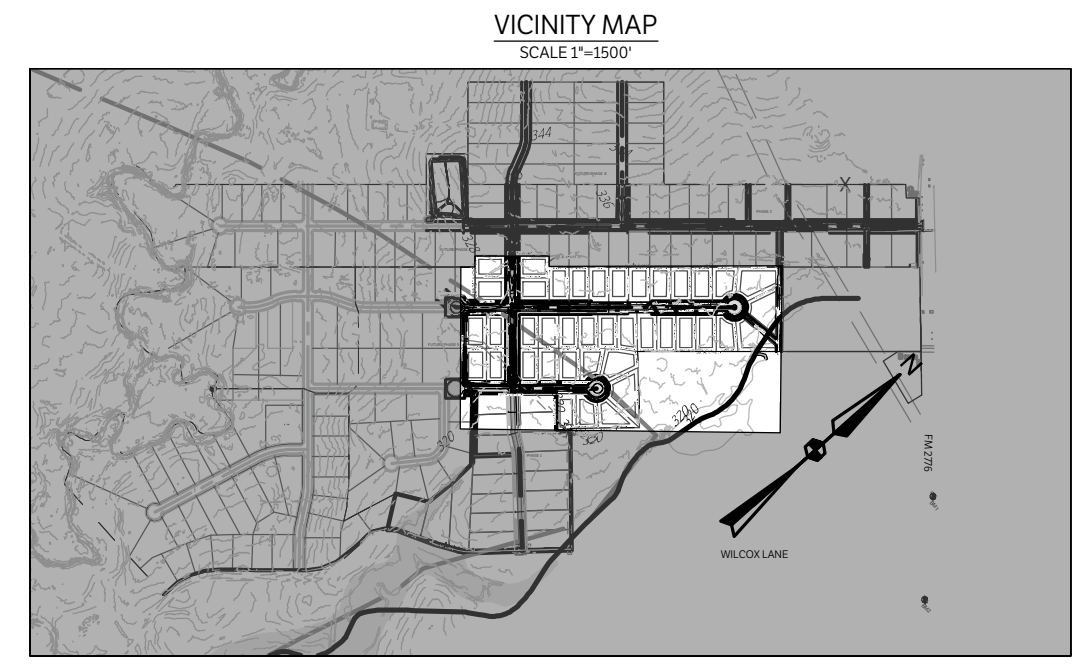
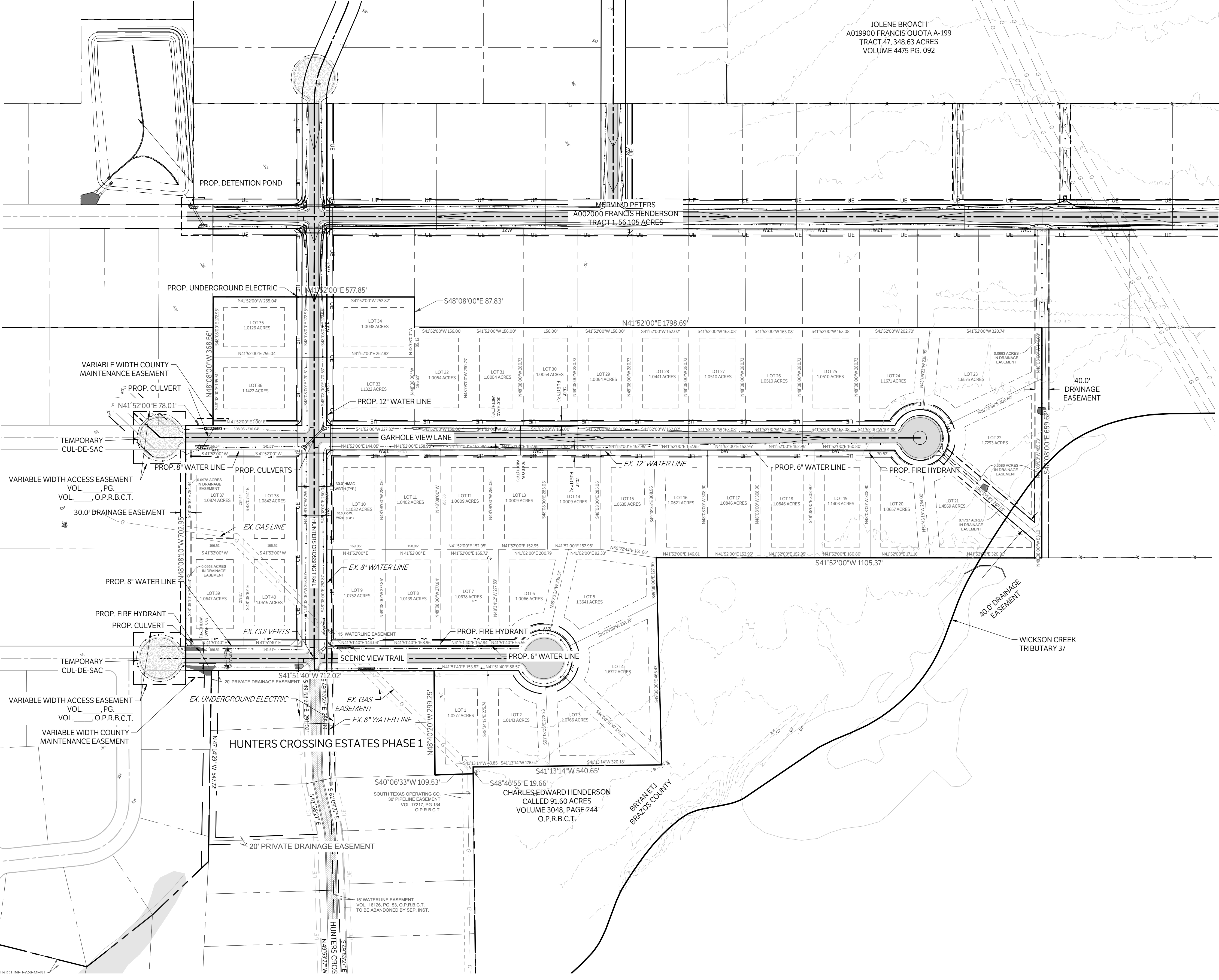


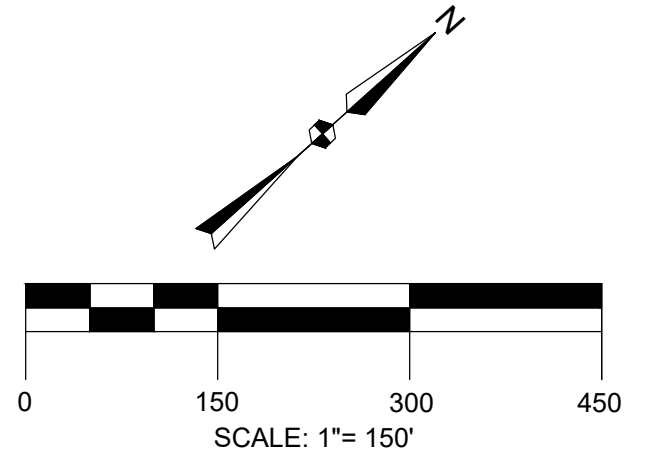
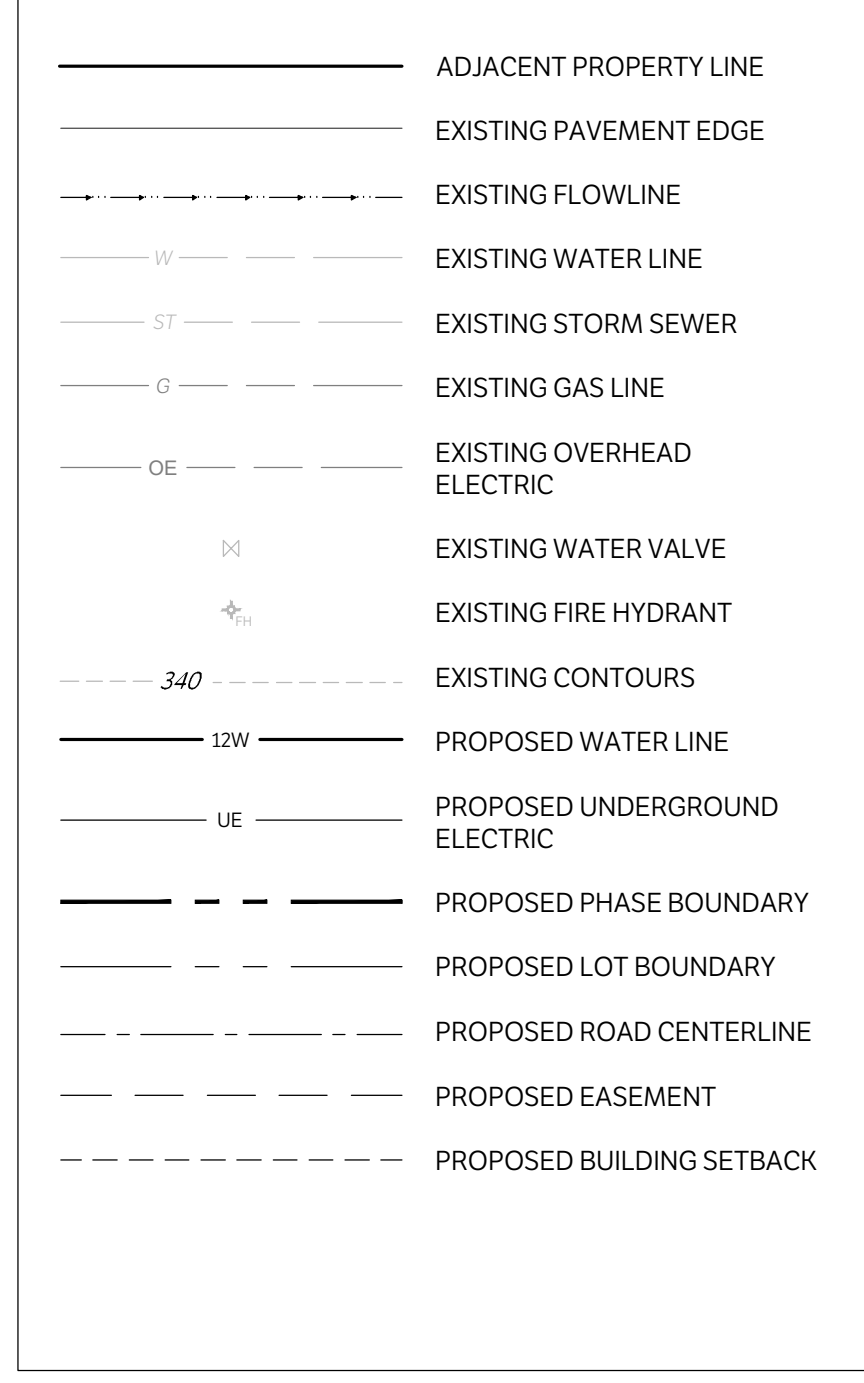
- NOTES:
- PROPERTY APPEARS TO BE VESTED IN OCC CONSTRUCTION CORPORATION BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 16127, PAGE 184, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
  - BASES OF BEARINGS ARE GRID NORTH AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, 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).
  - HUNTERS CROSSING ESTATES PHASE ONE IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION & WILCOX VALLEY EXTRA TERRITORIAL JURISDICTION AND THE FOLLOWING SETBACK LINES ADOPTED BY THE OWNER APPLY TO ALL LOTS WITHIN THIS SUBDIVISION.
 

FRONT	SIDE	REAR	SIDE STREET
50'	30'	30'	50'

- BRAZOS COUNTY HEALTH DEPARTMENT NOTES**
- 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 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 ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL RESPECTIVELY.
  - 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.
  - THIS SUBDIVISION LIES WITHIN THE WICKSON CREEK SUB SERVICE AREA.
  - LOTS ARE SUBJECT TO A 50' SETBACK FROM A PERENNIAL STREAM CENTERLINE AS IDENTIFIED ON KURTEN USGS QUAD MAP.
  - 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.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BRG.	CHORD DIST.
C20	39.27	25.00'	90°00'00"	N 3°08'00" W	35.36'
C21	39.25'	25.00'	89°57'48"	N 86°50'54" E	35.34'
C22	39.27	25.00'	90°00'00"	S 86°52'00" W	35.36'
C23	39.27	25.00'	90°00'00"	S 3°08'00" E	35.36'
C24	98.15'	81.00'	69°25'29"	S 17°10'47" W	92.25'
C25	80.41'	81.00'	56°52'48"	S 75°19'56" W	77.15'
C26	91.04'	81.00'	64°24'03"	N 44°01'39" W	86.33'
C27	69.42'	81.00'	49°06'22"	N 12°43'34" E	67.32'
C28	97.53'	81.00'	68°59'12"	N 71°46'21" E	91.74'
C29	39.27	25.00'	89°59'41"	N 3°08'10" W	35.35'
C30	39.27	25.00'	90°00'19"	N 86°51'50" E	35.36'
C31	108.90'	81.00'	77°01'54"	S 15°58'40" W	100.88'
C32	72.11'	81.00'	51°00'21"	S 79°59'48" W	69.75'
C33	96.85'	81.00'	68°30'21"	N 40°14'51" W	91.18'
C34	63.18'	81.00'	44°41'32"	N 16°21'06" E	61.59'
C35	95.51'	81.00'	67°33'45"	N 72°28'45" E	90.08'



- BENCHMARK 1:** CONCRETE MONUMENT ON THE NORTH SIDE OF FM 2776 APPROX. 310' TO THE WEST OF WILCOX LN. ELEVATION = 336.140
- BENCHMARK 2:** CONCRETE MONUMENT ON THE NORTH SIDE OF FM 2776 APPROX. 180' TO THE EAST OF WILCOX LN. ELEVATION = 342.400



**PRELIMINARY PLAN**  
**OF**  
**HUNTERS CROSSING ESTATES**  
**PHASE 2**  
**LOTS 1-40**  
**BEING ALL OF 52.03 ACRES**  
**RECORDED IN VOLUME 16127, PAGE 184 OFFICIAL PUBLIC**  
**RECORDS OF BRAZOS COUNTY, TEXAS**  
**G.H. COLEMAN SURVEY, ABSTRACT NO. 10 &**  
**FRANCIS HENDERSON SURVEY, ABSTRACT NO. 20**

CMLI | CMT | 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  
 TBPELS FIRM REGISTRATION NUMBERS:  
 F-7451 & F-101914599

DATE OF SURVEY: OCTOBER 19, 2018

**OWNER:**  
**OCC CONSTRUCTION CORPORATION**  
**4060 STATE HWY 6 SOUTH**  
**COLLEGE STATION, TX 77845**

**SURVEYOR:**  
**DANIEL B. DAVIS**  
**GESSNER ENGINEERING**  
**401 W 26TH ST**  
**BRYAN, TX 77803**

DATE OF SURVEY: OCTOBER 2018

**PRELIMINARY PLAN**  
 ISSUE DATE: 10-14-2021  
 DRAWN BY: SH  
 CHECKED BY: DD  
 PROJECT #: 20-0801

**SHEET 1 OF 1**  
**REVISED 12-7-2022**