

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	70°6'25"	1575.00'	195.36'	97.81'	N 61°18'44" W	195.24'
C2	16°20'38"	1425.00'	406.49'	204.63'	N 56°41'38" W	405.11'
C3	88°03'34"	25.00'	38.42'	24.17'	N 4°29'32" W	34.75'
C4	1°03'44"	1210.02'	22.44'	11.22'	N 40°09'15" E	22.44'
C5	91°09'09"	25.00'	39.77'	25.51'	S 88°58'56" E	35.71'
C6	52°35'13"	215.00'	197.33'	106.23'	S 17°06'45" E	190.48'
C7	50°49'56"	285.00'	252.85'	135.43'	S 16°14'06" E	244.64'
C8	45°05'57"	25.00'	19.68'	10.38'	S 19°06'08" E	19.17'
C9	27°11'54"	60.00'	282.95'	-59.79'	N 48°20'56" E	84.71'
C10	45°05'57"	25.00'	19.68'	10.38'	N 64°12'03" W	19.17'
C11	50°49'56"	215.00'	190.75'	102.16'	N 16°14'06" W	184.55'
C12	53°02'00"	285.00'	263.80'	142.20'	N 17°20'08" W	254.48'
C13	89°17'37"	25.00'	38.96'	24.69'	N 0°47'41" E	35.14'
C14	14°06'42"	1101.80'	271.37'	136.38'	N 53°32'58" E	270.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°14'09" W	12.37'
L2	S 17°20'06" E	119.90'
L3	S 68°12'55" E	49.67'
L4	S 15°03'42" W	48.69'
L5	S 20°02'25" W	57.48'
L6	S 12°19'05" W	52.62'
L7	S 0°00'24" E	76.35'
L8	S 5°26'42" W	70.92'
L9	S 0°11'51" W	80.62'
L10	S 24°38'31" W	88.50'
L11	S 73°27'22" W	73.50'
L12	N 31°40'52" E	3.94'
L13	S 13°19'08" E	20.00'
L14	N 9°10'52" E	2.10'
L15	N 34°56'34" W	52.69'
L16	N 19°29'01" E	137.31'
L17	N 4°24'08" W	24.29'
L18	N 18°46'05" W	157.20'
L19	N 24°36'47" W	112.99'
L20	N 8°38'04" E	131.64'
L21	N 21°22'04" W	117.65'
L22	N 15°14'58" W	90.19'
L23	N 15°07'43" W	331.78'

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, Texas, 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

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

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 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

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, 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

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 called 89,500 acre tract described in the deed from John Hocker, Independent Executor of the Estate of Margaret Ann Bales to Cook Crossing, LLC recorded in Volume 16968, Page 79 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 1/2-inch iron rod marking an angle point at this tract, said iron rod also marking the north corner of the called 1.80 acre Common Area, Block 1, COOK CROSSING PHASE 1 according to the Final Plat, recorded in Volume 17713, Page 114 (O.P.R.B.C.) and being in the west line of Lot 13, Block 1 of said COOK CROSSING PHASE 1;

THENCE: along the common line of this tract and the called 1.80 acre Common Area for the following two (2) calls:

- 1) S 15° 10' 10" E for a distance of 242.82 feet to a found 1/2-inch iron rod marking the east corner of this tract, and
- 2) S 15° 03' 42" W for a distance of 285.73 feet to a 1/2-inch iron rod set for the south corner of this herein described tract, from whence a found 1/2-inch iron rod marking the southwest corner of COOK CROSSING PHASE 1 bears S 15° 03' 42" W at a distance of 48.69 feet for reference;

THENCE: into the interior of the called 89,500 acre Cook Crossing, LLC tract for the following six (6) calls:

- 1) 195.36 feet in a counter clockwise direction along the arc of a curve having a central angle of 07° 06' 25", a radius of 1575.00 feet, a tangent of 97.81 feet and long chord bearing N 61° 18' 44" W at a distance of 195.24 feet to a 1/2-inch iron rod set for the Point of Tangency.
- 2) N 64° 51' 57" W for a distance of 172.02 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right.
- 3) 406.49 feet along the arc of said curve having a central angle of 16° 20' 38", a radius of 1425.00 feet, a tangent of 204.63 feet and long chord bearing N 56° 41' 38" W at a distance of 405.11 feet to a 1/2-inch iron rod set for the Point of Tangency.
- 4) N 48° 31' 31" W for a distance of 390.82 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right.
- 5) 38.42 feet along the arc of said curve having a central angle of 88° 03' 34", a radius of 25.00 feet, a tangent of 24.17 feet and long chord bearing N 04° 29' 32" W at a distance of 34.75 feet to a 1/2-inch iron rod set for corner, and
- 6) N 49° 14' 09" W for a distance of 12.37 feet to a 1/2-inch iron rod set for the west corner of this tract, said iron rod also being in the southeast right-of-way line of Hardy Weedon Road (based on a variable width);

THENCE: along the southeast right-of-way line of said Hardy Weedon Road for the following three (3) calls:

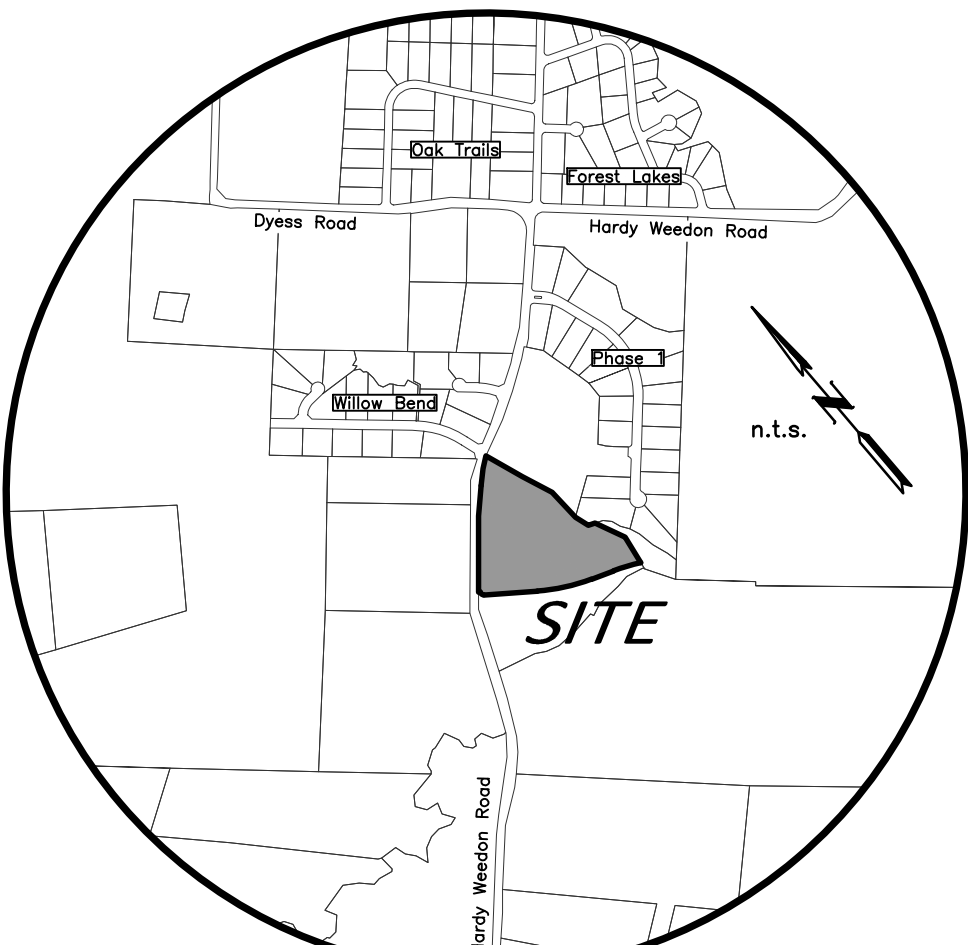
- 1) N 40° 45' 51" E for a distance of 536.40 feet to a 1/2-inch iron rod set for angle,
- 2) N 46° 53' 23" E for a distance of 345.53 feet to a 1/2-inch iron rod set for angle, and
- 3) N 63° 02' 17" E for a distance of 143.52 feet to a 1/2-inch iron rod set for the north corner of this herein described tract;

THENCE: into the interior of the called 89,500 acre Cook Crossing, LLC tract and along the common line of this tract and said Lot 13, Block 1 for the following five (5) calls:

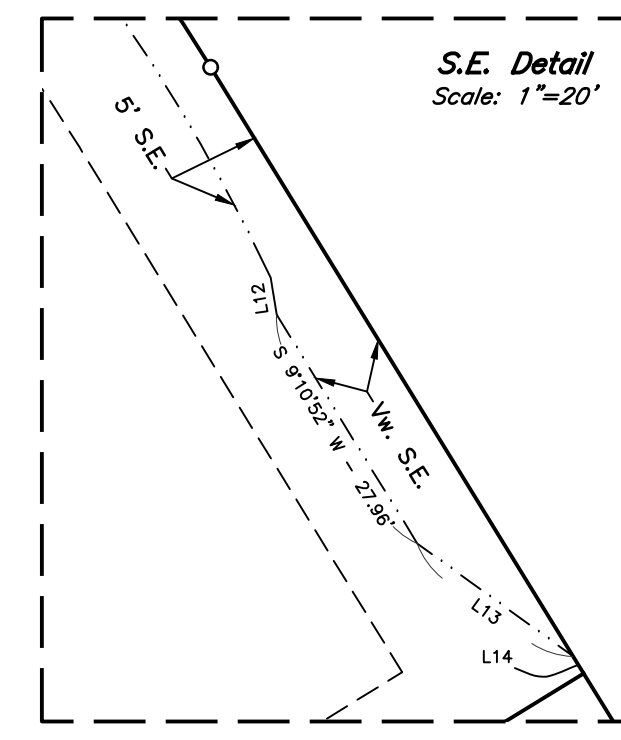
- 1) S 13° 19' 30" E for a distance of 285.46 feet to a 1/2-inch iron rod set for angle,
- 2) S 21° 21' 09" E for a distance of 245.91 feet to a 1/2-inch iron rod set for angle,
- 3) S 03° 08' 08" E for a distance of 248.71 feet to a 1/2-inch iron rod set for angle,
- 4) S 17° 20' 06" E, at 8.19 feet, pass a found 1/2-inch iron rod marking the west corner of said Lot 13, Block 1, continue for a total distance of 119.90 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 5) S 68° 12' 55" E for a distance of 49.67 feet to the POINT OF BEGINNING and containing 17.412 acres of land.

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 distances 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, a portion of this property is located within a Special Flood Hazard Area Zone A. Locations shown are approximate and was based on said map.
3. Land Use: 12 single family lots.
4. Unless otherwise indicated, all distances shown along curves are arc distances.
5. The water supplier for this development is the Wicksan 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 on 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 or professional engineer who visits the property and conducts the analysis required in section §285.30, and produces the site drawing required by §285.5(a).
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 severed 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 regulations 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. The required sanitary zone must be clearly delineated around all existing private or public wells located on the subdivision plot or wells located within 150 feet of a subdivision boundary on adjacent properties.
11. No OSSF tank or disposal field may encroach on the separation distance to surface waters including streams, ponds, lakes, rivers, creeks or any other setback features indicated in 30 Texas Administrative Code Chapter §285.91, (10) Table X.
12. No OSSF treatment, distribution and collection lines, disposal field may encroach into a Public Utility Easement (PUE). Encroachment into any underground or overhead pipeline or utility easement will not be allowed without the written permission of all easement holders. All underground and overhead easements must be clearly delineated on the subdivision plot.
13. Areas of ground with >30 percent slope are not suitable for installation of OSSF tanks or disposal fields (>15 percent slope for surface application). 30 Texas Administrative Code §285.4(c) Review of subdivision plans specify subdivision planning materials (1) must include information on (B) topography, (C) floodplain, and (G) surface drainage. Areas of unsuitable slope, areas within SFHA Zones A (floodplain) or complex drainage features and drainage easements should be indicated on the subdivision plot for any proposed lots where these conditions exist and may interfere with construction of an OSSF.
14. Where electric facilities are installed, BTU has the right to install, operate, relocate, 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.
15. 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.
16. 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.
17. Brazos County will be responsible for maintaining Public Drainage Easements, the Homeowners' Association (HOA) will maintain the Private Drainage Easements.
18. 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.
19. Lots shall not take direct access to Hardy Weedon Road.
20. 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.
21. 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.
22. 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.
23. In approving this plat by the Commissioners 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 provisions prescribed by the Commissioners Court of Brazos County, Texas. Said Commissioners 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.
24. 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 siting and development of this project. 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.
25. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 ○ - 1/2" Iron Rod Set
 ○ - 1/2" Iron Rod Set
26. Abbreviations:
 P.O.B. - Point of Beginning
 Pr.D.E. - Private Drainage Easement
 P.U.E. - Public Utility Easement
 R.O.W. - Right of Way
 S.E. - Slope Easement
 V.I.D. - Variable Width
 CM - Controlling Monument

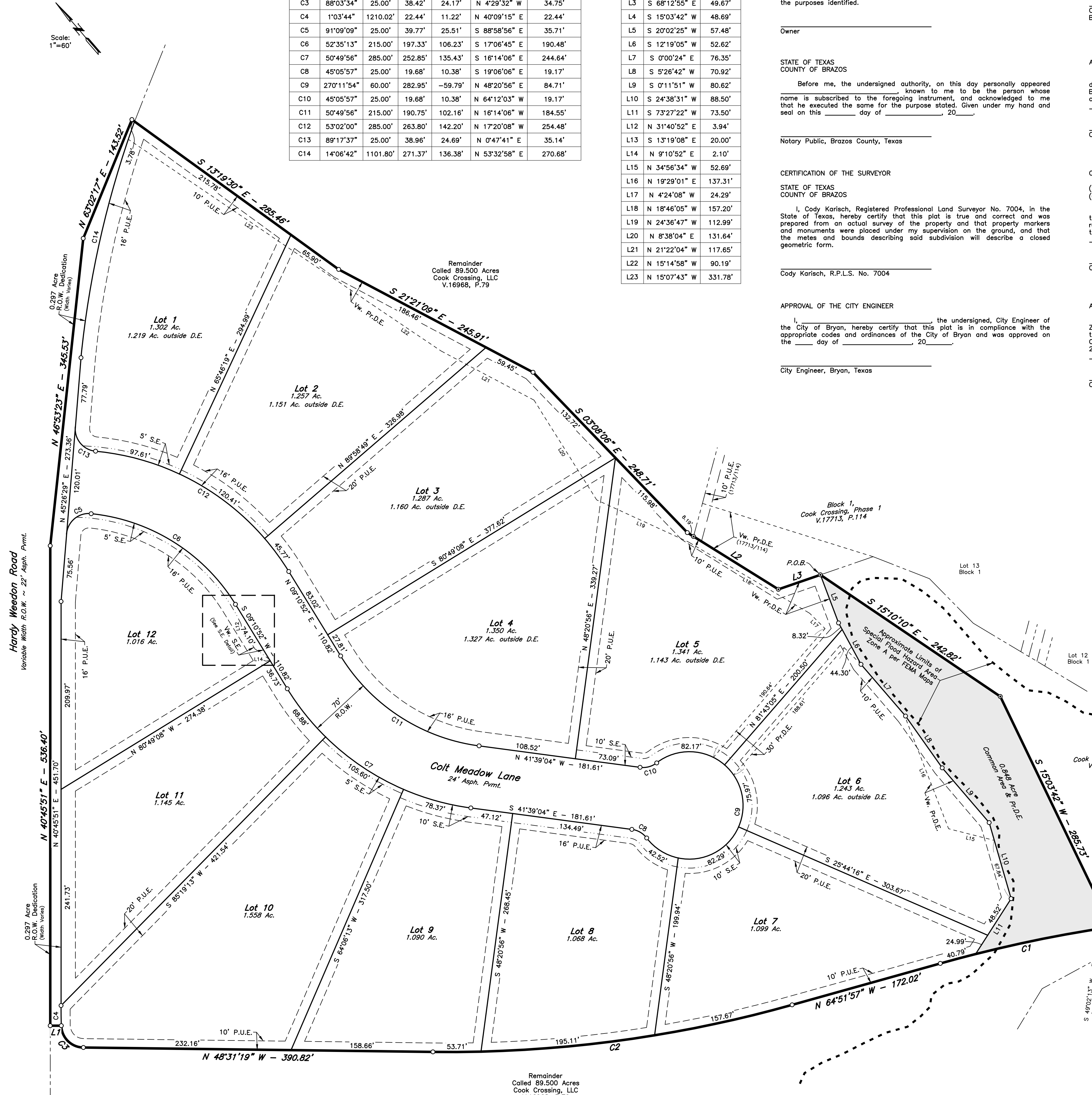


DRIVEWAY CULVERT SUMMARY		
Lot	Min. Culvert Size (in)	Min. Culvert Length (ft)
1	15	18
2	15	18
3	15	18
4	18	18
5	24	18
6	24	18
7	24	18
8	18	18
9	18	18
10	18	18
11	15	18
12	15	18



FINAL PLAT
COOK CROSSING
PHASE 3
 LOTS 1-12
 17.412 ACRES
 THOMAS J. ALLCORN LEAGUE, A-61
 BRAZOS COUNTY, TEXAS
 AUGUST, 2023
 SCALE: 1"=60'

Surveyor: _____
 Cook Crossing, LLC
 P.O. Box 3462, Bryan, TX 77805
 (979) 777-1677
 Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838




Scale: 1"=60'

Hardy Weedon Road
 Variable Width R.O.W. -- 22' Asph. Pmt.

0.297 Acre
 R.O.W. Dedication
 (North Varies)

Remainder
 Called 89,500 Acres
 Cook Crossing, LLC
 V.16968, P.79