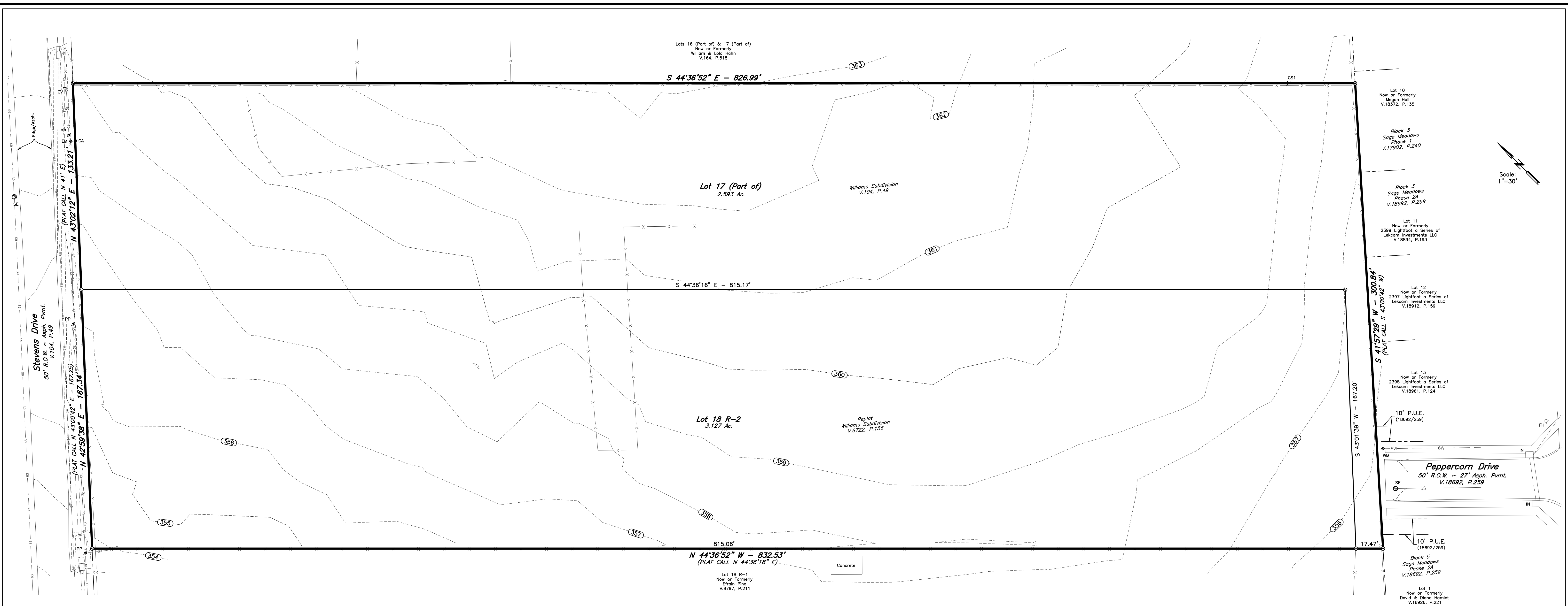


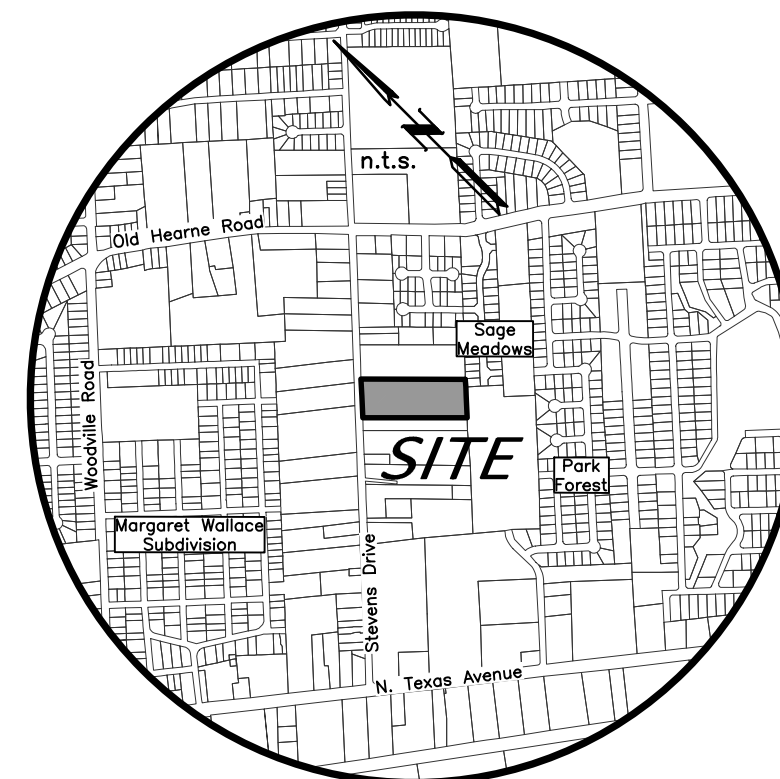


ORIGINAL PLAT
LOT 17 (PART OF), WILLIAMS SUBDIVISION
RECORDED IN VOLUME 104, PAGE 49 AND
ALL OF LOT 18 R-2 REPLAT OF WILLIAMS SUBDIVISION
RECORDED IN VOLUME 9722, PAGE 156

- GENERAL SURVEYOR NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
 2. Current Zoning: Residential District - 5000 (RD-S) (30 Lots Total).
 3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0185E, Map Revised May 16, 2012, no portion of this property is located in a Special Flood Hazard Area.
 4. Water and Electricity will be served by the City of Bryan.
 5. Unless otherwise indicated, all distances shown along curves are arc distances.
 6. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances. Additional building setback lines may be required by deed restrictions.
 7. Right-of-Way Acreage: 1.106 Acres.
 8. Where electric facilities are installed, B.T.U. 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.
 9. Purpose of this replat is to divide 2 residential lots into 30 residential lots
 10. Streets will be asphalt with concrete aprons.
 11. Structures may not be placed within easements.
 12. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- Legend & Abbreviations:
- 1/2" Iron Rod Found (CM)
 - 1/2" Iron Rod Set
 - 5/8" Iron Rod Found (CM)
 - 1" Iron Pipe Found (CM)

- Legend & Abbreviations:
- P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - P.D.E. - Private Drainage Easement
 - CM - Controlling Monument
 - CV - Communications Vault
 - EM - Electric Meter Pole
 - FH - Fire Hydrant
 - GA - Guy Anchor
 - GS1 - Gas Sign (BWG)
 - IN - Storm Drain Inlet
 - PP - Power Pole
 - SE - Sanitary Sewer Manhole
 - WM - Water Meter
 - X - Wire Fence
 - OE - Overhead Electrical Line
 - FO - Underground Fiber Optic
 - GS - Underground Sewer Line w/ Size
 - EW - Underground Water Line w/ Size
 - 360 - Contour Elevation



VICINITY MAP

FINAL PLAT

PEPPERCORN PLACE
LOTS 1-16, BLOCK 1;
LOTS 1-14, BLOCK 2, &
COMMON AREAS 1 & 2

BEING A REPLAT OF LOT 17 (PART OF),
WILLIAMS SUBDIVISION RECORDED IN VOLUME
104, PAGE 49 AND LOT 18 R-2 REPLAT OF
WILLIAMS SUBDIVISION RECORDED IN VOLUME
9722, PAGE 156

5.721 ACRES

MOSES BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2026
SCALE: 1" = 30'

SHEET NO.
1
OF 2 SHEETS

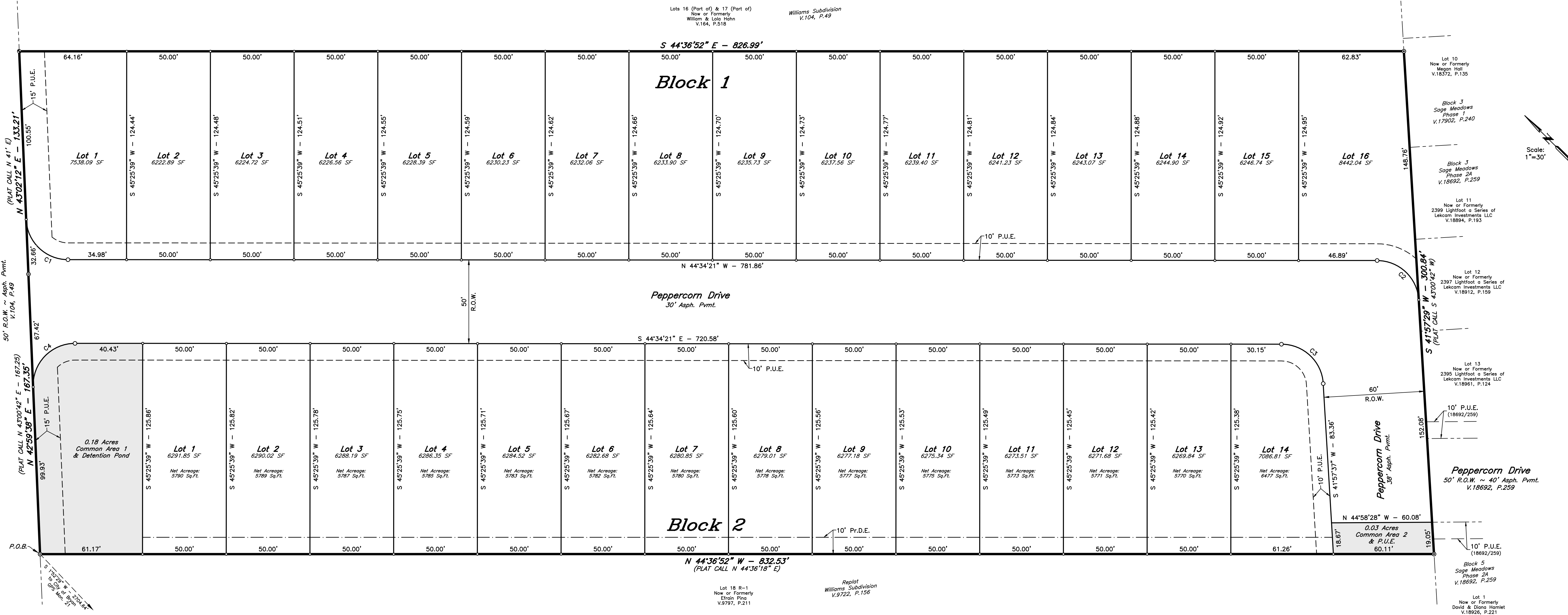
Owner:
Ante Development, LLC
4438 State Highway 6, Suite 102
College Station, Texas 77845

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

MB

11220018-fp.dwg



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Ante Development, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 20502, Page 83 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 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

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)
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

APPROVAL OF PLANNING AND ZONING COMMISSION

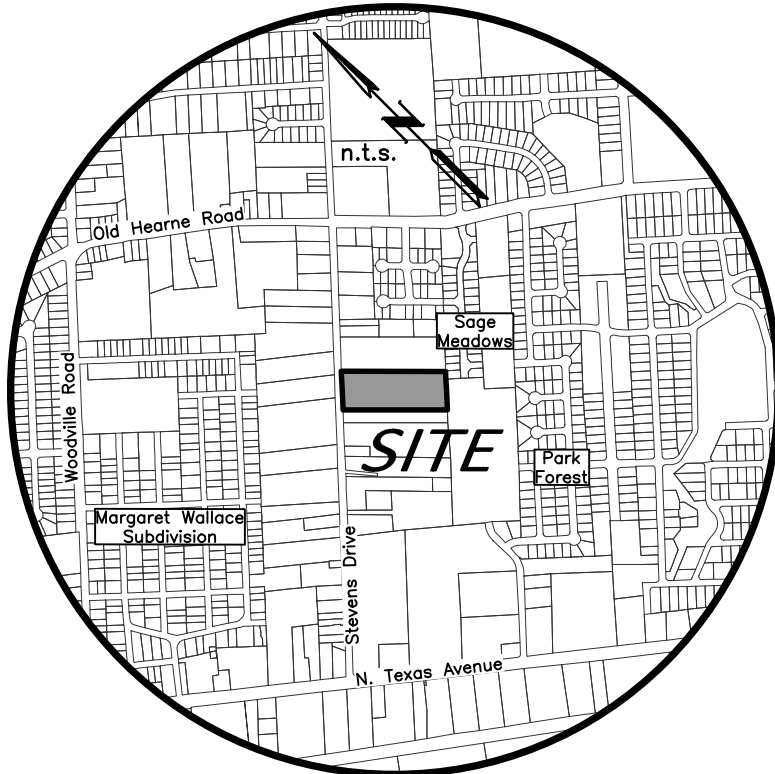
I, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the day of 20, and same was duly approved on the day of 20, by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY 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



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MOSES BAINE SURVEY, Abstract No. 3, in Bryan, Brazos County, Texas and being all of Lot 18 R-2, WILLIAMS SUBDIVISION according to the Replat recorded in Volume 9722, Page 156 of the Official Records of Brazos County, Texas (O.R.B.C.), said tract also being part of Lot 17, WILLIAMS SUBDIVISION according to the Final Plat recorded in Volume 104, Page 49 of the Brazos County Deed Records (B.C.D.R.) and being further described in the deed from Henry O. Wilson, individually, and as Independent Executor of the Estate of Nell M. Lyons to Ante Development, LLC recorded in Volume 20502, Page 83 (O.P.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 west corner of this herein described tract, said iron rod also marking the north corner of Lot 18 R-1 of said WILLIAMS SUBDIVISION (9722/156) and being in the southeast right-of-way line of Stevens Drive (Based on a 50-foot width);

THENCE: along the southeast right-of-way line of said Stevens Drive for the following two (2) calls:

- N 42° 59' 38" E (PLAT CALL: N 43° 00' 42" E - 167.25') for a distance of 167.35 feet to a found 5/8-inch iron rod marking an angle point of this tract, and
- N 43° 02' 12" E (PLAT CALL: (PLAT CALL: N 41° E) for a distance of 133.21 feet to a found 1-inch iron pipe marking the north corner of this tract, said iron pipe also marking the west corner of the William W. Hahn and Lola Hahn tract recorded in Volume 164, Page 518 (B.C.D.R.), said Hahn tract being further described as being part of said Lot 17 and part of Lot 16 of said WILLIAMS SUBDIVISION (104/49);

THENCE: S 44° 36' 52" E along the common line of this tract and the said Hahn tract for a distance of 826.99 feet to a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the south corner of the said Hahn tract and being in the northwest line of Lot 10, Block 3, SAGE MEADOWS, PHASE 1 according to the Final Plat recorded in Volume 17902, Page 240 (O.P.R.B.C.);

THENCE: S 41° 57' 29" W (PLAT CALL: S 43° 00' 42" W) along the common line of this tract, said SAGE MEADOWS, PHASE 1 and SAGE MEADOWS, PHASE 2A according to the Final Plat recorded in Volume 18692, Page 259 (O.P.R.B.C.) for a distance of 300.84 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also being in the northwest line of Lot 1, Block 5 of said SAGE MEADOWS, PHASE 2A and the east corner of said Lot 18 R-1;

THENCE: N 44° 36' 52" W (PLAT CALL: N 44° 36' 18" W) along the common line of this tract and said Lot 18 R-1 for a distance of 832.53 feet to the POINT OF BEGINNING and containing 5.721 acres of land.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG. CHORD DIST.
C1	87°38'00"	25.00'	38.22'	23.98'	N 0°48'24" W 34.60'
C2	86°31'58"	25.00'	37.75'	23.53'	N 1°17'47" W 34.26'
C3	86°29'18"	25.00'	37.74'	23.51'	S 1°17'25" E 34.26'
C4	92°25'53"	25.00'	40.34'	26.09'	S 89°13'11" W 36.10'

SHEET NO.
2
OF 2 SHEETS

FINAL PLAT

PEPPERCORN PLACE
LOTS 1-16, BLOCK 1;
LOTS 1-14, BLOCK 2, &
COMMON AREAS 1 & 2

BEING A REPLAT OF LOT 17 (PART OF),
WILLIAMS SUBDIVISION RECORDED IN VOLUME
104, PAGE 49 AND ALL OF LOT 18 R-2
REPLAT OF WILLIAMS SUBDIVISION RECORDED
IN VOLUME 9722, PAGE 156

5.721 ACRES

MOSES BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2026
SCALE: 1" = 30'

Owner:
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4438 State Highway 6, Suite 102
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