

Scale:
1"=50'

Called 11.00 Acres
Now or Formerly
Charles & Linda Shrimpton
V.3045, P.88

Called 12.00 Acres
Now or Formerly
Charles & Linda Shrimpton
V.339, P.124

Called 4.895 Acres
Now or Formerly
Mary Hovork
V.11855, P.103

LINE	BEARING	DISTANCE
L1	N 51°11'38" E	72.08'
L2	N 21°18'25" E	77.32'
L3	S 68°41'35" E	24.60'
L4	S 51°11'38" W	72.08'
L5	N 47°32'43" W	24.59'
L6	S 47°07'33" E	26.87'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	N 86°42'44" E	35.36'
C2	9°28'54"	570.00'	94.33'	47.27'	N 46°27'11" E	94.22'
C3	8°51'24"	430.00'	66.47'	33.30'	N 46°45'56" E	66.40'
C4	90°00'00"	75.00'	117.81'	75.00'	N 66°18'25" E	106.07'
C5	133°04'20"	60.00'	139.35'	138.23'	S 2°09'25" E	110.08'
C6	8°51'24"	500.00'	77.29'	38.72'	S 46°45'56" W	77.21'
C7	9°28'54"	500.00'	82.74'	41.47'	S 46°27'11" W	82.65'
C8	90°00'00"	25.00'	39.27'	25.00'	S 3°17'16" E	35.36'

Called 8.89 Acres
Now or Formerly
Thomas Cargill
V.9728, P.256

Remainder of the
32.059 Acres
Now or Formerly
Thomas & Biddle Davis
V.3114, P.178

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, JAXSIR GROUP, 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 17450, Page 22 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, oil streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner
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 PLANNING AND ZONING COMMISSION
I, _____ Chairman 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.

Chairman, Planning and Zoning Commission

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

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

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 _____ day of _____, 20____.

County Judge
Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

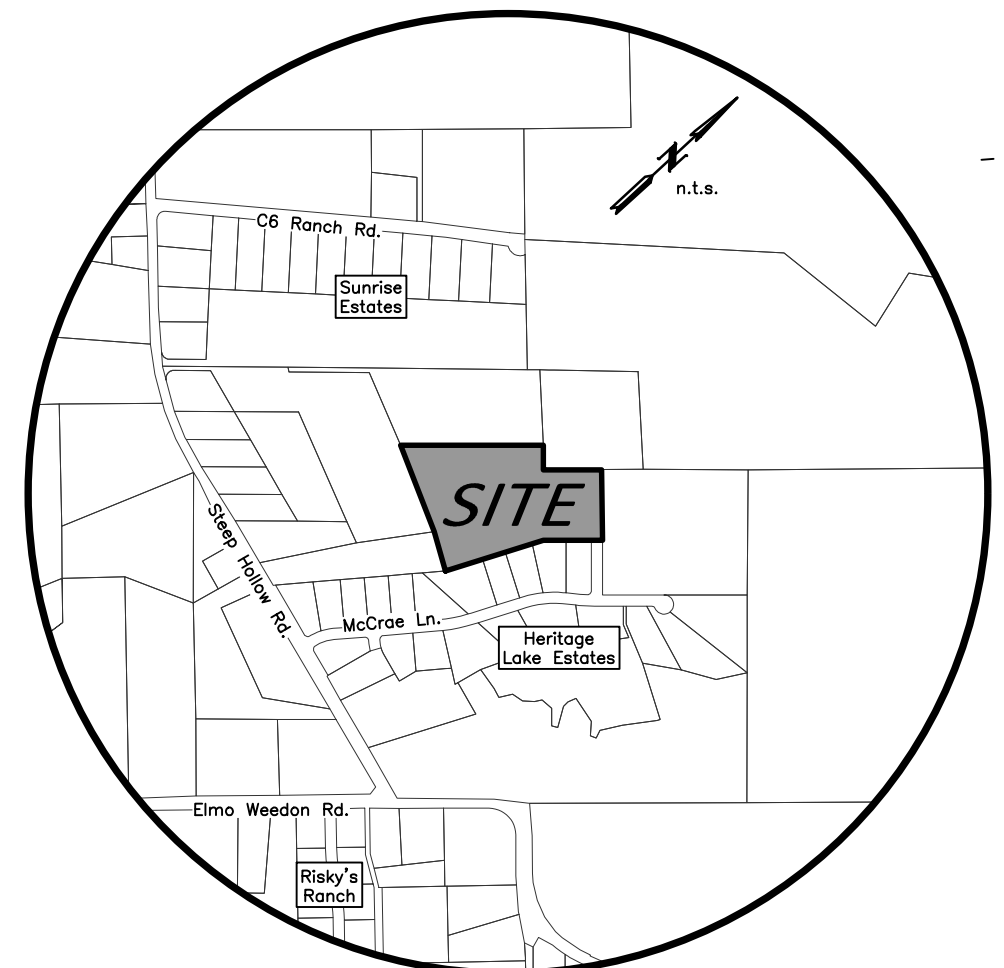
I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

FIELD NOTES
Being all that certain tract or parcel of land lying and being situated in the RICHARDSON PERRY LEAGUE, Abstract No. 44, Brazos County, Texas and being all of the called 15.75 acre tract described in the deed from Thomas H. Davis and spouse, Biddle Ann Davis to Jaxsir Group, LLC recorded in Volume 17450, Page 22 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 5/8-inch iron rod marking the east corner of this herein described tract, said iron rod also being in the southwest line of the called 32.059 acre Thomas and Biddle Davis remainder tract recorded in Volume 3114, Page 178 (O.R.B.C.) and northerly west corner HERITAGE LAKES ESTATES, PHASE 1 according to the Final Plat recorded in Volume 12176, Page 150 (O.R.B.C.);
THENCE: along the common line of this tract and said HERITAGE LAKES ESTATES, PHASE 1 for the following two (2) calls:
1) S 42°26'58" W for a distance of 370.24 feet to a found 5/8-inch iron rod for angle, and
2) S 24°59'41" W for a distance of 640.86 feet to a found 18-inch diameter post oak tree marking the south corner of this tract; said post oak tree also marking the east corner of the called 4.895 acre Mary Elizabeth Hovork tract recorded in Volume 11855, Page 103 (O.R.B.C.);
THENCE: N 63°27'47" W along the common line of this tract and the called 4.895 acre Hovork tract for a distance of 254.83 feet to a found 1/2-inch iron rod marking an angle point in this tract, said iron rod also marking the east corner of the called 12.00 acre Charles and Linda Shrimpton tract recorded in Volume 339, Page 124 of the Brazos County Deed Records, Texas (B.C.D.R.);
THENCE: N 68°41'35" W along the common line of this tract and the called 12.00 acre Shrimpton tract for a distance of 579.99 feet to a found 5/8-inch iron rod marking the west corner of this tract, said iron rod also marking the south corner of the called 11.00 acre Charles and Linda Shrimpton tract recorded in Volume 3045, Page 88 (B.C.D.R.);
THENCE: N 42°27'17" E along the common line of this tract and the called 11.00 acre Shrimpton tract for a distance of 890.47 feet to a found 1/2-inch iron rod marking an exterior all corner of this tract, the east corner of the 11.00 acre Shrimpton tract and being in the southwest line of the called 8.89 acre Thomas Howard Cargill tract recorded in Volume 9728, Page 256 (O.R.B.C.);
THENCE: along the common line of this tract and the called 8.89 acre Cargill tract for the following two (2) calls:
1) S 47°32'43" E for a distance of 153.61 feet to a found 1/2-inch iron rod marking an interior all corner of this tract and the south corner of the called 8.89 Cargill tract, and
2) N 42°27'43" E for a distance of 364.54 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the west corner of the called 32.059 acre Davis remainder tract;
THENCE: S 48°17'16" E along the common line of this tract and the called 32.059 acre Davis remainder tract for a distance of 440.05 feet to the POINT OF BEGINNING and containing 15.75 acres of land.

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (N 42°27'17" E) along the northwest line of the 15.75 acre JAXSIR Group tract recorded in Volume 17450, Page 22 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0250E, effective 05/16/2012, no portion of this property is located in a Special Flood Hazard Area.
 - Land Use: 13 single family lots.
 - No construction or fencing shall impede, constrict, or block the flow of water in any easement or natural drainage courses.
 - 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 (ATC) 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. 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.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - The Detention Pond shown shall be owned and maintained by the Homeowners' Association.
 - This subdivision lies within the Wickson Creek SUD service area.
 - 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
 - o 5/8" Iron Rod Found
 - Abbreviations:
 - A.E. - Access Easement
 - E.E. - Electrical Easement
 - P.A.E. - Private Access Easement
 - P.D.E. - Private Drainage Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Gregory Hapcus, 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 Hapcus, R.P.L.S. No. 6047



VICINITY MAP

FINAL PLAT
HERITAGE LAKE MEADOWS
LOTS 1-13, BLOCK 1
15.757 ACRES
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS
FEBRUARY, 2022
SCALE 1" = 50'

Owner: JAXSIR Group, LLC
547 William D. Fitch, Suite 111
College Station, Texas 77845

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838