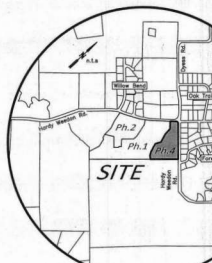


LINE	BEARING	DISTANCE
L1	N 89°52'08" W	108.88'
L2	N 33°16'48" W	117.32'
L3	N 88°22'17" E	47.37'
L4	N 47°34'53" E	120.00'
L5	N 82°34'53" E	48.10'
L6	N 38°34'53" E	93.54'
L7	N 38°16'24" W	120.52'
L8	N 27°29'05" W	77.63'
L9	N 53°16'47" W	43.94'
L10	N 29°34'23" W	55.11'
L11	N 10°32'34" W	42.20'
L12	N 5°45'35" W	33.34'

LINE	BEARING	DISTANCE
L13	N 25°41'42" E	45.95'
L14	N 69°14'42" E	55.35'
L15	S 87°53'45" E	11.78'
L16	N 81°30'14" E	38.98'
L17	N 71°12'07" S	38.80'
L18	N 30°34'43" E	26.91'
L19	N 13°18'59" W	49.63'
L20	N 29°28'13" W	139.09'
L21	N 28°33'47" W	133.46'
L22	N 74°24" W	129.21'
L23	N 30°54'48" W	198.22'
L24	N 23°39'28" W	156.23'

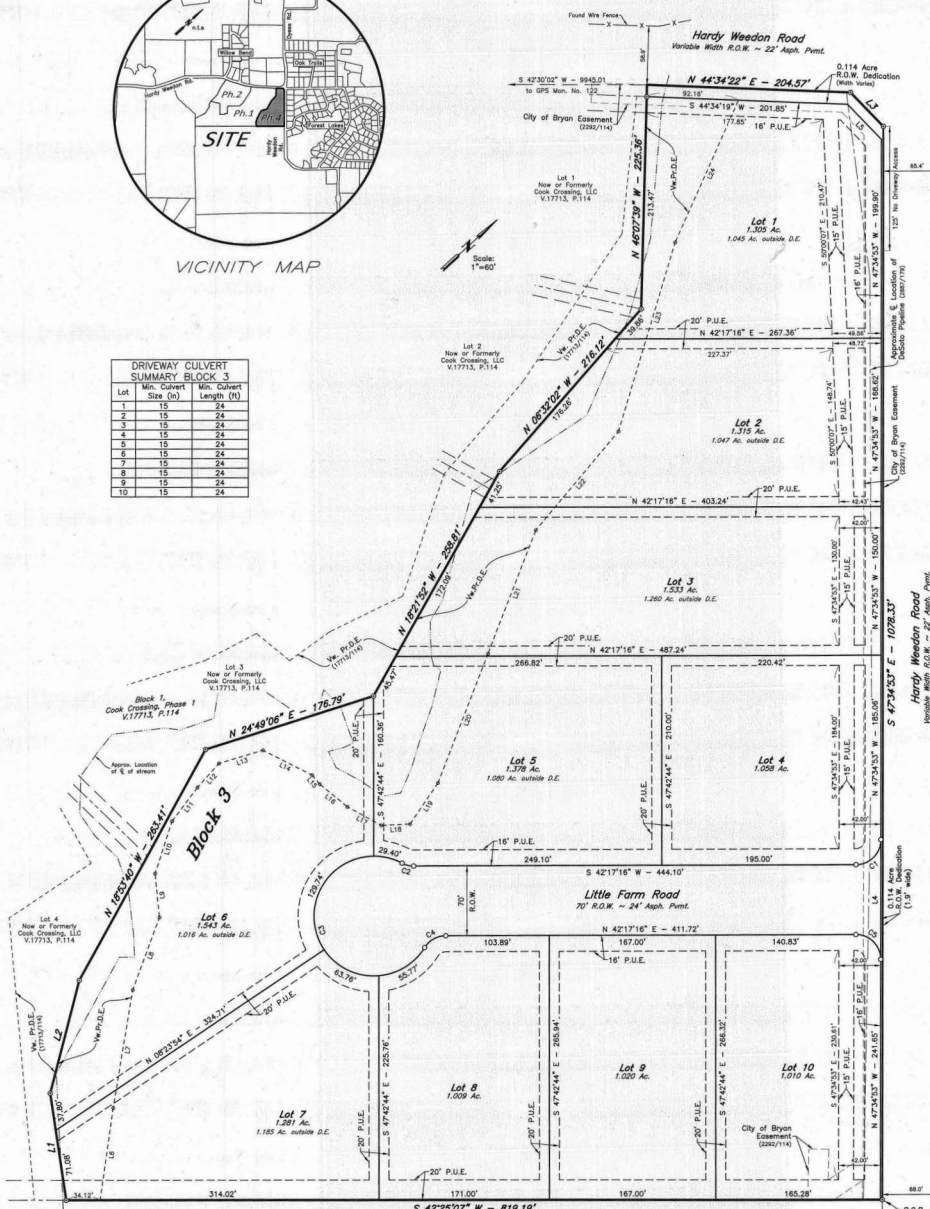
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°52'08"	25.00'	36.31'	24.94'	S 23°48'49" E	35.31'
C2	28°04'21"	25.00'	12.25'	6.25'	S 56°16'26" W	12.13'
C3	268°08'24"	60.00'	278.67'	-64.22'	S 62°41'36" E	87.69'
C4	58°02'03"	25.00'	25.32'	13.87'	N 13°16'14" E	24.25'
C5	90°07'51"	25.00'	36.33'	25.06'	N 87°21'11" E	35.40'



VICINITY MAP

Lot	Size (Ac.)	Length (ft)
1	2.4	24
2	1.5	24
3	1.5	24
4	1.5	24
5	1.5	24
6	1.5	24
7	1.5	24
8	1.5	24
9	1.5	24
10	1.5	24

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83. The actual measured distance to the monuments are consistent with the recorded Deed in Volume 1886, Page 79, Official Records of Brazos County, Texas.
 - According to the Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map Number 4804100235S, effective May 16, 2013, no portion of this property is located within a Special Flood Hazard Area.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - The water supply for this development is the Wilson Creek Special Utility District. These facilities will provide the required flow to fire hydrants to meet fire protection requirements.
 - The Private Drainage Easements will be maintained by the Lot Owners or the Homeowners' Association (HOA). Landscaping, 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. The Common Area shown shall be owned and maintained by the HOA. City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
 - 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 or this Final Plat.
 - 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.
 - 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.
 - 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 county order 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.
 - 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.
 - 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.
 - Brazos County will be responsible for maintaining Public Drainage Easements. The Homeowners' Association (HOA) will maintain the Private Drainage Easements. Planning Commission Request #121-25 was approved by the Planning and Zoning Commission on December 16, 2021 to allow Lot 7 in Block 3 to have a reduction in lot width from 150' to 84'.
 - Lot 1, Block 3 shall not have direct access to Hardy Weadon Road, except on the northeast side after the Dress Road intersection.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, protect, 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.
 - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 - Ø = 1/2" Iron Rod Found
 - = 1/2" Iron Rod Set
 - Abbreviations:
 - P.O.B. = Point of Beginning
 - P.U.E. = Public Utility Easement
 - P.D.E. = Private Drainage Easement
 - W. = Variable Width



Called 126.474 Acres
Now or Formerly
Leon Denney Jr.
& Katherine Wilkins
1/268, P.103

APPROVAL BY THE COUNTY COMMISSIONER'S COURT

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, on the 16th day of December, 2023.
Signed this 20th day of December, 2023.
County Judge, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 1/18/2024 2:19:10 PM
Number of Pages: 1
Amount: 72.00
Order: 2024011900076
By: JS

APPROVAL OF PLANNING AND ZONING COMMISSION

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 20th day of December, 2023, and same was approved on the 20th day of December, 2023, by said Commission.
Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

City Planner of the City of Bryan, State of Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20th day of December, 2023.
City Planner, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, the undersigned, 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 1886, 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 uses shown hereon for the purposes identified.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared William J. Leado, known to me to be the person and the undersigned authority, and acknowledged to me that he executed the same for the purpose stated above under hand and seal on this 16th day of November, 2023.
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, State of Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20th day of December, 2023.
City Engineer, Bryan, Texas

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

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 89,500 acre tract described in the deed from John Hoar, Independent Executor of the Estate of Margaret Ann Bole, deceased to Cook Crossing, LLC recorded in Volume 1886, Page 79 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 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the east corner of the said 89,500 acre Cook Crossing, LLC tract, the northeast corner of the said 128,747 acre Katherine and Leon Denney, Jr. tract recorded in Volume 7286, Page 105 (O.R.B.C.) and being in the southwest right-of-way line of Hardy Weadon Road (based on a variable width);

THENCE: S 42°25'07" W along the common line of this tract, the said 89,500 acre Cook Crossing, LLC tract and the said 128,747 acre Denney tract for a distance of 819.19 feet to a found 1/2-inch iron rod marking the east corner of Lot 4, Block 1, COOK CROSSING, PHASE 1 recorded in Volume 17713, Page 114 (O.R.B.C.);

THENCE: along the common line of this tract, into the interior of the said 89,500 acre Cook Crossing, LLC tract and along COOK CROSSING, PHASE 1 recorded in Volume 17713, Page 114 (O.R.B.C.) for the following seven (7) calls:

- 1) N 56°04'22" W for a distance of 108.88 feet to a found 1/2-inch iron rod for corner,
- 2) N 32°16'48" W for a distance of 117.32 feet to a found 1/2-inch iron rod for corner,
- 3) N 18°33'40" W for a distance of 283.41 feet to a found 1/2-inch iron rod for corner,
- 4) N 24°49'08" E for a distance of 178.79 feet to a found 1/2-inch iron rod for corner,
- 5) N 12°15'51" W for a distance of 258.81 feet to a found 1/2-inch iron rod for corner,
- 6) N 08°32'02" W for a distance of 216.12 feet to a found 1/2-inch iron rod for corner, and
- 7) N 45°07'59" W at 213.47 feet, pass a found 1/2-inch iron rod marking the north corner of Lot 1, Block 1 of said COOK CROSSING, PHASE 1, continue along the common line for a total distance of 225.36 feet to a point for the northeast corner of this tract and being in the southeast right-of-way line of Hardy Weadon Road;

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

- 1) N 44°34'22" E for a distance of 204.57 feet to a found 1/2-inch iron rod for corner,
- 2) N 89°22'17" E for a distance of 47.37 feet to a found 1/2-inch iron rod for corner, and
- 3) S 47°34'53" E for a distance of 1,078.33 feet to the POINT OF BEGINNING and containing 13.57 acres of land.

FINAL PLAT
COOK CROSSING
PHASE 4
LOTS 1-10, BLOCK 3
13.57 ACRES
THOMAS J. ALLCORN LEAGUE, A-61
BRAZOS COUNTY, TEXAS
MARCH, 2022
SCALE

Drawn: Cook Crossing, LLC
P.O. Box 3462 Bryan, TX 77805
(979) 777-1677

Surveyed: McCune & Browne Engineering/Surveying, Inc.
1008 Woodruff Dr., Suite 103
College Station, Texas 77845
(979) 693-3636

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