

CERTIFICATE OF OWNERSHIP AND DEDICATION AS FOLLOWS:

"I, _____ OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CORONADO ESTATES SUBDIVISION, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PLACES SHOWN HEREIN."

Carey D. Smith

A CERTIFICATE OF SURVEYOR AS FOLLOWS:

"I, JAMES KEITH ZIMMERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6723 (RPLS), IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THIS PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION."

JAMES KEITH ZIMMERMAN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6723

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

A CERTIFICATE OF ENGINEER AS FOLLOWS:

"I, BENJAMIN WALL, LICENSED PROFESSIONAL ENGINEER NO. 150839, CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE IMPROVEMENTS DESCRIBED HEREIN."

BENJAMIN WALL
LICENSED PROFESSIONAL ENGINEER, NO. 150839

A CERTIFICATE OF APPROVAL AS FOLLOWS:

"THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL OF SUCH SUBDIVISION ACKNOWLEDGED THIS _____ DAY OF _____, 20____.

SIGNED THIS THE _____ DAY OF _____, 20____."

BY: _____
COUNTY JUDGE
BRAZOS COUNTY, TEXAS

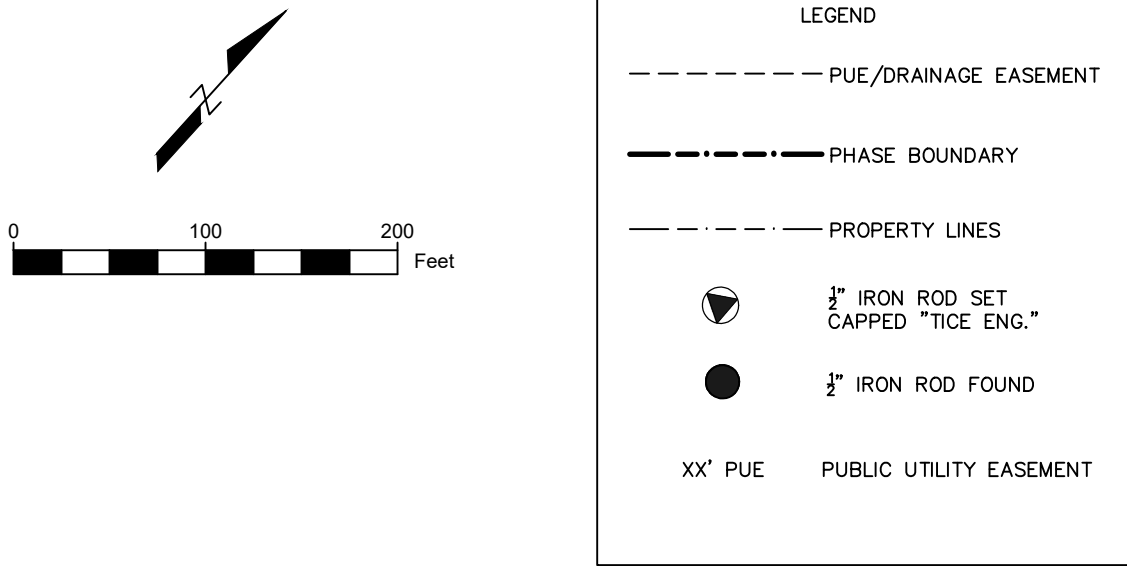
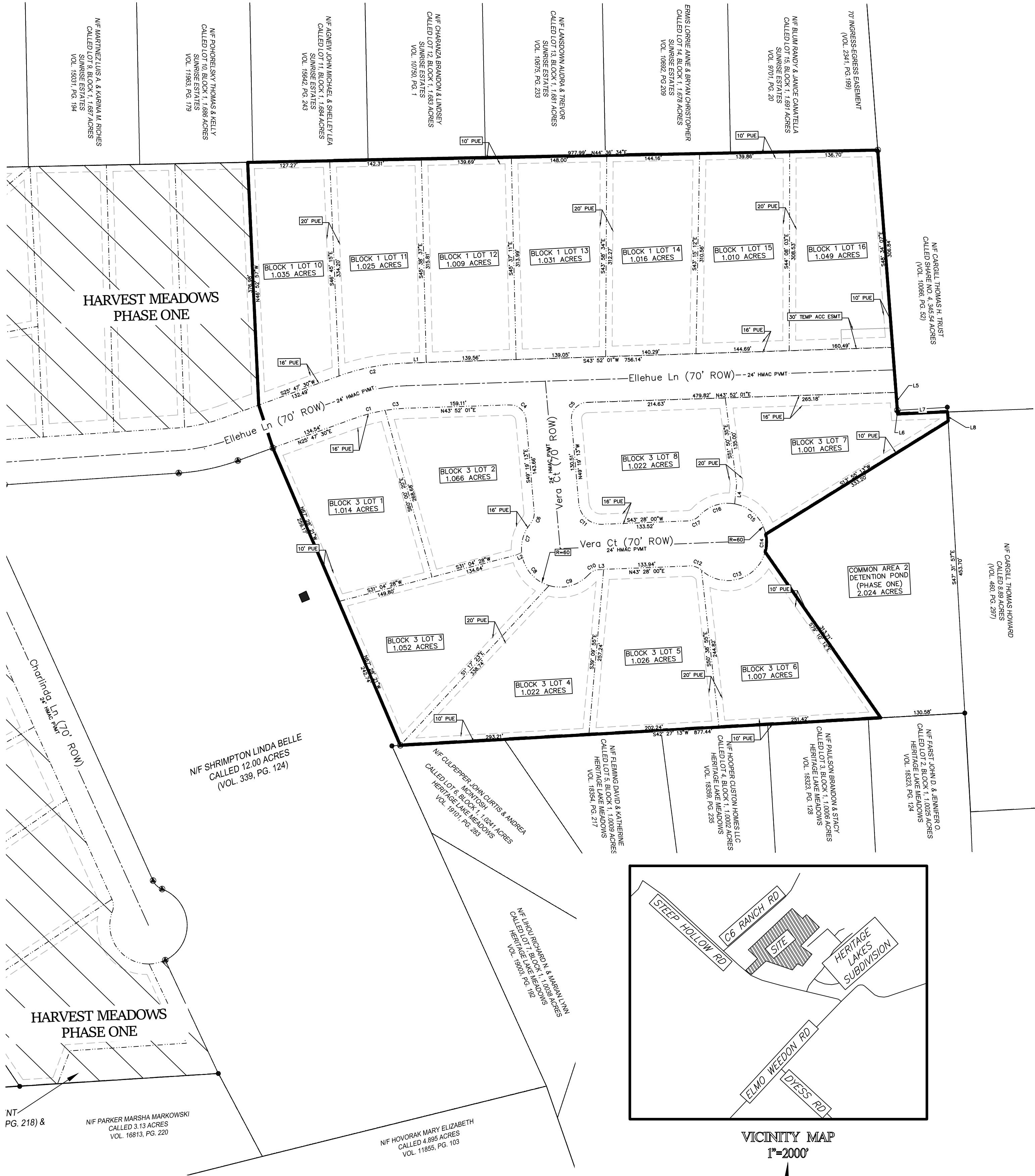
CERTIFICATE OF THE COUNTY CLERK

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 in Volume _____ Page _____.

County Clerk Brazos County, Texas

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	49.37	265.00	10.67	N31° 07' 43"E	49.30
C2	105.68	335.00	18.08	S34° 49' 45"W	105.25
C3	34.23	265.00	7.40	N40° 09' 58"E	34.21
C4	37.88	25.00	86.81	N87° 16' 24"E	34.36
C5	40.66	25.00	93.19	N2° 43' 37"W	36.32
C6	19.68	25.00	45.10	S26° 46' 15"E	19.17
C7	48.36	60.00	46.18	S27° 18' 46"E	47.06
C8	70.49	60.00	67.31	S84° 03' 37"E	66.50
C9	66.93	60.00	63.92	N30° 19' 33"E	63.52
C10	19.68	25.00	45.10	N20° 55' 02"E	19.17
C11	53.28	35.00	87.21	S87° 04' 24"W	48.28
C12	19.68	25.00	45.10	N66° 00' 59"E	19.17
C13	123.29	60.00	117.73	N29° 42' 04"E	102.71
C14	27.77	60.00	26.52	N42° 25' 24"W	27.52
C15	71.59	60.00	68.36	N89° 51' 46"W	67.41
C16	60.31	60.00	57.59	S27° 09' 46"W	57.80
C17	19.68	25.00	45.10	S20° 55' 02"W	19.17

Parcel Line Table		
Line #	Length	Direction
L1	32.04	S43° 52' 01"W
L2	9.62	S22° 11' 02"W
L3	6.05	N43° 28' 00"E
L4	30.66	S38° 33' 50"E
L5	27.88	S48° 34' 07"E
L6	5.72	S49° 19' 40"E
L7	77.67	N43° 33' 01"E
L8	13.98	S47° 31' 57"E



General Notes:

- Potable water and fire suppression supply to be provided by agreement with Wickson Creek SUD.
- Electrical supply to be provided by agreement with Bryan Texas Utilities
- According to the Flood Insurance Rate Map 48041C0210E (Effect. 5/16/2012) and Flood Insurance Rate Map 48041C0250E (Effect. 5/16/2012), No portion of this site is located within a 100-year Zone A flood hazard area
- Amenities, entry monuments, landscaping and common areas to be maintained by home owners association.
- Minimum setbacks are as follows:
 - Front: 50 feet
 - Rear: 20 feet
 - Side: 20 feet
 - Side/Street: 25 feet
- The Metes and Bounds Description provided by TICE Engineering and Surveying, Plat Date June 10th, 2024
- All property corners to be marked per Brazos County Subdivision Regulations
- Basis of Bearing: Texas State Plane Central Zone (4203) with NAD 83 DATUM
- All posted roadway speeds for subdivision to be 30 MPH
- All Right of Ways in this Subdivision are to be 70 feet wide per Brazos County requirements with an additional 16 foot dedicated public utility easement on both adjacent sides with the exception of Charolinda Ln and that section of Ellehue Ln fronting the property retained by Linda Bell Shrimpton which will have a 20 foot dedicated public utility easement on opposite side of Right of Way only. All lots to have a 10 foot public utility/drainage easement on side and back lot lines.
- Current location of site is inside the ETJ of City of Bryan
- Detention/Retention facilities constructed with phase 1
- Any utility easements shown may include a drainage easements if needed.
- Individual lots to be serviced by OSSF shall comply with Brazos County and State of Texas requirements and shall be per permitted by Brazos County Health Department. All lots to have a site evaluation report and soils report completed by a state licensed sanitarian filed with the permitting authority. Minimum encroachment for on-site sanitary sewer disposal shall comply with Chapter 285 Texas Administrative Code and Brazos County requirements. No septic systems shall be installed within 50 feet of proposed detention areas
- Existing water wells located at Block 1 Lot 3 and Linda Bell Shrimpton tracts to be plugged prior to final acceptance by Brazos County with plug reports provided to BCHD.
- 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
- 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.
- 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. Any 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.
- In approving this plat by the Commissioner's Court of Brazos County, Texas, it is understood that the building of all roads, and other public thoroughfares 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 drainage ways or easements in the subdivision, other than those draining or protecting the road system.
- 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.
- A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
- Total number of proposed lots for phase one combined with that of phase two will exceed allowable per 2021 IFC by one (1) lot [31 Total both phases] for single access point. No further subdivision of land shall take place for properties served by Ellehue Lane as a single point of access as it relates to 2021 IFC.

FINAL PLAT
HARVEST MEADOWS
PHASE TWO
TOTAL 15 LOTS (8,009 AC)
FROM
41343 ACRE TRACT
BLOCK 1 LOTS 10 - 16 BLOCK 3 LOTS 1 - 8
R. PERRY SURVEY ABSTRACT 44
BRAZOS COUNTY TEXAS
JUNE 2024

OWNER:
B/C'S LEASING, LLC
PO BOX 138
KURTEN TX 77862

ENGINEER:
CIVIL CONSTRUCTORS INC
1061 INNOVATION DR
BRYAN TX 77802

SURVEYOR:
TICE ENGINEERING, INC
11400 SE30, SUITE 305
COLLEGE STATION TX 77845