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE MDBU SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- G3. - IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, ANOTHER PUBLIC THOROUGHFARE AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGEWAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- G4. - 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 REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

BRAZOS COUNTY HEALTH DEPARTMENT NOTES

1. ALL LOT 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 DISTRICT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPED BY THE COMMISSIONER'S 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 ENCRUCH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL RESPECTIVELY.
2. 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.
3. THIS SUBDIVISION LIES WITHIN THE WICKSON CREEK SUD SERVICE AREA.
4. LOTS ARE SUBJECT TO A 50' SETBACK FROM A PERENNIAL STREAM CENTERLINE AS IDENTIFIED ON KURTEN USGS QUAD MAP.
5. WHERE LOT SIZE IS LESS THAN ONE ACRE REQUIRED FOR OSSF PURPOSES ALTERNATIVE SEPTIC SOLUTIONS MAY BE REQUIRED. SPRAY FIELDS WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.

CERTIFICATE OF SURVEYOR
 I, DANIEL B. DAVIS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6195, 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.

DANIEL B. DAVIS R.P.L.S. NO. 6195



APPROVAL BY THE COUNTY COMMISSIONER'S COURT
 I, Duane Peters, 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 10 DAY OF August, 2020.

COUNTY JUDGE, BRAZOS COUNTY, TEXAS
 BRYAN, TEXAS

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 8/20/2021 4:22:01 PM
 In the PLAT Records

Doc Number: 2021-1443526
 Volume - Page: 17291-258
 Number of Pages: 1
 Amount: 73.00
 Order#: 2021082000141
 By: LG [Signature]



HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH MY OFFICE THE DAY OF _____ TEXAS, IN VOLUME _____ PAGE _____

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	121.00	S 48° 46' 08" W	120.54
C2	118.87	N 51° 32' 20" E	118.09

RIGHT-OF-WAY & LOT CURVE TABLE

CURVE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	121.00	S 48° 46' 08" W	120.54
C2	118.87	N 51° 32' 20" E	118.09

FLOODPLAIN EASEMENT

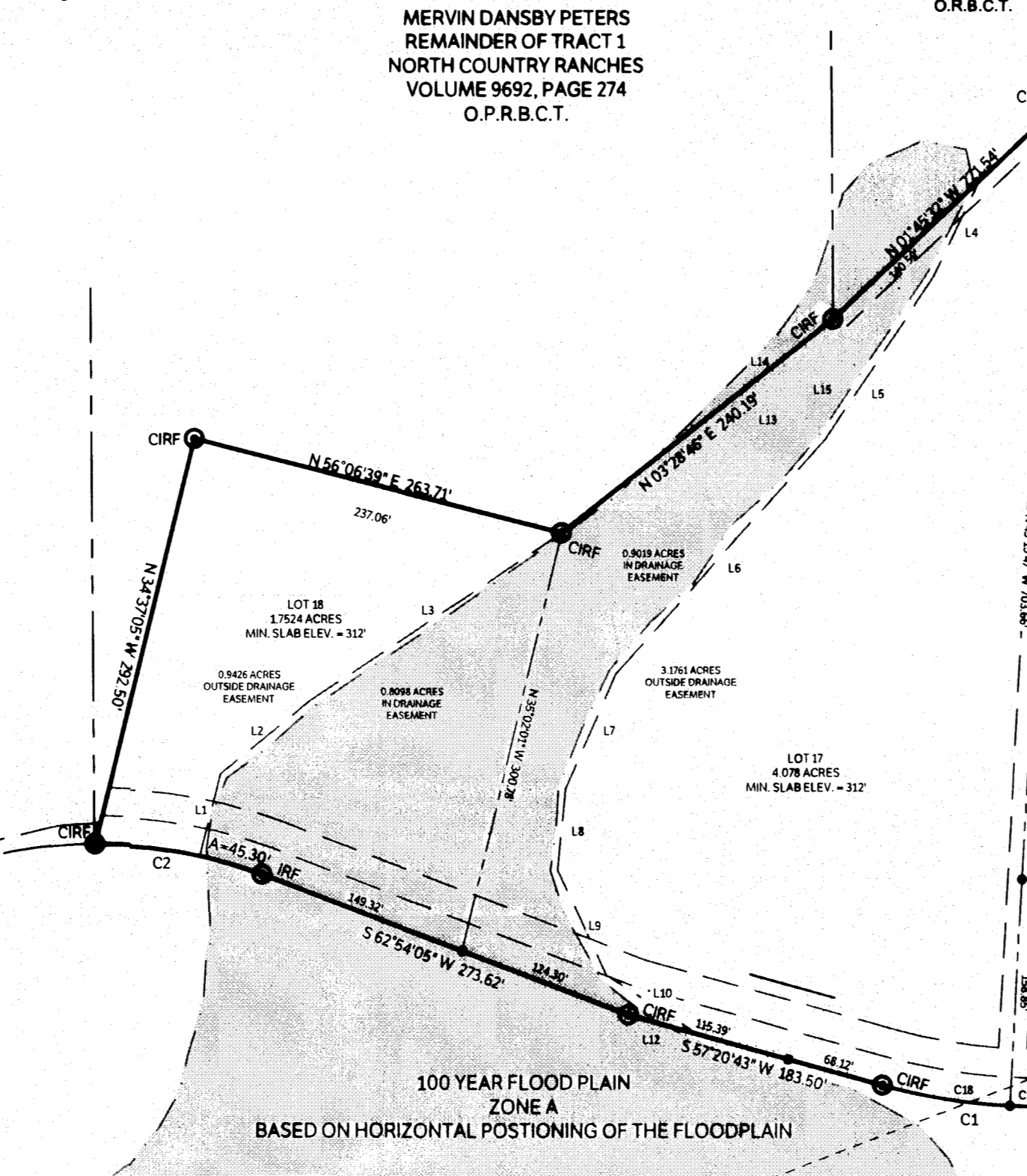
LINE	BEARING	DISTANCE
1	N 56° 02' 36" E	243.71
2	N 10° 38' 46" E	240.19
3	N 41° 51' 40" E	638.39
4	S 48° 40' 20" E	299.25
5	N 40° 06' 33" E	109.35

MERVIN DANBYS PETERS
 REMAINDER OF A CALLED 1456.53 ACRE TRACT
 VOLUME 261, PAGE 18
 REFERENCED CALL 1,456.249 ACRES
 VOLUME 574, PAGE 357
 D.R.B.C.T.

MERVIN PETERS
 REMAINDER OF TRACT 2
 NORTH COUNTRY RANCHES
 VOLUME 9692, PAGE 274
 O.P.R.B.C.T.

MERVIN DANBYS PETERS
 REMAINDER OF TRACT 1
 NORTH COUNTRY RANCHES
 VOLUME 9692, PAGE 274
 O.P.R.B.C.T.

G.H. COLEMAN LEAGUE, A-10
 BRAZOS COUNTY, TEXAS



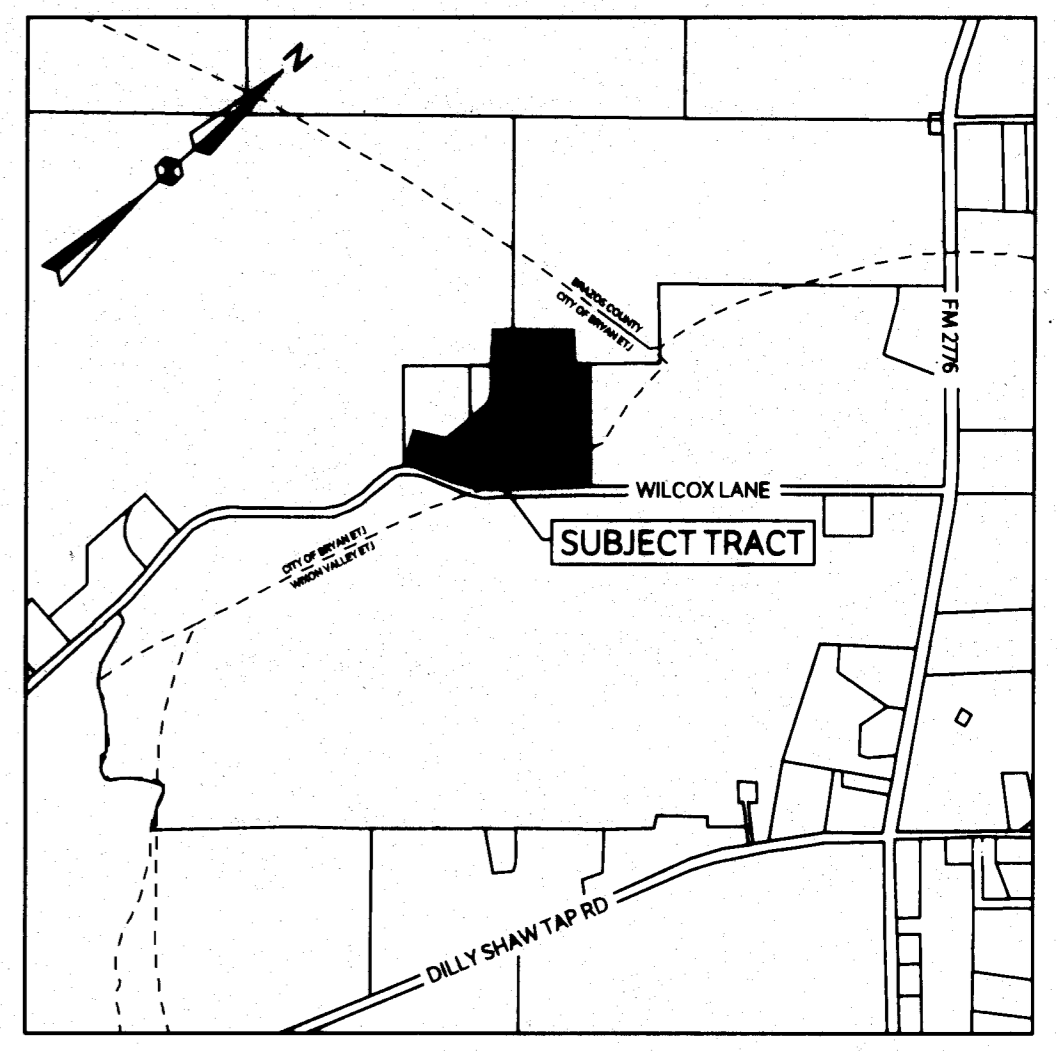
CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I (WE) OCC Construction Company, OWNER(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 16126, PAGE 124, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

NOTARY PUBLIC CERTIFICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature] WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

UNDER MY HAND AND SEAL ON THIS 9th DAY OF August, 2021
[Signature]
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



VICINITY MAP
 NOT TO SCALE

LEGEND

- PROPERTY CORNER
- CAPPED IRON ROD SET, STAMPED "GESSNER"
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT
- APPROXIMATE FLOODPLAIN
- LOT LINE
- BUILDING SETBACK LINE
- CONTROLLING MONUMENT
- CAPPED IRON ROD FOUND
- POINT OF BEGINNING
- IRON ROD FOUND
- FENCE CORNER POST

OCC CONSTRUCTION CORPORATION
 50.86 ACRES
 VOLUME 16127, PAGE 184
 O.P.R.B.C.T.

CHARLES EDWARD HENDERSON
 CALLED 91.60 ACRES
 VOLUME 3048, PAGE 244
 O.P.R.B.C.T.

INDIVIDUAL LOT WIDTH AND CULVERT INFORMATION

LOT NO.	LOT WIDTH	Q10 (CFS)	CULVERT SIZE (IN)	CULVERT CAPACITY (CFS)
1	181.71'	4.8	15"	6.9
2	166.97'	7.2	15"	9.8
3	154.80'	2.3	15"	7.5
4	183.86'	2.3	15"	6.0
5	152.56'	4.7	15"	7.1
6	184.80'	10.0	24"	20.2
7	151.82'	7.8	18"	8.9
8	158.30'	3.8	15"	8.5
9	184.80'	2.0	15"	7.0
10	181.18'	3.7	15"	8.0
11	184.96'	5.6	15"	5.7
12	151.61'	2.0	15"	7.8
13	150.00'	4.8	15"	7.3
14	190.00'	2.9	15"	6.4
15	150.00'	5.0	15"	7.4
16	158.80'	7.0	18"	10.3
17	157.98'	5.7	15"	6.6
18	287.53'	0.6	15"	6.7



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 www.gessnerengineering.com

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 BRYAN 979.580.8840
 FORT WORTH 817.405.0774
 GEORGETOWN 512.930.5832
 SAN ANTONIO 210.305.4792

TBPELS FIRM REGISTRATION NUMBERS:
 F-7451 & F-101914597

FINAL PLAT OF HUNTERS CROSSING ESTATES PHASE 1

BLOCK ONE, LOTS 1-18
 BEING ALL OF 27.01 ACRES
 RECORDED IN VOLUME 16126, PAGE 124
 OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 G. H. COLEMAN SURVEY, ABSTRACT NO. 10
 & FRANCIS HENDERSON SURVEY, ABSTRACT NO. 20

FINAL PLAT
 ISSUE DATE: 06-26-2020
 DRAWN BY: MN JK
 CHECKED BY: DD
 PROJECT #: 18-0278

DATE OF SURVEY: OCTOBER 19, 2018

SURVEYOR:
 GESSNER ENGINEERING, LLC
 DANIEL B. DAVIS
 11913 STARCREST DR.
 SAN ANTONIO, TEXAS 78247

OWNER/DEVELOPER:
 OCC CONSTRUCTION CORPORATION
 4060 TEXAS 6 FRONTAGE RD
 COLLEGE STATION, TEXAS 77845

ENGINEER:
 GESSNER ENGINEERING, LLC
 2501 ASHFORD DR
 COLLEGE STATION, TEXAS 77840

REVISED: 7/23/21