

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°12'55" W	49.67'
L2	N 17°20'08" W	111.71'
L3	N 42°21'12" E	125.00'
L4	N 42°21'12" E	70.00'
L5	N 47°38'48" W	107.10'
L6	N 2°13'34" E	122.53'
L7	N 38°17'50" W	149.28'
L8	N 51°03'29" E	159.10'
L9	S 33°16'48" E	117.32'
L10	S 58°04'22" E	108.88'
L11	S 45°56'43" E	85.15'
L12	S 45°56'43" W	45.37'
L13	S 44°34'19" W	436.20'
L14	N 44°03'17" E	6.00'
L15	S 45°56'43" E	40.00'
L16	S 44°03'17" W	6.00'
L17	N 45°56'43" W	40.00'
L18	S 25°10'31" E	77.89'
L19	S 28°24'48" E	23.54'
L20	S 14°35'12" E	115.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 7°16'44" E	125.43'
L22	S 18°23'29" E	77.36'
L23	S 18°23'29" E	72.43'
L24	S 3°45'18" E	89.87'
L25	S 27°55'02" E	67.56'
L26	N 55°14'14" E	64.79'
L27	N 43°13'52" E	124.19'
L28	N 45°50'37" E	109.38'
L29	S 45°50'37" W	119.39'
L30	N 41°21'38" E	28.48'
L31	S 48°38'22" E	28.48'
L32	S 41°21'38" W	30.26'
L33	N 48°38'22" W	30.26'
L34	N 41°29'47" W	138.94'
L35	S 13°48'31" E	179.09'
L36	S 7°08'36" E	121.41'
L37	S 28°58'03" E	129.54'
L38	S 18°14'29" W	81.73'
L39	S 6°42'23" W	49.53'
L40	S 81°51'34" W	42.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S 14°42'13" W	62.13'
L42	S 25°13'25" W	93.43'
L43	S 7°09'20" E	78.47'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG. CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	N 2°38'48" W 35.36'
C2	11°49'21"	585.00'	116.58'	58.50'	N 41°44'07" W 118.38'
C3	88°12'39"	25.00'	38.49'	24.23'	N 89°56'57" E 34.80'
C4	27°34'51"	285.00'	127.57'	65.04'	S 32°06'18" E 126.34'
C5	60°43'05"	585.00'	598.75'	330.94'	S 11°59'40" W 571.12'
C6	90°00'00"	25.00'	39.27'	25.00'	S 87°21'12" W 35.36'
C7	245°41'03"	60.00'	257.28'	-92.95'	S 80°29'19" E 100.82'
C8	65°41'03"	25.00'	28.86'	16.14'	N 9°30'41" E 27.12'
C9	80°43'05"	635.00'	672.93'	371.94'	N 11°56'40" E 841.88'
C10	27°34'51"	335.00'	161.26'	82.22'	S 32°06'18" W 159.71'
C11	90°31'02"	25.00'	39.50'	25.23'	N 0°41'12" W 35.51'
C12	90°00'00"	5.00'	7.85'	5.00'	N 89°03'17" E 7.07'
C13	90°00'00"	5.00'	7.85'	5.00'	S 0°56'43" E 7.07'
C14	90°00'00"	5.00'	7.85'	5.00'	S 89°03'17" W 7.07'
C15	90°00'00"	5.00'	7.85'	5.00'	N 0°56'43" W 7.07'
C16	6°18'40"	545.00'	60.03'	30.05'	S 3°38'22" E 60.00'
C17	5°15'01"	655.00'	60.02'	30.03'	N 3°38'22" W 60.00'

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 in Volume 16988, Page 78 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, easements, water courses, drains, easements, and public places shown hereon for the purposes identified.

MEMBER

- GENERAL NOTES:**
1. **COORDINATE 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 16988, 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 480410200E, effective May 15, 2012, a portion of this property is located within a Special Flood Hazard Area Zone A.
 3. Land Use: 22 single family lots.
 4. Unless otherwise indicated, all distances shown along curves are arc distances.
 5. The water supply for this development is the Wilcox 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). 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.
 7. 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.
 8. 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.
 9. No on-site sewage facility (OSSF) Authorization to Construct permit for an individual lot will be issued until 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.
 10. 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.
 11. Lots to be served 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.
 12. 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.
 13. 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.
 14. Brazos County will be responsible for maintaining Public Drainage Easements. The Homeowners' Association (HOA) will maintain the Private Drainage Easements.
 15. Planning Exception Request PE21-01 was approved by the Planning and Zoning Commission on June 3, 2021 to allow lots 12-14 in Block 1 to have a reduction in lot width from 150' to 99.01', 94.83' and 110.80' respectively.
 16. Lot 1, Block 1 and Lot 1, Block 2 shall not have direct access to Hardy Weeden Road.
 17. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 O = 1/2" Iron Rod Set
 □ = 1/2" Iron Rod Set

DRIVEWAY CULVERT SUMMARY BLOCK 1			
Lot	Min. Culvert Size (in)	Min. Culvert Length (ft)	
1	15	24	
2	15	24	
3	15	24	
4	15	24	
5	15	24	
6	15	24	
7	15	24	
8	15	24	
9	15	24	
10	15	24	
11	15	24	
12	18	24	
13	2-18	24	
14	2-18	24	

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

APPROVAL OF THE CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Leo Gonzalez, the undersigned, City Engineer of the City of Bryan, 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 20 day of February, 2022.

Leo Gonzalez
City Engineer, Bryan, Texas

FIELD NOTES

Being all of that certain tract or parcel of land lying and being situated in the THOMAS J. ALLCORN LEAGUE, Abstract No. 81, Brazos County, Texas and being part of the 89.50 acre tract described in the Deed from Shady Weeden Trappner and John Donald Dwyer, Jr. to Cook Crossing, LLC recorded in Volume 16988, 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 south corner of the herein described tract, said iron rod also marking the south corner of the said 89.50 acre Cook Crossing, LLC tract, the southwest corner of the called 128.747 acre Denans tract described in the deed recorded in Volume 250, Page 105 (O.R.B.C.) and the called 4 acre Anna Jones tract described in the deed recorded in Volume 250, Page 518 of the Brazos County Deed Records (O.R.B.C.), from whence a found 8/16-inch iron rod marking an interior all corner of the called 128.747 acre Denans tract bears S 47°55'24" E at a distance of 084.41 feet for reference;

THENCE: N 75°52'24" W along the common line of this tract and the called 4 acre Anna Jones tract for a distance of 231.30 feet to a point for a point of intersection with the center of the channel of the east-fork of Brassy Creek;

- THENCE:** into the interior of the said 89.50 acre Cook Crossing, LLC tract for the following fifteen (15) calls:
- 1) N 15°03'42" E for a distance of 334.41 feet to a 1/2-inch iron rod set,
 - 2) N 15°10'10" W for a distance of 242.82 feet to a 1/2-inch iron rod set,
 - 3) N 88°12'35" W for a distance of 48.87 feet to a 1/2-inch iron rod set,
 - 4) N 17°20'08" W for a distance of 111.71 feet to a 1/2-inch iron rod set,
 - 5) N 55°44'12" E for a distance of 278.18 feet to a 1/2-inch iron rod set,
 - 6) S 47°38'48" E for a distance of 318.88 feet to a 1/2-inch iron rod set,
 - 7) N 42°21'12" E for a distance of 125.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
 - 8) 38.27 feet along the arc of said curve having a central angle of 90°00'00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N 02°38'48" W at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency,
 - 9) N 42°21'12" E for a distance of 70.00 feet to a 1/2-inch iron rod set,
 - 10) N 47°38'48" W for a distance of 107.10 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
 - 11) 118.38 feet along the arc of said curve having a central angle of 11°49'21", a radius of 585.00 feet, a tangent of 58.50 feet and a long chord bearing N 41°44'07" W at a distance of 118.38 feet to a 1/2-inch iron rod set for the Point of Tangency,
 - 12) N 42°21'12" E for a distance of 348.88 feet to a 1/2-inch iron rod set,
 - 13) N 02°13'34" E for a distance of 122.53 feet to a 1/2-inch iron rod set,
 - 14) N 14°03'29" W for a distance of 408.20 feet to a 1/2-inch iron rod set, and
 - 15) N 38°17'50" W for a distance of 149.28 feet to a 1/2-inch iron rod set, said iron rod also being in the southeast right-of-way line of Hardy Weeden Road (based on a variable width);

THENCE: along the southeast right-of-way line of said Hardy Weeden Road for the following two (2) calls:

- 1) N 51°03'29" E for a distance of 159.10 feet to a found 1/2-inch iron rod marking an angle point, and
- 2) N 44°34'22" E for a distance of 582.89 feet to a 1/2-inch iron rod set, from whence a found 1/2-inch iron rod marking the northeast corner of the said 89.50 acre Cook Crossing, LLC tract bears N 44°34'22" E at a distance of 294.57 feet for reference;

THENCE: into the interior of the said 89.50 acre Cook Crossing, LLC tract for the following seven (7) calls:

- 1) S 48°07'36" E for a distance of 225.36 feet to a 1/2-inch iron rod set,
- 2) S 08°32'02" E for a distance of 218.12 feet to a 1/2-inch iron rod set,
- 3) S 18°15'52" E for a distance of 268.81 feet to a 1/2-inch iron rod set,
- 4) S 24°48'08" W for a distance of 178.79 feet to a 1/2-inch iron rod set,
- 5) S 18°53'40" E for a distance of 243.41 feet to a 1/2-inch iron rod set,
- 6) S 33°16'48" E for a distance of 117.32 feet to a 1/2-inch iron rod set, and
- 7) S 58°04'22" E for a distance of 108.88 feet to a 1/2-inch iron rod set for the east corner of this tract and being the northeast corner of the called 128.747 acre Denans tract, from whence a found 1/2-inch iron rod marking the east corner of the said 89.50 acre Cook Crossing, LLC tract bears N 42°25'07" E at a distance of 818.18 feet for reference;

THENCE: S 42°25'07" W along the fenced common line of this tract and the called 128.747 acre Denans tract for a distance of 1,815.35 feet to the POINT OF BEGINNING and containing 33.44 acres of land.

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Leo Gonzalez, 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 purposes stated. Given under my hand and seal on this 20 day of February, 2022.

Leo Gonzalez
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/11/2022 11:40:48 AM
In the PLAT Records

Doc Number: 2022-1461216
Volume - Page: 17713 - 114
Number of Pages: 1
Amount: 73.00
Order#: 2022021000100
By: Leo Gonzalez
by Anna Chaboull

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Leo Gonzalez, 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 20 day of February, 2022, and same was duly approved on the 20 day of February, 2022, by said Commission.

Leo Gonzalez
Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

I, Leo Gonzalez, 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 20 day of February, 2022.

Leo Gonzalez
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 20 day of February, 2022.

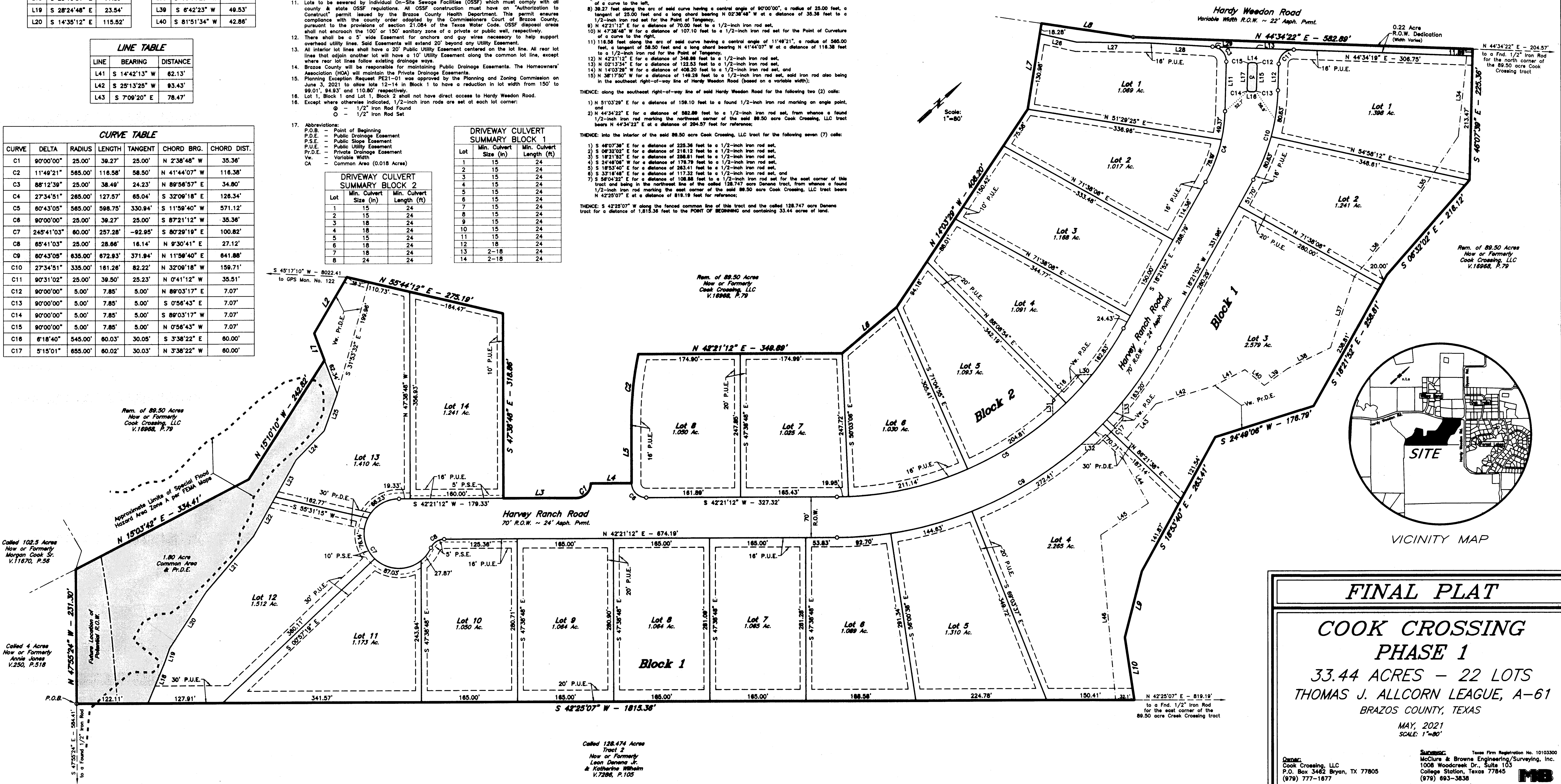
Leo Gonzalez
County Judge
Brazos County, Texas

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
Gregory Hopcus, R.P.L.S. No. 6047



FINAL PLAT

COOK CROSSING PHASE 1

33.44 ACRES - 22 LOTS
THOMAS J. ALLCORN LEAGUE, A-61
BRAZOS COUNTY, TEXAS

MAY, 2021
SCALE: 1"=80'

OWNER:
Cook Crossing, LLC
P.O. Box 3462 Bryan, TX 77805
(979) 777-1877

SURVEYOR:
McCure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300