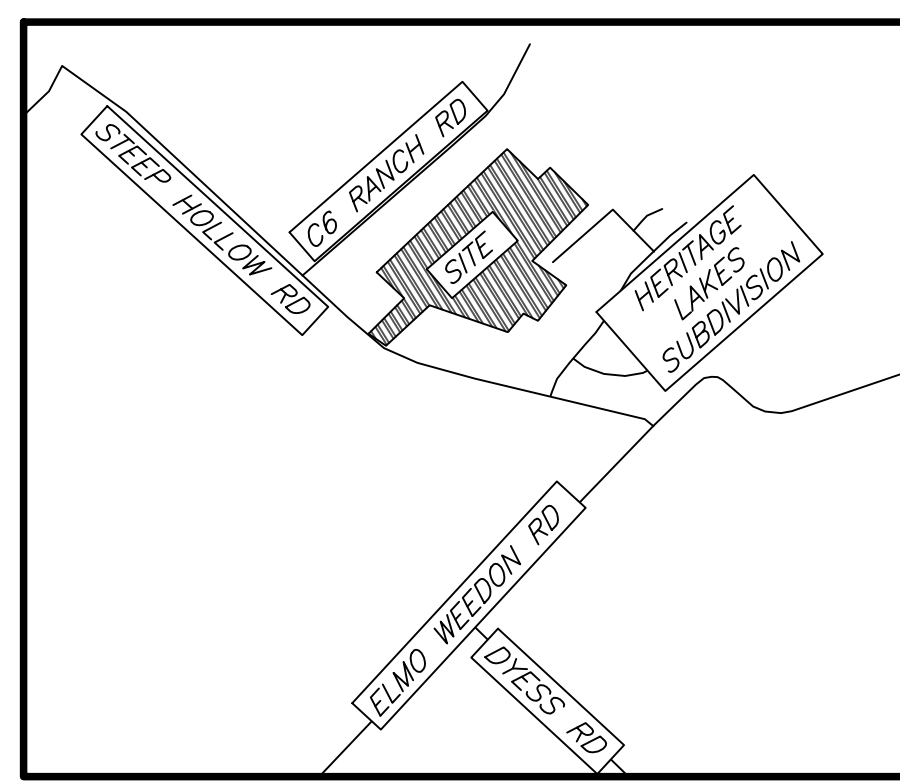


- General Notes:
- Potable water and fire suppression supply to be provided by agreement with Wickson Creek SUD.
  - Electrical supply to be provided by agreement with Bryan Texas Utilities
  - According to the Flood Insurance Rate Map 48041C0210E (Effect. 5/16/2012) and Flood Insurance Rate Map 48041C0250E (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 Charinda 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 to be constructed with phase 1 and connected by temporary drainage swales
  - 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
  - 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 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.



CULVERT SIZING TABLE

BLOCK	LOT	CULVERT DIA (in)
1	1	18
1	2	18
1	3	18
1	4	18
1	5	18
1	6	18
1	7	24
1	8	30
1	9	30
2	1	18
2	2	18
2	3	18
2	4	24
2	5	24
2	6	24
2	7	30

FINAL PLAT  
 HARVEST MEADOWS  
 PHASE ONE

TOTAL 16 LOTS, 3 COMMON AREAS AND 1 RESERVE TRACT  
 FROM  
 4343 ACRE TRACT  
 BLOCK 1 LOTS 1 - 9 & BLOCK 2 LOTS 1 - 7

R. PERRY SURVEY ABSTRACT 44  
 BRAZOS COUNTY TEXAS  
 JUNE 2024

OWNER:  
 B/C/S LEASING, LLC  
 PO BOX 138  
 KURTEN TX 7762

ENGINEER:  
 CIVIL CONSTRUCTORS INC  
 101 INNOVATION DR  
 BRYAN TX 77808

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

**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."

\_\_\_\_\_  
SIGNATURE

**A CERTIFICATE OF SURVEYOR AS FOLLOWS:**

"I, [NAME], A REGISTERED PROFESSIONAL LAND SURVEYOR NO. \*\*\*\* (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."

\_\_\_\_\_  
(NAME)  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. \*\*\*\*

**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 \_\_\_\_\_, 2024.

SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_."

BY: \_\_\_\_\_  
COUNTY JUDGE  
BRAZOS COUNTY, TEXAS

**A CERTIFICATE OF THE COUNTY CLERK AS FOLLOWS:**

THE STATE OF TEXAS  
COUNTY OF BRAZOS

"I, \_\_\_\_\_, COUNTY CLERK OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS."

\_\_\_\_\_  
COUNTY CLERK  
BRAZOS COUNTY, TEXAS

Line #	Length	Direction
L1	29.44	S42° 12' 27"W
L2	10.96	S47° 32' 00"E
L3	59.75	S25° 47' 30"W
L4	57.70	N25° 47' 30"E
L5	7.08	N47° 26' 07"W
L6	38.17	S68° 37' 21"E
L7	5.68	S47° 26' 07"E
L8	62.60	N43° 53' 36"E
L9	23.61	N43° 53' 36"E
L10	23.60	N78° 12' 56"W
L11	13.12	N43° 53' 36"E
L12	20.11	N51° 58' 54"W
L13	41.31	N45° 23' 21"W
L14	12.85	S42° 27' 13"W
L15	54.75	S23° 47' 11"E
L16	58.88	S42° 02' 13"W
L17	3.90	N37° 22' 20"E
L18	77.05	N52° 45' 45"W
L19	89.12	N61° 40' 31"W
L20	5.15	S28° 13' 49"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.89	25.00	91.43	S1° 49' 12"E	35.79
C2	19.50	25.00	44.69	S69° 52' 39"E	19.01
C3	70.21	60.00	67.04	S58° 42' 01"E	66.27
C4	70.99	60.00	67.79	S8° 43' 06"W	66.92
C5	70.05	60.00	66.89	S76° 03' 40"W	66.14
C6	71.46	60.00	68.24	N36° 22' 24"W	67.31
C7	7.35	25.00	16.84	N10° 40' 31"W	7.32
C8	12.36	25.00	28.33	N33° 15' 37"W	12.23
C9	39.57	25.00	90.68	S87° 14' 11"W	35.56
C10	13.87	265.00	3.00	S40° 23' 47"W	13.87
C11	60.61	265.00	13.11	S32° 20' 39"W	60.48
C12	94.16	335.00	16.10	N33° 50' 38"E	93.85
C13	38.98	25.00	89.33	N2° 46' 11"W	35.15
C14	48.18	130.30	21.19	N58° 01' 44"W	47.91
C15	19.68	25.00	45.10	S88° 49' 41"W	19.17
C16	140.16	60.00	133.84	N46° 48' 08"W	110.39
C17	25.73	60.00	24.57	N32° 24' 08"E	25.53
C18	117.07	60.00	111.79	S79° 25' 04"E	99.36
C19	19.68	25.00	45.10	S46° 04' 22"E	19.17
C20	74.07	200.30	21.19	S58° 01' 44"E	73.65
C21	39.56	25.00	90.67	N87° 13' 49"E	35.56
C22	27.77	60.00	26.52	S42° 25' 24"E	27.52
C23	63.99	49.98	73.37	N86° 53' 30"E	59.71
C24	89.68	50.00	114.22	S6° 45' 58"E	83.98

**FIELD NOTES PHASE 1**  
4 1/2 21.298 ACRES  
LOCATED IN THE R. PERRY SURVEY, A-44,  
BRAZOS COUNTY, TEXAS.

**SAID 21.298 ACRES BEING DESCRIBED AS FOLLOWS:**

FIELD NOTES OF A 21.298 ACRE TRACT OF LAND LOCATED IN THE R. PERRY SURVEY ABSTRACT NUMBER 44 IN BRAZOS COUNTY, TEXAS, BEING PART OF A 41.343 ACRE TRACT OF LAND DESCRIBED IN DEED DATED JULY 23, 2024 EXECUTED BY LINDA B. SHRIMPTON AND GLENN CONNOR TO BCS LEASING LLC, IN VOLUME 19345, PAGE 258 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS SAID 21.298 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

**BEGINNING** AT A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." BEING THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT LYING IN THE NORTHWEST LINE OF THE BCS LEASING LLC, 41.343 ACRE TRACT AND IN THE SOUTHEAST LINE OF A CALLED LOT 10, BLOCK 1, 1.686 ACRE TRACT OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO THOMAS AND KELLY POHORELSKY IN VOLUME 11963, PAGE 179 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

**THENCE** S 46° 52' 57" E THROUGH THE BCS LEASING LLC, 41.343 ACRE TRACT FOR A DISTANCE OF 376.98 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT IN THE NORTHEASTERLY LINE OF THE HEREIN DESCRIBED TRACT.

**THENCE** S 62° 32' 44" E CONTINUING THROUGH THE BCS LEASING LLC, 41.343 ACRE TRACT FOR A DISTANCE OF 70.04 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTH CORNER OF THE REMAINDER OF THE LINDA B. SHRIMPTON TRACT AS DESCRIBED IN VOLUME 339, PAGE 124 AND VOLUME 3045, PAGE 88 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

**THENCE** S 25° 47' 30" W ALONG THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST LINE OF THE REMAINDER OF THE LINDA B. SHRIMPTON TRACT FOR A DISTANCE OF 57.70 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE START OF A CURVE.

**THENCE** CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPTON TRACT A CURVE TO THE RIGHT THAT HAS A RADIUS OF 335.00 FEET, A LENGTH OF 94.16, CHORD DIRECTION OF S 33° 50' 38" W, AND A CHORD LENGTH OF 93.85 FEET TO A SET 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "TICE ENG." BEING THE END OF THE CURVE.

**THENCE** S 41° 53' 45" W CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPTON TRACT A DISTANCE OF 270.70 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE START OF A CURVE.

**THENCE** CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPTON TRACT WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 25.00 FEET, A LENGTH OF 38.98 FEET, A CHORD DIRECTION OF S 02° 46' 11"E, AND A CHORD LENGTH OF 35.15 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE END OF THE CURVE.

**THENCE** S 47° 26' 07" E CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPTON TRACT A DISTANCE OF 7.08 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE START OF A CURVE.

**THENCE** CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPTON TRACT WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 130.30 FEET, A LENGTH OF 48.18 FEET, A CHORD DIRECTION OF S 58° 01' 44" E, AND A CHORD LENGTH OF 47.91 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE END OF THE CURVE.

**THENCE** S 68° 37' 21" E CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPTON TRACT A DISTANCE OF 586.48 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE START OF A CURVE.

**THENCE** CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPTON TRACT WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 25.00 FEET, A LENGTH OF 19.68 FEET, A CHORD DIRECTION OF N 88° 49' 41" E, AND A CHORD LENGTH OF 19.17 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE END OF THE CURVE AND THE START OF A CURVE.

**THENCE** CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPTON TRACT WITH A CURVE TO THE RIGHT THAT HAS A RADIUS OF 60.00 FEET, A LENGTH OF 140.16 FEET, A CHORD DIRECTION OF S 46° 48' 08" E, AND A CHORD LENGTH OF 110.39 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE END OF THE CURVE.

**THENCE** S 69° 24' 00" E CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE REMAINDER OF THE LINDA B. SHRIMPTON TRACT A DISTANCE OF 194.20 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE EASTERLY CORNER OF THIS TRACT AND THE NORTHERLY CORNER OF A CALLED 3.13 ACRE TRACT AS CONVEYED AND DESCRIBED TO MARSHA MARKOWSKI PARKER IN VOL. 16813, PG. 220 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS SAME BEING IN THE SOUTHERLY LINE OF THE REMAINDER OF THE LINDA B. SHRIMPTON TRACT.

**THENCE** S 42° 02' 13" W ALONG THE COMMON LINE OF THIS TRACT AND THE 3.13 ACRE PARKER TRACT A DISTANCE OF 308.91 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE SOUTHERLY CORNER OF THIS TRACT AND BEING THE EASTERLY CORNER OF A CALLED LOT FIVE, BLOCK TWO OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO JOSE LUIS VEGA VERA AND OLIVIA ORBE DIAZ IN VOL. 13599, PG. 44 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS SAME BEING IN THE WESTERLY LINE OF THE SAID 3.13 ACRE PARKER TRACT.

**THENCE** N 78° 12' 56" W ALONG THE SOUTHERLY LINE OF THIS TRACT AND THE NORTHERLY LINE OF THE SUNRISE ESTATES SUBDIVISION BLOCK 2 FOUND IN VOL. 7013, PG. 256 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS A DISTANCE OF 1089.40 FEET TO A FOUND 1/2 INCH IRON ROD MARKING AN INTERIOR ELL CORNER OF THIS TRACT AND BEING THE NORTHERLY CORNER OF A CALLED LOT ONE, BLOCK TWO OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO JONATHAN A. AND JENNIFER K. POE IN VOL. 13972, PG. 117 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

**THENCE** S 42° 10' 15" W ALONG THE COMMON LINE OF THIS TRACT AND THE SAID POE TRACT A DISTANCE OF 220.91 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE START OF A CURVE.

**THENCE** CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE SAID POE TRACT WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET, A LENGTH OF 99.68 FEET, A CHORD DIRECTION OF S 06° 46' 01" E AND A CHORD LENGTH OF 83.98 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE END OF THE CURVE BEING IN THE SOUTHERLY LINE OF THE SAID POE TRACT AND THE NORTHERLY LINE OF STEEP HOLLOW ROAD.

**THENCE** CONTINUING ON THE SOUTHERLY LINE OF THIS TRACT AND THE NORTHERLY LINE OF STEEP HOLLOW ROAD WITH THE FOLOWING FOUR CALLS.

- 1) S 28° 17' 25" W FOR A DISTANCE OF 5.15 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT.
- 2) N 61° 42' 35" W FOR A DISTANCE OF 88.78 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT.
- 3) N 52° 45' 45" W FOR A DISTANCE OF 90.94 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT
- 4) N 37° 14' 15" E FOR A DISTANCE OF 3.90 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE START OF A CURVE IN THE SOUTHERLY LINE OF A CALLED LOT ONE, BLOCK ONE OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO JOHN R. AND JUDITH C. MALAZZO IN VOL. 10557, PG. 210 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

**THENCE** CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE SAID MALAZZO TRACT WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET, A LENGTH OF 63.98 FEET, A CHORD DIRECTION OF N 86° 54' 30" E AND A CHORD LENGTH OF 59.70 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE END OF THE CURVE BEING IN THE SOUTHERLY LINE OF THE SAID MALAZZO TRACT.

**THENCE** N 42° 17' 44" E CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE SAID MALAZZO TRACT A DISTANCE OF 235.02 FEET TO A FOUND 1/2 INCH IRON ROD MARKING AN INTERIOR ELL CORNER OF THIS TRACT AND THE EASTERLY CORNER OF THE SAID MALAZZO TRACT.

**THENCE** N 45° 23' 21" W ALONG THE SOUTH WESTERLY LINE OF THIS TRACT AND THE NORTH EASTERLY LINE OF THE SAID SUNRISE ESTATES SUBDIVISION BLOCK 1, A DISTANCE OF 442.21 FEET TO A FOUND 1/2 INCH IRON ROD BEING THE WESTERLY CORNER FOR THIS TRACT AND THE NORTHERLY CORNER OF A CALLED LOT TWO, BLOCK ONE OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO DARYL AND STEPHANIE GRANGER IN VOL. 12711, PG. 85 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS ALSO BEING THE EASTERLY CORNER OF A CALLED LOT THREE BLOCK ONE OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO TROY AND AIMEE COLLINS IN VOL. 12310, PG. 123 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SOUTHERLY CORNER OF A CALLED LOT FIVE, BLOCK ONE OF THE SUNRISE ESTATES SUBDIVISION AS CONVEYED AND DESCRIBED TO PAUL DAVID JR. AND MARY E. MCNEEL IN VOL. 16012, PG. 256 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

**THENCE** N 44° 36' 49" E ALONG THE NORTH WESTERLY LINE OF THIS TRACT AND THE SOUTH EASTERLY LINE OF THE SAID SUNRISE ESTATES BLOCK 1 A DISTANCE OF 1003.94 FEET TO THE POINT OF BEGINNING CONTAINING 21.298 ACRES OF LAND MORE OR LESS, ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF KEITH ZIMMERMAN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6723 ON JUNE 3, 2024.

**FINAL PLAT**  
**HARVEST MEADOWS**  
**PHASE ONE**

**TOTAL 16 LOTS, 3 COMMON AREAS AND 1 RESERVE TRACT**  
FROM  
**41.343 ACRE TRACT**  
**BLOCK 1 LOTS 1 - 9 & BLOCK 2 LOTS 1 - 7**

**R. PERRY SURVEY ABSTRACT 44**  
**BRAZOS COUNTY TEXAS**  
**JUNE 2024**

**OWNER:**  
B/CS LEASING, LLC  
PO BOX 138  
KURTEN TX 77662

**ENGINEER:**  
TICE ENGINEERING, INC  
CIVIL CONSTRUCTORS INC  
1061 INNOVATION DR  
BRYAN TX 77808

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