

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

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

METES AND BOUNDS

BEING A 52.03-ACRE TRACT OF LAND SITUATED IN THE FRANCIS HENDERSON LEAGUE, ABSTRACT NO. 20 AND THE G.H. COLEMAN LEAGUE, ABSTRACT NO. 10, BRAZOS COUNTY, TEXAS, BEING ALL OF A 50.86-ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM MERVIN DANSBY PETERS TO OCC CONSTRUCTION CORP. RECORDED IN VOLUME 16127, PAGE 184, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (O.P.B.C.T.) AND BEING A PORTION OF THE REMAINDER OF A TRACT OF LAND DESCRIBED IN A DEED FROM MARSHALL BOOKMAN PETERS TO MERVIN DANSBY PETERS RECORDED IN VOLUME 261, PAGE 18, DEED RECORDS OF BRAZOS COUNTY, TEXAS (O.P.B.C.T.) AND BEING FURTHER DESCRIBED AS A CALLED 466.99 ACRES IN THE BOUNDARY LINE AGREEMENT AND CONVEYANCE OF RECORD IN VOLUME 541, PAGE 357, O.P.B.C.T. LESS AND EXCEPT A 3.09 ACRE RIGHT-OF-WAY WIDENING, RECORDED IN VOLUME 9366, PAGE 125, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.B.C.T.). SAID 50.86-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GESSNER" (HEREINAFTER REFERRED TO AS "WITH CAP" FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT; AND OF SAID 50.86-ACRE TRACT, AND BEING LOCATED IN THE NORTHWEST LINE OF A CALLED 91.60-ACRE TRACT DESCRIBED IN A WARRANTY DEED TO CHARLES EDWARD HENDERSON RECORDED IN VOLUME 3048, PAGE 244, O.P.B.C.T., FOR REFERENCE, AN 8" CREOSOTE FENCE POST CORNER BEARS NORTH 41° 52' 00" EAST, A DISTANCE OF 1,106.95 FEET:

- 1) SOUTH 41° 52' 00" WEST, A DISTANCE OF 1,105.37 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR AN INTERIOR "ELL" CORNER OF THE HEREN DESCRIBED TRACT;
2) SOUTH 49° 38' 00" EAST, A DISTANCE OF 594.33 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR THE MOST EASTERLY CORNER OF THE HEREN DESCRIBED TRACT;
3) SOUTH 41° 13' 14" WEST, A DISTANCE OF 540.65 FEET TO 1/2-INCH CAPPED IRON ROD WITH A RED PLASTIC CAP STAMPED "KING" FOUND FOR AN INTERIOR "ELL" CORNER OF THE HEREN DESCRIBED TRACT AND FOR THE WEST CORNER OF SAID 91.60-ACRE TRACT;
4) SOUTH 46° 46' 52" EAST, A DISTANCE OF 316.66 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR A CORNER OF THE HEREN DESCRIBED TRACT AND FOR THE NORTH CORNER OF LOT 6, HUNTERS CROSSING PHASE 1 AS DEPICTED ON THE PLAT RECORDED IN DOCUMENT NO. 202144830S OF BRAZOS COUNTY, TEXAS (NOT LOCATABLE / MAY AFFECT);
5) NORTH 48° 08' 00" WEST, AT A DISTANCE OF 280.74 PASSES THE MOST WESTERLY SOUTHWEST CORNER OF SAID 50.86-ACRE TRACT, CONTINUING FOR A TOTAL SOUTH CORNER OF SAID 91.60-ACRE TRACT AND BEING LOCATED IN THE NORTHWEST LINE OF WILCOX LANE BEARS SOUTH 48° 46' 59" EAST, A DISTANCE OF 932.82 FEET.

THENCE, DEPARTING FROM SAID 91.60-ACRE TRACT AND WITH THE NORTHWEST LINE OF SAID HUNTERS CROSSING PHASE 1, SAME BEING THE SOUTHWEST LINE OF SAID 50.86-ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

- 1) SOUTH 40° 08' 33" WEST, A DISTANCE OF 109.53 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR A CORNER OF THE HEREN DESCRIBED TRACT;
2) NORTH 48° 40' 20" WEST, A DISTANCE OF 299.25 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR AN INTERIOR "ELL" CORNER OF THE HEREN DESCRIBED TRACT;
3) SOUTH 41° 51' 40" WEST, AT A DISTANCE OF 638.39 FEET PASSES A 5/8-INCH IRON ROD WITH CAP FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID HUNTERS CROSSING PHASE 1, CONTINUING FOR A TOTAL DISTANCE OF 712.02 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR THE SOUTH CORNER OF THE HEREN DESCRIBED TRACT, SAME BEING THE SOUTH CORNER OF SAID 50.86-ACRE TRACT;

THENCE, WITH THE WEST LINES OF SAID 50.86-ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 48° 08' 10" WEST, A DISTANCE OF 702.95 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR CORNER OF THE HEREN DESCRIBED TRACT;
2) NORTH 41° 52' 00" EAST, A DISTANCE OF 78.01 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR AN INTERIOR "ELL" CORNER OF THE HEREN DESCRIBED TRACT;
3) NORTH 48° 08' 00" WEST, AT A DISTANCE OF 280.74 PASSES THE MOST WESTERLY SOUTHWEST CORNER OF SAID 50.86-ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 368.56 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, SOUTH 41° 52' 00" EAST, A DISTANCE OF 577.85 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, SOUTH 48° 08' 00" WEST, A DISTANCE OF 873.83 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR AN INTERIOR "ELL" CORNER OF THE HEREN DESCRIBED TRACT, AND BEING LOCATED IN THE WEST LINE OF SAID 50.86-ACRE TRACT;

THENCE, NORTH 41° 52' 00" EAST WITH THE WEST LINE OF SAID 50.86-ACRE TRACT, A DISTANCE OF 1,788.69 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR THE NORTH CORNER OF THE HEREN DESCRIBED TRACT, SAME BEING THE NORTH CORNER OF SAID 50.86-ACRE TRACT;

THENCE, SOUTH 48° 08' 00" EAST WITH THE NORTH LINE OF SAID 50.86-ACRE TRACT, A DISTANCE OF 659.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.03 ACRES OF LAND.

GENERAL NOTES:

- 1. 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.
2. SURVEY PERFORMED WITH THE BENEFIT OF A TITLE FROM LAWYERS TITLE COMPANY OF BRAZOS COUNTY, AND ISSUED UNDER G.F.# 540788, EFFECTIVE DATE JUNE 1, 2020.
3. 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 0.99987723 (NAD83).
4. THIS PROPERTY FALLS WITHIN ZONE A AND HAS A GREATER THAN A 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.
5. 1/2-INCH CAPPED IRON RODS SET AT ALL LOT CORNERS, EXCEPT AS NOTED.
6. THE FOLLOWING BUILDING SETBACKS APPLY:
FRONT SIDE REAR SIDE STREET
50' 30' 30' 50'
7. HUNTERS CROSSING ESTATES PHASE TWO IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION

BRAZOS COUNTY SUBDIVISION REGULATIONS:

- G-1 - 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.
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 THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACES IS THE RESPONSIBILITY OF THE OWNERS(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 DRAWING 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 REPRESENTATION 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 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 10.084 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.
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 WILCOX CREEK SUD SERVICE AREA.
4. LOTS ARE SUBJECT TO A 5' 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, DANIEL B. DAVIS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6195, 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.

DANIEL B. DAVIS R.P.L.S. NO. 6195

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, COMMISSIONER'S COURT ON THE _____ DAY OF _____, 20__.

COUNTY JUDGE, BRAZOS COUNTY, TEXAS

CERTIFICATE BY THE COUNTY CLERK

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (WE), _____, OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____, 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.

OWNER

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 ENTERED THE SAME FOR THE PURPOSE STATED.

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

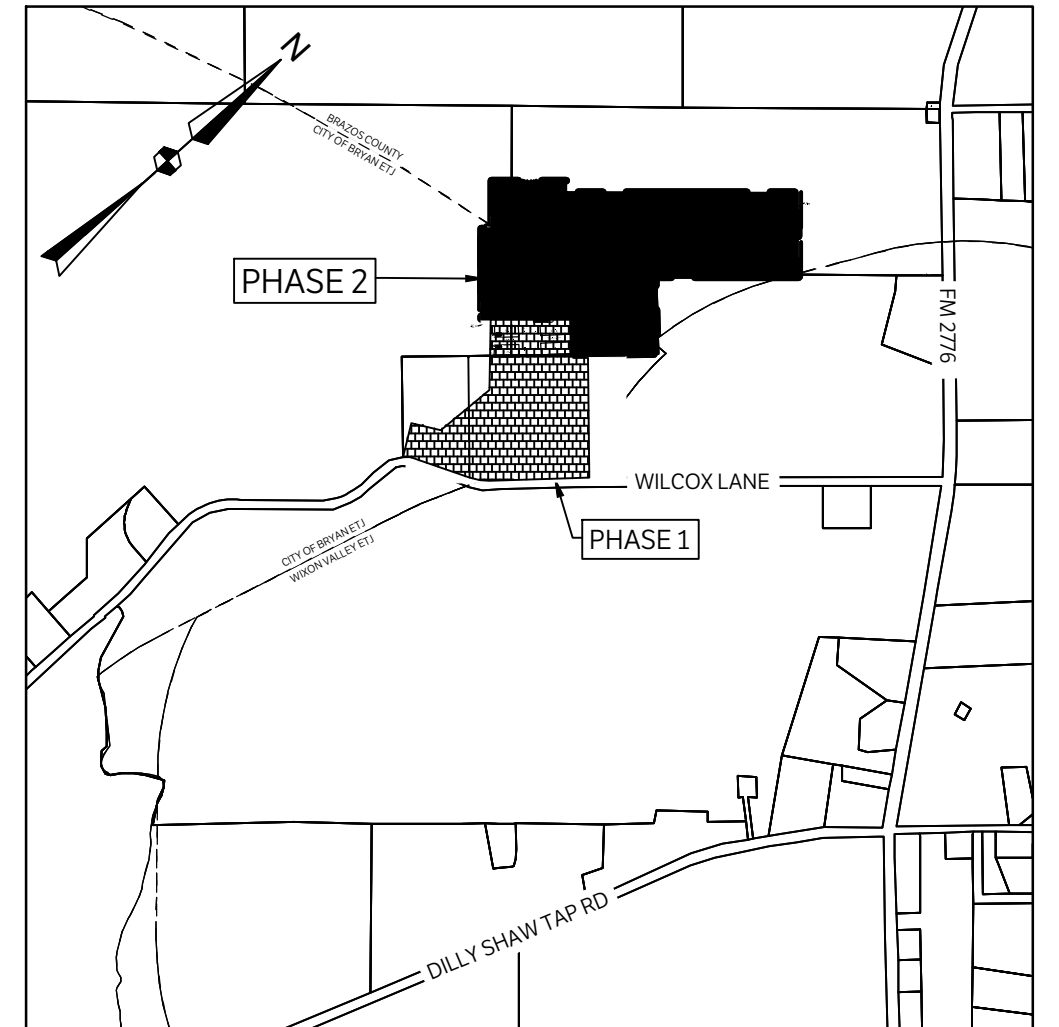
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

SCHEDULE B:

- 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.
2. RIGHT OF WAY EASEMENT EXECUTED BY _____ TO DATED _____, RECORDED IN VOLUME _____, PAGE _____, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
3. 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.
4. 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)
5. RIGHT OF WAY EASEMENT EXECUTED BY J.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)
6. 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)
7. 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)
8. RIGHT OF WAY AGREEMENT EXECUTED BY MERVIN D. PETERS TO WIKON WATER SUPPLY, DATED AUGUST 15, 1971, RECORDED IN VOLUME 310, PAGE 12, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (NOT LOCATABLE / MAY AFFECT)
9. 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)
10. RIGHT OF WAY AGREEMENT EXECUTED BY MERVIN D. PETERS TO BRYAN PIPE LINE COMPANY, DATED JULY 14, 1983, RECORDED IN VOLUME 617, PAGE 697, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (NOT LOCATABLE / MAY AFFECT)
9. 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)
10. 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)
11. EASEMENT EXECUTED BY MERVIN DANSBY PETERS TO TEXAS EXPRESS PIPELINE LLC, DATED FEBRUARY 15, 2012 RECORDED IN VOLUME 617, PAGE 697, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (DOES NOT AFFECT)
12. 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)
13. 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 11361, PAGE 153, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (DOES NOT AFFECT)
14. 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 INCLUDING IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

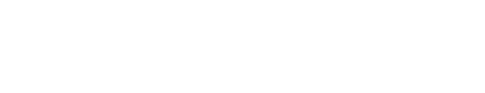
LEGEND

- PROPERTY CORNER
CAPPED IRON ROD SET
STAMPED "GESSNER"
PROPERTY LINE
ADJOINER PROPERTY LINE
EASEMENT
APPROXIMATE FLOODPLAIN
LOT LINE
BUILDING SETBACK LINE
CONTROLLING MONUMENT
CAPPED IRON ROD FOUND
POINT OF BEGINNING
IRON ROD FOUND
FENCE CORNER POST



VICINITY MAP

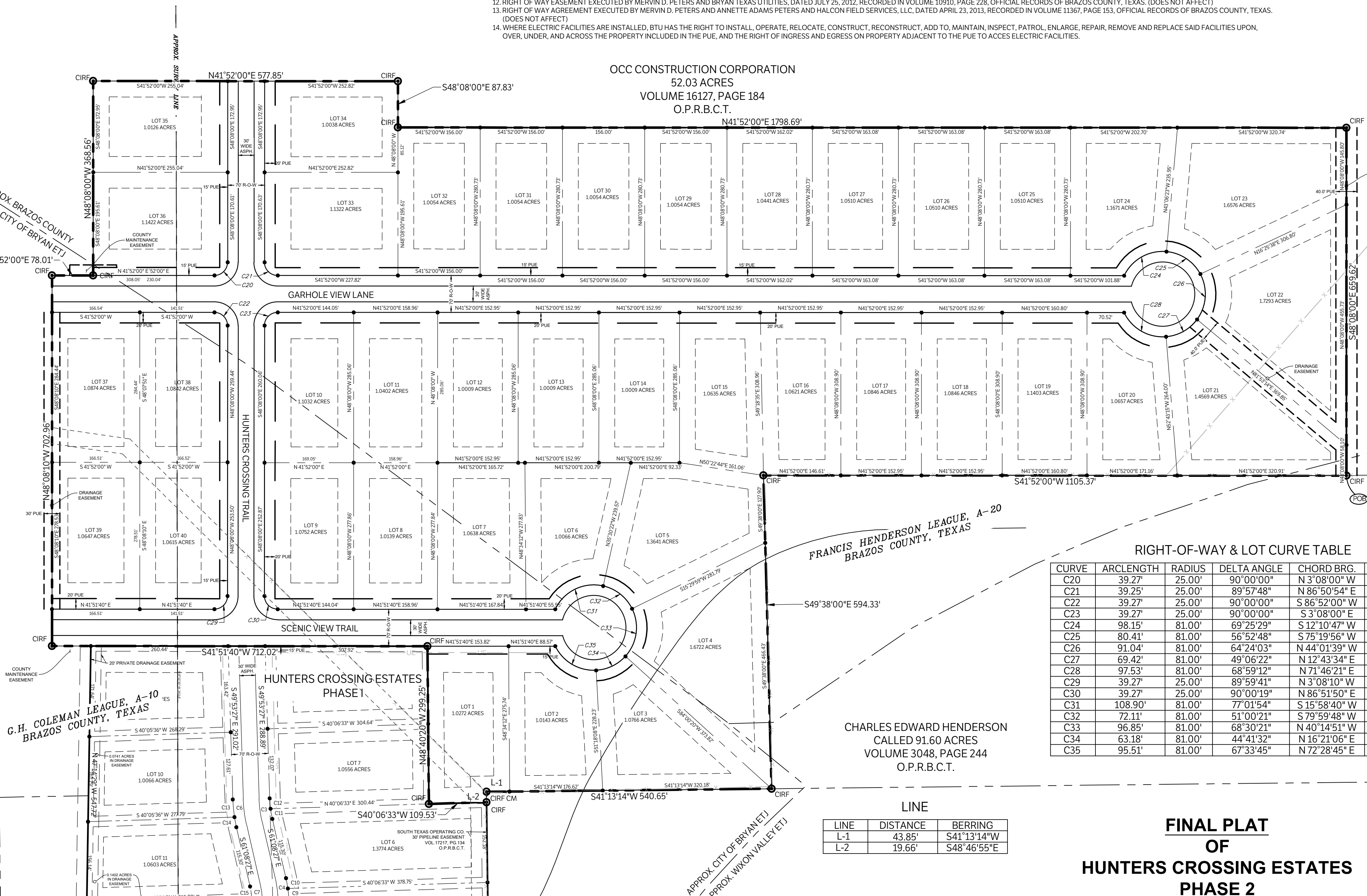
NOT TO SCALE



APPROX. BRAZOS COUNTY APPROX. CITY OF BRYAN (ET)

N41°52'00"E 78.01'

APPROX. CITY OF BRYAN (ET) APPROX. WILCOX VALLEY (ET)



RIGHT-OF-WAY & LOT CURVE TABLE with columns: CURVE, ARCLNGTH, RADIUS, DELTA ANGLE, CHORD BRG, CHORD DIST. Rows include curves C20 through C35.

LINE DISTANCE BERRING table with rows L-1 and L-2.



Civil/CM/Geotechnical Structural/Land Surveying

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

BREHAM 979.836.6855 BRYAN 979.680.8840 FORT WORTH 817.405.0774 GEORGETOWN 512.930.5832 SAN ANTONIO 210.305.4792

FINAL PLAT ISSUE DATE: 09-10-2021 DRAWN BY: MN/CK CHECKED BY: DD PROJECT #: 20-0801

SURVEYOR: GESSNER ENGINEERING, LLC DANIEL B. DAVIS 11913 STARCREST DR. SAN ANTONIO, TEXAS 78247

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

ENGINEER: GESSNER ENGINEERING, LLC 2501 ASHFORD DR COLLEGE STATION, TEXAS 77840

FINAL PLAT 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 DATE OF SURVEY: OCTOBER 19, 2018