



VICINITY MAP
NOT TO SCALE

RATIONAL METHOD CALCULATION - DRIVEWAYS/CLVERTS

LOT	Q10 (CFS)	PHASE	SIZE (IN)	CAPACITY (CFS)
1	8.1	18	8.4	8.4
2	6.4	18	8.4	8.4
3	4.1	15	6.1	6.1
4	4.0	15	5.0	5.0
5	3.3	15	6.1	6.1
6	5.4	15	6.1	6.1
7	7.8	18	8.2	8.2
8	9.8	24	17.4	17.4
9	17.0	24	17.6	17.6
10	16.3	30	22.5	22.5
11	13.5	30	22.4	22.4
12	11.7	24	12.4	12.4
13	9.6	24	12.4	12.4
14	7.7	24	12.4	12.4
15	5.3	18	5.8	5.8
16	3.2	18	5.8	5.8
17	1.9	15	3.5	3.5
18	2.6	15	3.5	3.5
19	5.3	18	5.8	5.8
20	7.6	24	15.7	15.7
21	14.2	24	15.7	15.7
22	12.3	24	12.4	12.4
23	9.3	24	12.4	12.4
24	7.4	24	12.4	12.4
25	4.9	18	5.8	5.8
26	2.7	15	3.5	3.5
27	1.3	15	3.5	3.5
28	2.4	15	3.5	3.5
29	4.8	18	5.8	5.8
30	6.7	24	12.4	12.4
31	8.6	24	12.4	12.4
32	10.0	24	12.4	12.4
33	5.6	15	6.5	6.5
34	2.8	15	6.7	6.7
35	2.7	15	7.4	7.4
36	7.2	15	7.4	7.4
37	10.1	24	12.4	12.4
38	8.0	24	12.4	12.4
39	5.1	18	7.4	7.4
40	3.3	18	7.4	7.4

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	55°31'32"	25.00'	24.23'	13.16'	N 69°37'28" E	23.29'
C2	58°41'20"	81.00'	82.97'	45.54'	N 68°02'32" E	79.39'
C3	44°41'32"	81.00'	63.18'	33.30'	N 16°21'06" E	61.59'
C4	68°30'21"	81.00'	96.85'	55.16'	N 40°14'51" W	91.18'
C5	51°00'21"	81.00'	72.11'	38.64'	S 79°59'48" W	69.75'
C6	88°09'30"	81.00'	96.36'	54.80'	S 20°24'53" W	90.77'
C7	55°31'32"	25.00'	24.23'	13.16'	S 14°05'54" W	23.29'
C8	90°00'00"	25.00'	39.27'	25.00'	S 86°51'50" W	35.36'
C9	90°00'00"	25.00'	39.27'	25.00'	S 3°08'00" W	35.36'
C10	55°31'32"	25.00'	24.23'	13.16'	N 69°37'46" E	23.29'
C11	60°06'47"	81.00'	84.98'	46.87'	N 67°20'08" E	81.14'
C12	49°06'22"	81.00'	68.42'	37.00'	N 12°43'34" E	67.32'
C13	84°24'03"	81.00'	91.04'	51.01'	N 44°01'39" W	86.33'
C14	56°32'48"	81.00'	80.41'	43.87'	S 75°19'56" W	77.15'
C15	60°33'05"	81.00'	85.60'	47.29'	S 16°37'00" W	81.67'
C16	55°31'32"	25.00'	24.23'	13.16'	S 14°06'13" W	23.29'
C17	89°57'48"	25.00'	39.25'	24.98'	S 86°50'54" W	35.34'
C18	90°00'00"	25.00'	39.27'	25.00'	S 3°08'00" E	35.36'
C19	90°00'00"	25.00'	39.27'	25.00'	N 86°52'00" E	35.36'
C20	89°59'41"	25.00'	39.27'	25.00'	S 3°08'10" E	35.36'

LOT 21 - WETLANDS

LINE	BEARING	DISTANCE
L1	S 9°00'14" W	23.59'
L2	S 29°07'59" W	38.58'
L3	S 36°31'07" W	71.18'
L4	S 77°32'08" W	27.43'
L5	N 22°01'29" W	16.43'
L6	N 33°59'36" W	40.82'
L7	N 47°40'46" W	33.37'
L8	N 17°37'40" E	30.63'
L9	N 81°53'14" E	137.37'

LOT 22 - WETLANDS

LINE	BEARING	DISTANCE
L10	S 81°53'14" W	137.37'
L11	N 17°37'40" E	4.13'
L12	N 69°56'28" E	23.63'
L13	N 8°00'47" W	24.45'
L14	N 41°28'36" W	19.35'
L15	N 22°08'58" W	27.17'
L16	N 6°29'14" E	18.89'
L17	N 16°42'36" W	26.72'
L18	N 0°31'49" E	46.65'
L19	N 0°25'55'19" E	15.10'
L20	S 48°08'00" E	190.75'
L21	S 9°00'10" W	34.33'

FINAL PLAT
OF
HUNTERS CROSSING ESTATES
PHASE 2
LOTS 1 - 40
52.03 ACRES

G. H. COLEMAN SURVEY, A-10
FRANCIS HENDERSON SURVEY, A-20
BRAZOS COUNTY, TEXAS

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

SCALE: 1"=100' NOVEMBER, 2022

SHEET 1 OF 2



Civil | O&M | GEOTECHNICAL
STRUCTURAL | LAND SURVEYING

CORPORATE OFFICE
401 W 26TH ST
BRYAN, TEXAS 77803
www.gessnerengineering.com

BRENNHAM 979.836.6855
BRYAN 979.680.8840
FORT WORTH 817.405.0774
GEORGETOWN 512.930.5832
SAN ANTONIO 210.305.4792
TBPLES FIRM REGISTRATION
NUMBERS:
F-7451 & F-101914599

FINAL PLAT

ISSUE DATE: 12/21/22
DRAWN BY: TPD
CHECKED BY: KJP/SMK
PROJECT #: 20-0801

C:\Users\jgoss\appdata\local\Temp\AutoCAD_19120107-0801 Final Plat.dwg

GENERAL NOTES:

1. CURRENT TITLE APPEARS TO BE VESTED IN OCC CONSTRUCTION CORPORATION BY VIRTUE OF DEED RECORDED IN VOL. 16127, PG. 184, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND IN TDG MANAGEMENT, LP BY VIRTUE OF DEED RECORDED IN VOL. 17602, PG. 79 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. BASIS OF BEARINGS ARE GRID NORTH AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), 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 0.999877623 (GEOID12B).
3. THIS PROPERTY FALLS WITHIN ZONE "A" AND HAS A LESS THAN 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 481195, PANEL NO. 0125E, MAP NO. 48041C0125E, REVISED EFFECTIVE DATE OF MAY 16, 2012.
4. 1/2-INCH CAPPED IRON RODS SET AT ALL LOT CORNERS, EXCEPT AS NOTED.
5. THE FOLLOWING BUILDING SETBACKS APPLY:

FRONT	SIDE	REAR	SIDE STREET
50'	30'	30'	50'
6. HUNTERS CROSSING ESTATES PHASE TWO IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION. HUNTERS CROSSING ESTATES PHASE TWO CONTAINS 40 LOTS, NUMBERED LOT 1 THROUGH LOT 40. NO BLOCK DESIGNATION.
7. THE FOLLOWING STREETS HAVE A 30' WIDE ASPHALT PAVEMENT SECTION:
 - HUNTERS CROSSING TRAIL
 - SCENIC VIEW TRAIL
 - GARHOLE VIEW LANE

BRAZOS COUNTY SUBDIVISION REGULATIONS:

- G.1 NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREFTER 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.
- G.2 RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND 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 ("NDCBUS"), 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 NDCBUS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- G.3 IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AN OTHER PUBLIC THROUGHFARES 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 THROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- G.4 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 LOTS 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 ADOPTED 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 ENDOACH 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, S. M. KLING, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2003, 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.

S. M. KLING R.P.L.S. NO. 2003

APPROVAL BY THE COUNTY COMMISSIONER'S COURT

I, _____, COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY, COMMISSIONERS' COURT ON THE ____ DAY OF _____, 20____.

COUNTY JUDGE, BRAZOS COUNTY, TEXAS

CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY 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

SCHEDULE B:

SURVEY PERFORMED WITH THE BENEFIT OF A TITLE FROM LAWYERS TITLE COMPANY OF BRAZOS COUNTY, AND ISSUED UNDER G.F. # S40788, EFFECTIVE DATE JUNE 1, 2020.

1. TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN ACCESS EASEMENT RESERVED IN DEED EXECUTED BY MERVIN DANSBY PETERS TO OCC CONSTRUCTION CORPORATION, RECORDED IN VOLUME 17148, PAGE 128, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. (SHOWN HEREON)
2. BOUNDARY LINE AGREEMENT AND CONVEYANCE EXECUTED BY MERVIN D. PETERS AND JOLENE SCARMARDO BROACH, DATED MAY 3, 1983, RECORDED IN VOLUME 574, PAGE 336, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, RATIFICATION OF BOUNDARY LINE AGREEMENT AND CONVEYANCE RECORDED IN VOLUME 11795, PAGE 280, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (DOES NOT AFFECT)
3. BOUNDARY LINE AGREEMENT AND CONVEYANCE EXECUTED BY MERVIN D. PETERS AND ROY W. BARNES, DATED MAY 1, 1983, RECORDED IN VOLUME 574, PAGE 357, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (DOES NOT AFFECT)
4. RIGHT OF WAY EASEMENT EXECUTED BY O.L. WILCOX TO THE CITY OF BRYAN, DATED JULY 1, 1937, RECORDED IN VOLUME 98, PAGE 338, DEED RECORDS OF BRAZOS COUNTY, TEXAS. (NOT LOCATABLE / MAY AFFECT)
5. RIGHT OF WAY EASEMENT EXECUTED BY J.H. WILCOX AND ESTHER WILCOX TO THE CITY OF BRYAN, DATED APRIL 5, 1937, RECORDED IN VOLUME 98, PAGE 339, DEED RECORDS OF BRAZOS COUNTY, TEXAS. (NOT LOCATABLE / MAY AFFECT)
6. RIGHT OF WAY AGREEMENT EXECUTED BY MERVIN D. PETERS TO DIAMOND SHAMROCK CORPORATION, DATED APRIL 14, 1970, RECORDED IN VOLUME 285, PAGE 545, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. ASSIGNMENT OF RIGHT OF WAY, EASEMENT, LICENSES AND PERMITS RECORDED IN VOLUME 9010, PAGE 39, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (NOT LOCATABLE / MAY AFFECT)
- RIGHT OF WAY AGREEMENT EXECUTED BY MERVIN D. PETERS TO WIXON WATER SUPPLY, DATED AUGUST 15, 1971, RECORDED IN VOLUME 310, PAGE 12, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (NOT LOCATABLE / MAY AFFECT)
7. RIGHT OF WAY AGREEMENT EXECUTED BY MERVIN D. PETERS TO KURTEN GATHERING, INC., DATED SEPTEMBER 1, 1983, RECORDED IN VOLUME 603, PAGE 481, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (DOES NOT AFFECT)
- RIGHT OF WAY AGREEMENT EXECUTED BY MERVIN D. PETERS TO BRYAN PIPE LINE COMPANY, DATED JULY 14, 1983, RECORDED IN VOLUME 617, PAGE 597, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (NOT LOCATABLE / MAY AFFECT)
8. RIGHT OF WAY EASEMENT EXECUTED BY MERVIN D. PETERS AND CITY OF BRYAN, DATED FEBRUARY 21, 2011, RECORDED IN VOLUME 10075, PAGE 147, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (DOES NOT AFFECT)
9. RIGHT OF WAY EASEMENT EXECUTED BY MERVIN D. PETERS AND BRYAN TEXAS UTILITIES, DATED MAY 13, 2011, RECORDED IN VOLUME 10200, PAGE 190, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (DOES NOT AFFECT)
10. EASEMENT EXECUTED BY MERVIN DANSBY PETERS TO TEXAS EXPRESS PIPELINE LLC, DATED FEBRUARY 15, 2012 RECORDED IN VOLUME 10822, PAGE 205, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (DOES NOT AFFECT)
11. RIGHT OF WAY EASEMENT EXECUTED BY MERVIN D. PETERS AND BRYAN TEXAS UTILITIES, DATED JULY 25, 2012, RECORDED IN VOLUME 10910, PAGE 228, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (DOES NOT AFFECT)
12. RIGHT OF WAY AGREEMENT EXECUTED BY MERVIN D. PETERS AND ANNETTE ADAMS PETERS AND HALCON FIELD SERVICES, LLC, DATED APRIL 23, 2013, RECORDED IN VOLUME 11367, PAGE 153, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (DOES NOT AFFECT)
13. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

APPROVAL OF THE CITY PLANNER

I, _____, THE UNDERSIGNED, 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 ____ DAY OF _____, 20____.

CITY PLANNER
BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, 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 _____, 20____ AND SAME WAS DULY APPROVED ON THE ____ DAY OF _____, 20____ BY SAID COMMISSION.

CHAIR, PLANNING AND ZONING COMMISSION
BRYAN, TEXAS

APPROVAL OF 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

METES AND BOUNDS

HUNTERS CROSSING ESTATES - PHASE 2

Field notes of a 52.03 acre tract or parcel of land, lying and being situated in the Green Coleman Survey, A-10 and in the Frances Henderson Survey, A-20, Brazos County, Texas and being all of the called 50.86 acre tract described in the deed from Mervin Dansby Peters to OCC Construction Corporation as recorded in Volume 16127, Page 184 of the Official Records of Brazos County, Texas and being part of the called 52.48 acre tract described in the deed from Mervin Dansby Peters to TDG Management, L.P. as recorded in Volume 17602, Pg. 079 of the Official Records of Brazos County, Texas and said 52.03 acre tract being more particularly described as follows:

BEGINNING at the 5/8" iron rod with cap found marking the most northerly north corner of Hunters Crossing Estates-Phase 1 according to the plat recorded in Volume 17291, Page 258 of the Official Records of Brazos County, Texas, same being the southerly interior ell corner of the beforementioned 50.86 acre tract;

THENCE, South 41° 51' 40" West along the most northerly northwest line of the beforementioned Hunters Crossing-Phase 1, same being the westerly southeast line of the beforementioned 50.86 acre tract and along the southeast line of the proposed Scenic View Trail (70' R.O.W.), at a distance of 638.39 feet, pass a 5/8" iron rod with cap found marking the west corner of said Hunters Crossing-Phase 1, continue on for a total distance of 712.02 feet to a 5/8" iron rod with cap found marking the westerly south corner of the 50.86 acre tract;

THENCE, North 48° 08' 10" West along the southwest line of the beforementioned 50.86 acre tract [said 50.86 acre tract being out of the called 722.1 acre total tract (722.1 acres consisting of the 491.77 Ac.net-1st Tract + 43 1/3 acre-2nd Tract + 187 acre-3rd tract=722.1 acres total) described in the deed to Mervin Dansby Peters as recorded in Volume 261, Page 26 of the Deed Records of Brazos County, Texas] for a distance of 702.96 feet to a 5/8" iron rod with cap found marking a west corner of the 50.86 acre tract;

THENCE, North 41° 52' 00" East along a northwest line of the beforementioned 50.86 acre tract (the remainder of the beforementioned Peters- 722.1 acre tract adjoins this described line to the west) for a distance of 78.01 feet to a 5/8" iron rod with cap found marking the westerly interior ell corner of the 50.86 acre tract;

THENCE, North 48° 08' 00" West along a southwest line of the beforementioned 50.86 acre tract (said remainder of Peters 722.1 acre tract adjoins to the west of this described line), at a distance of 194.58 feet, pass the south corner of the beforementioned 52.48 acre tract, at a distance of 280.74 feet, pass a 5/8" iron rod with cap found marking the west corner of the 50.86 acre tract, continue on along the southwest line of the 52.48 acre tract for a total distance of 388.56 feet to a 1/2" iron rod with cap set;

THENCE, through the interior of the beforementioned 52.48 acre tract, as follows:

North 41° 52' 00" East for a distance of 577.85 feet to a 1/2" iron rod with cap set;

South 48° 08' 00" East for a distance of 87.83 feet to a 1/2" iron rod with cap set in the common line between the 52.48 acre tract and the beforementioned 50.86 acre tract;

THENCE, North 41° 52' 00" East along the common line between the beforementioned 50.86 acre tract and the beforementioned 52.48 acre tract for a distance of 1798.69 feet to a 5/8" iron rod with cap found marking the north corner of the 50.86 acre tract, same being the west corner of the Hill-called 16.70 acre tract described in Volume 17185, Page 220 of the Official Records of Brazos County, Texas;

THENCE, South 48° 08' 00" East along the northeast line of the beforementioned 50.86 acre tract, same being the southwest line of the beforementioned 16.70 acre tract for a distance of 659.62 feet to a 5/8" iron rod with cap found marking the northerly east corner of the 50.86 acre tract, same being the south corner of the 16.70 acre tract in the northwest line of the Burford (formerly Henderson) called 91.05 acre (AKA 91.60 acres) described in the deed recorded in Volume 3048, Page 244 of the Official Records of Brazos County, Texas;

THENCE, along the common lines between the beforementioned 50.86 acre tract and the beforementioned 91.05 acre tract (91.60 Ac), adjacent to a fence, as follows:

South 41° 52' 00" West for a distance of 1105.37 feet to a 5/8" iron rod with cap found marking an interior ell corner of the 50.86 acre tract, same being a west corner of the 91.60 acre tract;

South 49° 38' 00" East for a distance of 594.33 feet to a 5/8" iron rod with cap found marking an east corner of the 50.86 acre tract, same being the interior ell corner of the 91.60 acre tract;

South 41° 13' 14" West for a distance of 540.65 feet to a 1/2" iron rod found (marked "Kling") marking an interior ell corner of the 50.86 acre tract, same being the west corner of the 91.60 acre tract;

South 48° 46' 55" East for a distance of 19.66 feet to the PLACE OF BEGINNING and containing 52.03 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, OCC CONSTRUCTION CORPORATION, OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 16127, PAGE 184 AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

ALTON OFCZARZAK, OWNER

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALTON OFCZARZAK, KNOWN TO ME TO BE THE PERSON(S) 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.

GIVEN UNDER MY HAND AND SEAL ON THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, TDG MANAGEMENT, L.P. OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO US IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 17602, PAGE 79, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

ALTON OFCZARZAK, OWNER

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALTON OFCZARZAK, KNOWN TO ME TO BE THE PERSON(S) 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.

GIVEN UNDER MY HAND AND SEAL ON THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



FINAL PLAT
OF
HUNTERS CROSSING ESTATES
PHASE 2
LOTS 1 - 40
52.03 ACRES

G. H. COLEMAN SURVEY, A-10
FRANCIS HENDERSON SURVEY, A-20
BRAZOS COUNTY, TEXAS

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

SCALE: 1"=100' NOVEMBER, 2022

SHEET 2 OF 2

Civil | O&M | GEOTECHNICAL
STRUCTURAL | LAND SURVEYING

CORPORATE OFFICE
401 W 26TH ST
BRYAN, TEXAS 77803
www.gessnerengineering.com

BRENHAM 979.836.6855
BRYAN 979.680.8840
FORT WORTH 817.405.0774
GEORGETOWN 512.930.5832
SAN ANTONIO 210.305.4792
TBPELS FIRM REGISTRATION
NUMBERS:
F-7451 & F-101914599

FINAL PLAT
ISSUE DATE: 12/21/22
DRAWN BY: TPD
CHECKED BY: KJP/SMK
PROJECT #: 20-0801

C:\Users\Vaughn\appdata\local\temp\AutoCAD_19120120-0801 Final Plat.dwg