



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, ORCHARD ON THOMPSONS CREEK, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 17895, Page 5 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.

Jarrett Anderson, Co-Manager

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

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

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

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 the _____ day of _____, 20____.

County Judge
Brazos County, Texas

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

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

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTON SURVEY, Abstract No. 59, Brazos County, Texas and being all of the called 50.17 acre tract described in the deed from Alvin J. Stetz, Trustee of the Alvin J. Stetz Revocable Trust to Orchard on Thompsons Creek, LLC recorded in Volume 17895, Page 5 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the west corner of the called 51.858 acre Edward J. Sadoski, et al. Tract One recorded in Volume 12278, Page 23 (O.P.R.B.C.) and being in the southeast margin of Leonard Road, from whence a found 5/8-inch iron rod marking the north corner of the called 51.858 acre Sadoski Tract One bears N 43° 35' 04" E at a distance of 981.77 feet for reference;

THENCE: S 46° 59' 28" E along the common line of this tract and the called 51.858 acre Sadoski Tract One for a distance of 2,309.01 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the south corner of the called 51.858 acre Sadoski Tract One and an angle point of the called 152.62 acre Steve Opersterny Tract One recorded in Volume 5921, Page 98 of the Official Records of Brazos County, Texas (O.R.B.C.);

THENCE: along the common line of this tract and the called Opersterny Tract One for the following two (2) calls:
1) S 41° 44' 14" W for a distance of 49.98 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
2) S 43° 02' 40" W for a distance of 716.76 feet to a 1/2-inch iron rod set for the southeast corner of this herein described tract, said iron rod also marking the apparent east corner of a 0.5031 acre tract (No Record Found);

THENCE: along the common line of this tract and the said 0.5031 acre tract for the following two (2) calls:
1) N 64° 03' 28" W for a distance of 145.43 feet to a 1/2-inch iron rod set for corner, and
2) S 43° 00' 36" W for a distance of 1111.11 feet to a 1/2-inch iron rod set for the southwest corner of this tract, said iron rod also marking the most westerly north corner of the called 70.74 acre Brian Meagher and Cynthia Overholser tract recorded in Volume 18985, Page 263 (O.P.R.B.C.) and being in the east right-of-way line of said Leonard Road;

THENCE: along the east right-of-way line of said Leonard Road for the following two (2) calls:
1) N 51° 59' 04" W for a distance of 661.73 feet to a 1/2-inch iron rod set for angle, and
2) N 16° 58' 00" E, at 30.81 feet, pass a found 1/2-inch iron rod for reference, continue for a total distance of 61.62 feet to a point being at or near the centerline of Thompsons Creek;

THENCE: along the centerline of said Thompsons Creek for the following thirteen (13) calls:
1) N 66° 46' 08" W for a distance of 187.17 feet to a point for angle,
2) N 29° 46' 00" W for a distance of 54.87 feet to a point for angle,
3) N 49° 22' 01" W for a distance of 76.74 feet to a point for angle,
4) N 78° 07' 25" W for a distance of 154.38 feet to a point for angle,
5) N 50° 13' 26" W for a distance of 364.20 feet to a point for angle,
6) N 16° 37' 49" W for a distance of 51.71 feet to a point for angle,
7) N 12° 50' 51" E for a distance of 49.59 feet to a point for angle,
8) N 05° 55' 27" E for a distance of 127.66 feet to a point for angle,
9) N 21° 37' 37" W for a distance of 146.11 feet to a point for angle,
10) N 26° 10' 25" W for a distance of 55.15 feet to a point for angle,
11) N 45° 16' 49" W for a distance of 47.57 feet to a point for angle,
12) N 67° 13' 03" W for a distance of 83.88 feet to a point for angle, and
13) S 84° 30' 30" W for a distance of 81.23 feet to a point for angle, said point also being in the east right-of-way line of said Leonard Road;

THENCE: along the east and southeast right-of-way line of said Leonard Road for the following four (4) calls:
1) N 01° 54' 58" W, at 98.07 feet, pass a 1/2-inch iron rod set for reference, continue for a total distance of 241.60 feet to a found 1/2-inch iron rod marking an angle point of this tract,
2) N 14° 34' 17" E for a distance of 83.76 feet to a found 1/2-inch iron rod marking an angle point of this tract,
3) N 47° 09' 53" E for a distance of 372.76 feet to a 1/2-inch iron rod set for angle, and
4) N 45° 01' 08" E for a distance of 292.44 feet to the POINT OF BEGINNING and containing 50.17 acres of land.

LINE	BEARING	DISTANCE
L1	S 41°44'14" W	49.98'
L2	N 64°03'28" W	145.43'
L3	S 43°00'36" W	111.11'
L4	N 51°59'04" W	661.73'
L5	N 16°58'00" E	61.62'
L6	N 66°46'08" W	187.17'
L7	N 29°46'00" W	54.87'
L8	N 49°22'01" W	76.74'
L9	N 78°07'25" W	154.38'
L10	N 63°37'49" W	51.71'
L11	N 12°50'51" E	49.59'
L12	N 5°55'27" E	127.66'
L13	N 21°37'37" W	146.11'
L14	N 26°10'25" W	55.15'
L15	N 45°16'49" W	47.57'

LINE	BEARING	DISTANCE
L16	N 67°13'03" W	83.88'
L17	S 84°30'30" W	81.23'
L18	N 14°34'17" E	83.76'
L19	S 2°36'14" E	37.96'
L20	S 15°20'34" W	169.56'
L21	S 57°22'25" E	353.16'
L22	S 69°01'17" E	70.47'
L23	N 49°37'00" E	80.44'
L24	N 82°39'01" E	16.64'
L25	S 22°35'35" E	255.26'
L26	S 28°39'05" E	111.83'
L27	S 37°31'10" E	55.20'
L28	N 32°00'02" E	105.41'
L29	N 25°03'36" W	130.00'
L30	S 21°20'00" W	151.48'

LINE	BEARING	DISTANCE
L31	S 37°31'07" E	27.83'
L32	S 51°15'10" E	110.05'
L33	S 64°04'48" E	110.04'
L34	S 80°02'38" E	67.83'
L35	N 22°14'25" E	106.49'
L36	N 2°05'17" E	102.44'
L37	N 5°34'29" W	293.66'
L38	S 35°56'09" E	30.55'
L39	S 5°16'07" E	136.64'
L40	S 32°50'52" E	184.45'
L41	S 41°39'44" E	90.85'
L42	S 50°08'45" W	180.34'
L43	S 53°08'41" E	281.37'
L44	S 56°54'42" E	63.07'
L45	N 32°00'02" E	4.97'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	63°58'03"	166.00'	185.33'	103.66'	S 22°26'59" E	175.85'
C2	49°59'09"	154.00'	134.35'	71.79'	N 85°06'17" E	130.13'
C3	50°16'28"	111.00'	97.40'	52.08'	N 67°58'27" E	94.30'
C4	31°27'07"	397.59'	218.25'	111.95'	S 17°20'16" E	215.52'
C5	21°47'19"	178.59'	67.92'	34.37'	S 21°57'12" E	67.51'

- GENERAL SURVEYOR NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the deed recorded in Volume 17895, Page 5 of the Official Public Records of Brazos County, Texas.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0300E & 48041C0285E, Maps Revised May 16, 2012, a portion of this property is located in a Special Flood Hazard Area, Zone A. Location shown is approximate and was scaled from said maps.
 - No construction or fencing shall impede, construct or block the flow of water in any easement or natural drainage courses including floodplain areas. No privacy fences are allowed within the floodplain.
 - Front, Rear and Side Setbacks shall conform to the Specifications of Subdivision Plats as established by the Commissioner's Court, Brazos County, Texas, for subdivisions situated outside the boundaries of any incorporated town or city in Brazos County, Texas.
 - 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 permit issued by the Brazos County Health Department. This permit ensures compliance with the county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. OSSF disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well respectively.
 - No structure or land within this plat shall hereafter be located or altered without first obtaining a development permit from the Brazos County Flood Plain Administrator. The minimum lowest finished floor elevation shall be one (1) foot higher the 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, whichever is higher.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found (CM)
 - ⊙ - 1/2" Iron Rod Found for Reference (CM)
 - - 1/2" Iron Rod Set
 - ⊙ - 1/2" Iron Rod Set for Reference
 - ⊙ - 5/8" Iron Rod Found (CM)
 - Abbreviations:
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - Pr.A.E. - Private Access Easement
 - CM - Controlling Monument

FINAL PLAT

ORCHARD ON THOMPSONS CREEK

LOTS 1-4

50.17 ACRES

THOMAS J. WOOTON SURVEY, A-59

BRAZOS COUNTY, TEXAS

FEBRUARY 2024

SCALE: 1"=100'

Owner: Orchard on Thompsons Creek, LLC
85 Pascal Lane
Austin, Texas 78746

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 683-3838

Texas Firm Registration No. 10103300