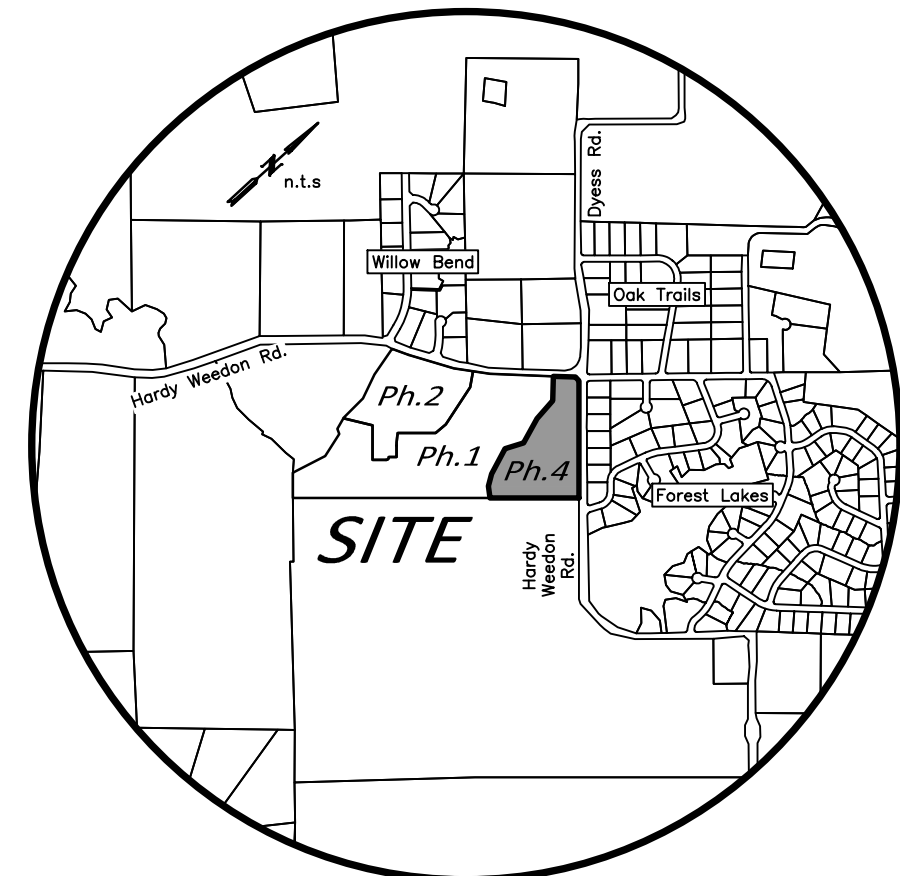


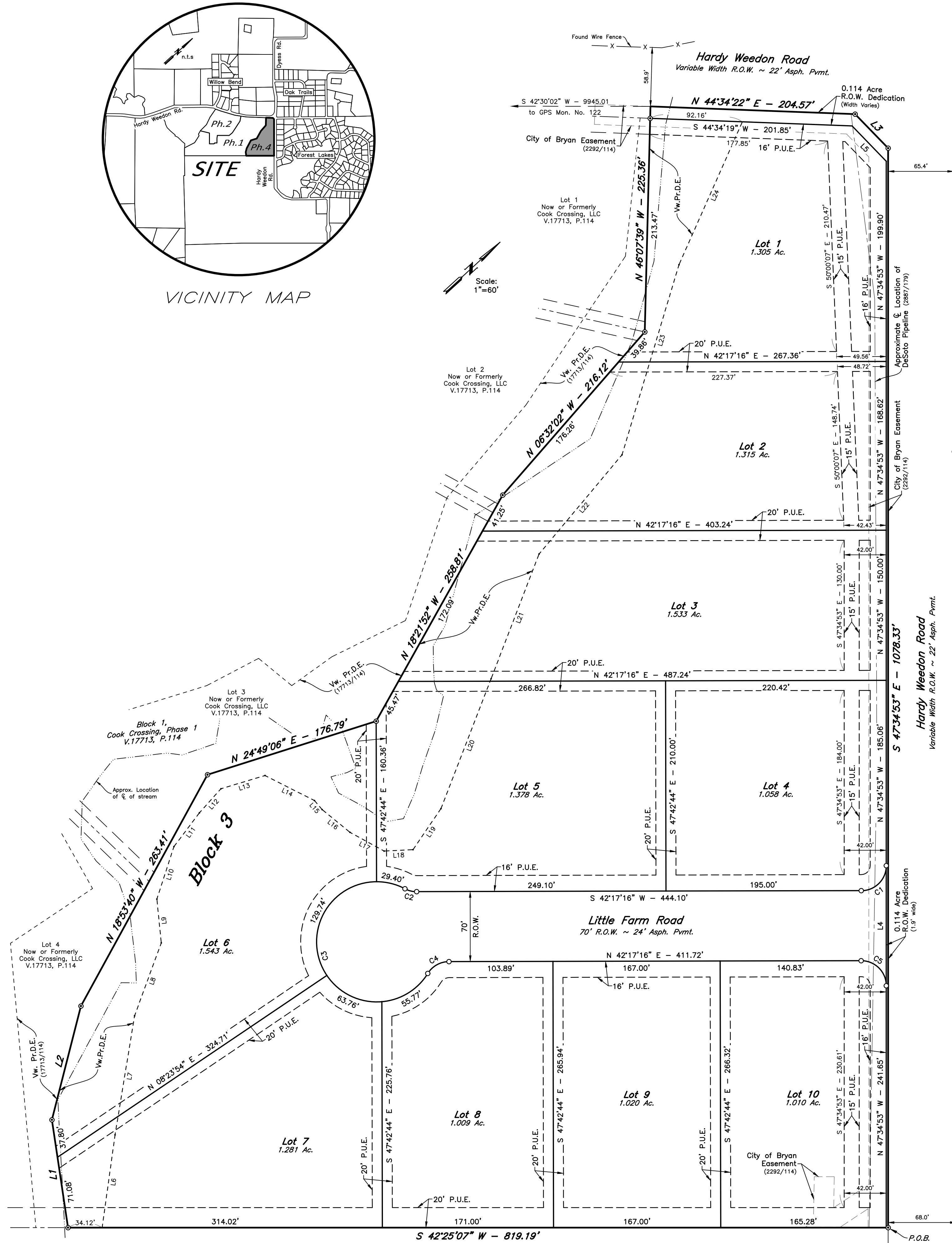
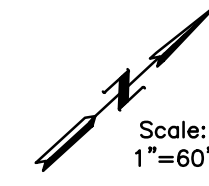
LINE	BEARING	DISTANCE
L1	N 56°04'22" W	108.88'
L2	N 33°16'48" W	117.32'
L3	N 88°22'17" E	47.37'
L4	N 47°34'53" W	120.00'
L5	S 88°29'43" W	49.10'
L6	N 39°39'43" W	93.54'
L7	N 38°16'24" W	120.52'
L8	N 27°29'05" W	77.63'
L9	N 53°19'47" W	43.94'
L10	N 29°34'23" W	55.11'
L11	N 10°32'34" W	42.20'
L12	N 5°45'35" W	32.34'

LINE	BEARING	DISTANCE
L13	N 25°41'42" E	45.95'
L14	N 69°16'14" E	55.35'
L15	S 87°53'45" E	11.78'
L16	N 81°38'19" E	35.98'
L17	N 71°12'00" E	38.85'
L18	N 39°39'43" W	28.91'
L19	N 13°18'55" W	49.63'
L20	N 26°28'13" W	139.09'
L21	N 26°33'47" W	133.46'
L22	N 7°40'24" W	129.21'
L23	N 30°54'46" W	198.22'
L24	N 23°39'26" W	156.23'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°52'09"	25.00'	39.21'	24.94'	S 2°38'49" E	35.31'
C2	28°04'21"	25.00'	12.25'	6.25'	S 56°19'26" W	12.13'
C3	266°06'24"	60.00'	278.67'	-64.22'	S 62°41'36" E	87.69'
C4	58°02'03"	25.00'	25.32'	13.87'	N 13°16'14" E	24.25'
C5	90°07'51"	25.00'	39.33'	25.06'	N 87°21'11" E	35.40'



VICINITY MAP



Called 128.474 Acres
Now or Formerly
Leon Denena Jr.
& Katherine Wilhelm
V.7286, P.105

A CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the _____ day of _____, 20____.

Signed this _____ day of _____, 20____.

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)
I, _____, 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 _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chairman, Planning and Zoning Commission

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 _____ day of _____, 20____.

City Planner, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Cook Crossing, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 16968, Page 79 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.

Owner _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, 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 _____ day of _____, 20____.

City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. ALLCORN LEAGUE, Abstract No. 61, Brazos County, Texas and being part of the 89,500 acre tract described in the deed from John Hacker, Independent Executor of The Estate of Margaret Ann Boies, deceased to Cook Crossing, LLC recorded in Volume 16968, Page 79 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the east corner of the said 89,500 acre Cook Crossing, LLC tract, the northwest corner of the called 128.747 acre Katherine and Leon Denena, Jr. tract recorded in Volume 7286, Page 105 (O.R.B.C.) and being in the southwest right-of-way line of Hardy Weedon Road (based on a variable width);

THENCE: S 42°25'07" W along the common line of this tract, the said 89,500 acre Cook Crossing, LLC tract and the called 128.747 acre Denena tract for a distance of 819.19 feet to a found 1/2-inch iron rod marking the east corner of Lot 4, Block 1, COOK CROSSING, PHASE 1 recorded in Volume 17713, Page 114 (O.R.B.C.);

THENCE: along the common line of this tract, into the interior of the called 89,500 acre Cook Crossing, LLC tract and along COOK CROSSING, PHASE 1 recorded in Volume 17713, Page 114 (O.R.B.C.) for the following seven (7) calls:

- 1) N 56°04'22" W for a distance of 108.88 feet to a found 1/2-inch iron rod for corner,
- 2) N 33°16'48" W for a distance of 117.32 feet to a found 1/2-inch iron rod for corner,
- 3) N 18°53'40" W for a distance of 263.41 feet to a found 1/2-inch iron rod for corner,
- 4) N 24°49'06" E for a distance of 176.79 feet to a found 1/2-inch iron rod for corner,
- 5) N 18°21'52" W for a distance of 258.81 feet to a found 1/2-inch iron rod for corner,
- 6) N 06°32'02" W for a distance of 216.12 feet to a found 1/2-inch iron rod for corner, and
- 7) N 46°07'39" W at 213.47 feet, pass a found 1/2-inch iron rod marking the north corner of Lot 1, Block 1 of said COOK CROSSING, PHASE 1, continue along the common line for a total distance of 225.36 feet to a point for the northwest corner of this tract and being in the southeast right-of-way line of Hardy Weedon Road;

THENCE: along the southeast and southwest right-of-way line of said Hardy Weedon Road for the following three (3) calls:

- 1) N 44°34'22" E for a distance of 204.57 feet to a found 1/2-inch iron rod for corner,
- 2) N 88°22'17" E for a distance of 47.37 feet to a found 1/2-inch iron rod for corner, and
- 3) S 47°34'53" E for a distance of 1,078.33 feet to the POINT OF BEGINNING and containing 13.57 acres of land.

FINAL PLAT

**COOK CROSSING
PHASE 4**

LOTS 1-10, BLOCK 3
13.57 ACRES
THOMAS J. ALLCORN LEAGUE, A-61
BRAZOS COUNTY, TEXAS
MARCH, 2022
SCALE: 1"=60'

Owner:
Cook Crossing, LLC
P.O. Box 3462 Bryan, TX 77805
(979) 777-1677

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300