

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 Boles, 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 west corner of Lot 1, Block 2, COOK CROSSING, PHASE 1 recorded in Volume 17713, Page 114 (O.R.B.C.), said iron rod also being in the southeast right-of-way of Hardy Weedon Road (based on a variable width);

THENCE: along the common line of this tract and said COOK CROSSING, PHASE 1 for the following eleven (11) calls:

- 1) S 38°17'50" E for a distance of 130.98 feet to a found 1/2-inch iron rod for corner,
- 2) S 14°03'29" E for a distance of 408.20 feet to a found 1/2-inch iron rod for corner,
- 3) S 02°13'34" W for a distance of 122.53 feet to a found 1/2-inch iron rod for corner,
- 4) S 42°21'12" W for a distance of 349.89 feet to a found 1/2-inch iron rod for corner,
- 5) 116.58 feet in a counter clockwise direction along the arc of a curve having a central angle of 11°49'21", a radius of 565.00 feet, a tangent of 58.50 feet and a long chord bearing S 41°44'07" E at a distance of 116.38 feet to a found 1/2-inch iron rod for corner,
- 6) S 47°38'48" E for a distance of 107.10 feet to a found 1/2-inch iron rod for corner,
- 7) S 42°21'12" W for a distance of 70.00 feet to a found 1/2-inch iron rod for corner,
- 8) 39.27 feet in a clockwise direction along the arc of a curve having a central angle of 90°00'00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 02°38'48" E at a distance of 35.36 feet to a found 1/2-inch iron rod for corner,
- 9) S 42°21'12" W for a distance of 107.10 feet to a found 1/2-inch iron rod for corner,
- 10) N 47°38'48" W for a distance of 318.86 feet to a found 1/2-inch iron rod for corner, and
- 11) S 55°44'12" W for a distance of 275.19 feet to a found 1/2-inch iron rod for corner;

THENCE: into the interior of the 89.50 acre Cook Crossing, LLC remainder tract for the following four (4) calls:

- 1) N 17°20'06" W for a distance of 8.19 feet to a 1/2-inch iron rod set for corner,
- 2) N 03°08'06" W for a distance of 248.71 feet to a 1/2-inch iron rod set for corner,
- 3) N 21°21'08" W for a distance of 245.91 feet to a 1/2-inch iron rod set for corner, and
- 4) N 13°19'30" W for a distance of 285.46 feet to a 1/2-inch iron rod, said iron rod also being in the southeast right-of-way line of Hardy Weedon Road;

THENCE: along the southeast right-of-way line of said Hardy Weedon Road for the following four (4) calls:

- 1) N 63°02'17" E for a distance of 162.80 feet to a 1/2-inch iron rod set for corner,
- 2) N 58°59'08" E for a distance of 435.96 feet to a 1/2-inch iron rod set for corner,
- 3) N 51°03'29" E for a distance of 176.99 feet to a 1/2-inch iron rod set for corner, and
- 4) S 38°17'50" E for a distance of 18.28 feet to the POINT OF BEGINNING and containing 14.600 acres of land.

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

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 BY THE COUNTY CLERK

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karen McQueen, 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, 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 BY THE COUNTY COMMISSIONER'S COURT

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

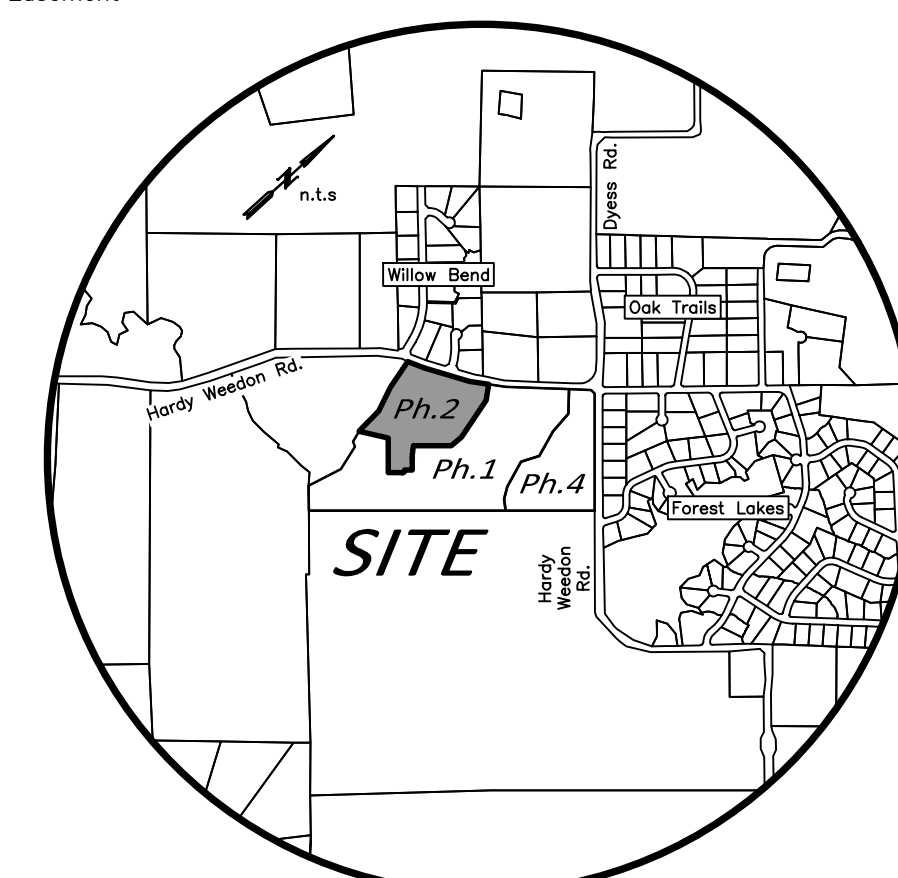
I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas



GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83. The actual measured distance to the monuments are consistent with the recorded Deed in Volume 16968, Page 79, Official Records of Brazos County, Texas.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0250E, effective May 16, 2012, no portion of this property is located within a Special Flood Hazard Area Zone A.
3. Land Use: 10 single family lots.
4. Unless otherwise indicated, all distances shown along curves are arc distances.
5. The water supplier for this development is the Wickson Creek Special Utility District. These waterlines will provide the required flow to fire hydrants to meet fire protection requirements.
6. The Private Drainage Easements will be maintained by the Lot Owners or the Homeowners' Association (HOA). Landscape, fences, structures, grading etc. cannot impede the flow of the Private Drainage Easement. City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
7. Building Setbacks are 25' adjacent to all streets according to Brazos County Subdivision and Development Regulations. Additional Building Setbacks may be required by Deed Restrictions or this Final Plat.
8. 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.
9. Drainage of the lots will follow natural drainage patterns. Borrow ditches will convey runoff to culvert structures or to natural drainages. The existing drainage ways shall be preserved in their condition and the natural flow of water in the existing drainage ways shall not be obstructed.
10. Lots to be sewered by individual On-Site Sewage Facilities (OSSF) which must comply with all county & 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' or 150' sanitary zone of a private or public well, respectively.
11. There shall be a 5' wide Easement for anchors and guy wires necessary to help support overhead utility lines. Said Easements will extend 20' beyond any Utility Easement.
12. All interior lot lines shall have a 20' Public Utility Easement centered on the lot line. All rear lot lines that adjoin another lot will have a 10' Utility Easement along the common lot line, except where rear lot lines follow existing drainage ways.
13. Brazos County will be responsible for maintaining Public Drainage Easements. The Homeowners' Association (HOA) will maintain the Private Drainage Easements.
14. Lot 20, Block 1 and Lot 12, Block 2 shall not have direct access to Hardy Weedon Road.
15. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:  
  - o - 1/2" Iron Rod Found
  - o - 1/2" Iron Rod Set
16. Planning Exception Request Number PE21-03 was approved by the Planning and Zoning Commission on December 16, 2021 to allow Lots 16-19 in Block 1 to have a reduction in Lot Width from 150' to 140', 136, 140, and 140 respectively.
17. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
18. Abbreviations:  
  - P.O.B. - Point of Beginning
  - P.U.E. - Public Utility Easement
  - P.D.E. - Private Drainage Easement
  - Vw. - Variable Width



VICINITY MAP

DRIVEWAY CULVERT SUMMARY BLOCK 1			
Lot	Min. Culvert Size (in)	Min. Culvert Length (ft)	
15	15	24	
16	15	24	
17	15	24	
18	15	24	
19	15	24	
20	15	24	

DRIVEWAY CULVERT SUMMARY BLOCK 2			
Lot	Min. Culvert Size (in)	Min. Culvert Length (ft)	
9	24	24	
10	24	24	
11	18	24	
12	15	24	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 17°20'06" W	8.19'
L2	S 2°13'34" W	122.53'
L3	S 47°38'48" E	107.10'
L4	S 42°21'12" W	70.00'
L5	S 42°21'12" W	125.00'
L6	S 31°12'44" E	41.83'
L7	N 31°12'44" W	42.50'
L8	S 6°34'13" E	38.89'
L9	S 59°42'01" E	38.89'
L10	S 59°42'01" E	33.12'
L11	S 6°34'13" E	18.78'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	11°49'21"	565.00'	116.58'	58.50'	S 41°44'07" E	116.38'
C2	90°00'00"	25.00'	39.27'	25.00'	S 2°38'48" E	35.36'
C3	38°59'52"	635.00'	432.20'	224.85'	S 28°08'52" E	423.91'
C4	22°33'48"	265.00'	104.36'	52.86'	S 19°55'50" E	103.69'
C5	85°48'02"	25.00'	37.44'	23.23'	S 74°06'45" E	34.04'
C6	86°26'58"	25.00'	37.72'	23.50'	N 12°00'45" E	34.24'
C7	22°33'48"	335.00'	131.92'	66.83'	N 19°55'50" W	131.07'
C8	27°10'30"	565.00'	267.98'	136.56'	N 22°14'11" W	265.47'
C9	1°13'48"	3165.00'	67.94'	33.97'	N 62°22'20" E	67.94'
C10	1°24'30"	651.00'	16.00'	8.00'	S 33°08'07" E	16.00'
C11	1°38'46"	549.00'	15.77'	7.89'	S 33°08'07" E	15.77'

**FINAL PLAT**

**COOK CROSSING**

**PHASE 2**

LOTS 15-20, BLOCK 1 & LOTS 9-12, BLOCK 2

**14.60 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