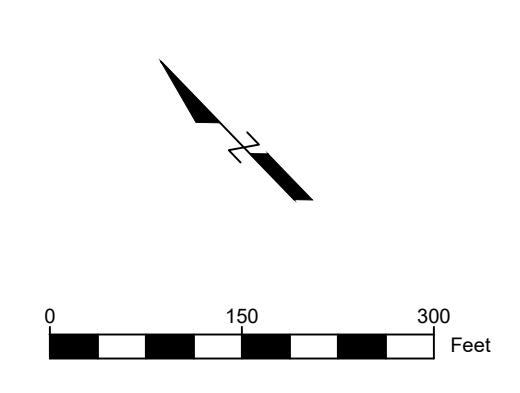
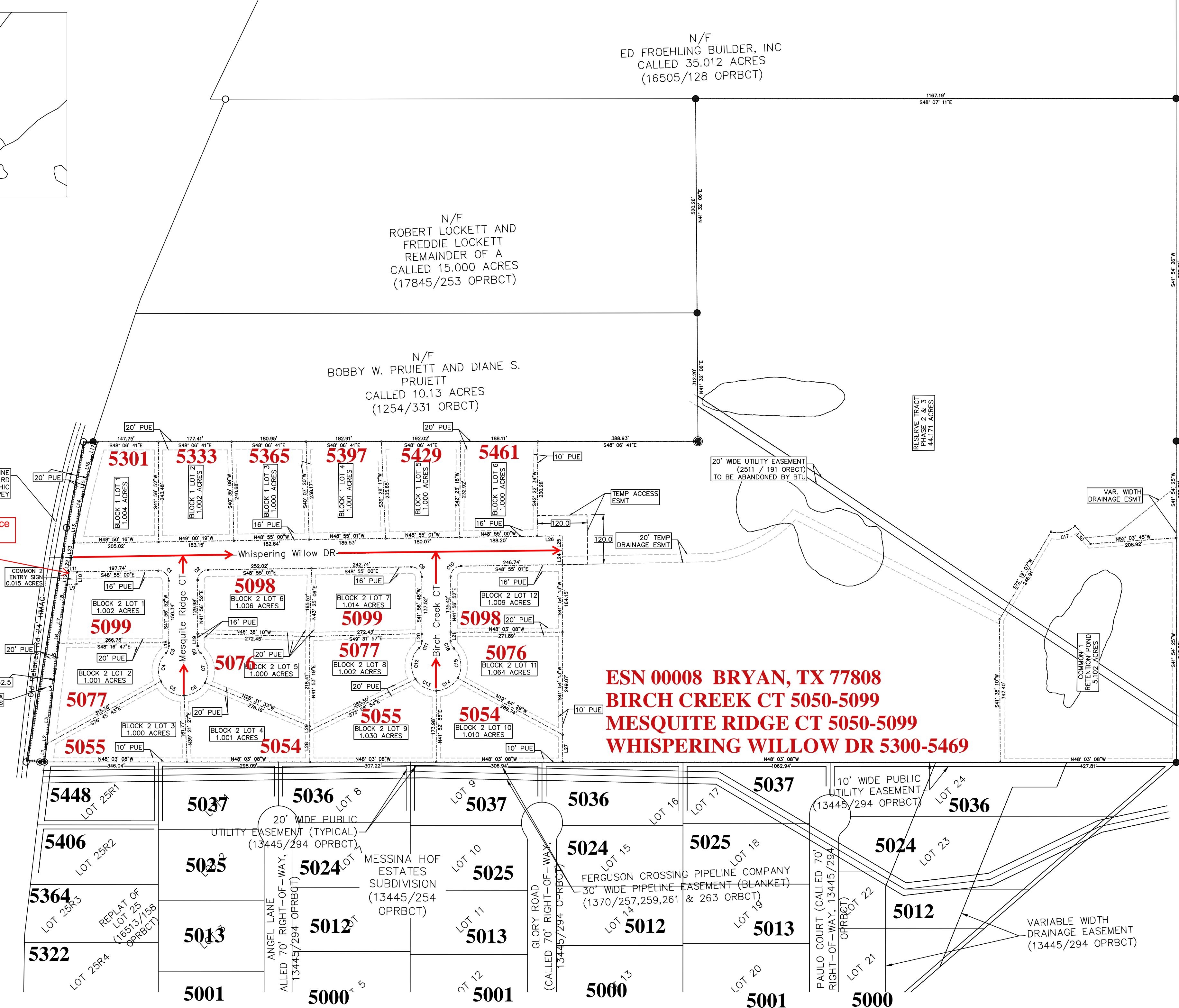


VICINITY MAP
1"=5000'



LEGEND

- PUE/DRAINAGE EASEMENT
- PHASE BOUNDARY
- PROPERTY LINES
- 1" IRON ROD SET CAPPED "KERR."
- 1" IRON ROD FOUND
- XX' PUE PUBLIC UTILITY EASEMENT
- XX' PR. DR. PRIVATE DRAINAGE EASEMENT



- 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), 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 shall be in accordance with the following:
 - Front: 50 feet
 - Rear: 20 feet
 - Side: 20 feet
 - Side/Street: 25 feet
 - All property corners to be marked per Brazos County Subdivision Regulations
 - Basis of Bearing: Texas State Plane Central Zone (4203) with NAD 83 DATUM referencing Brazos County Monument #237 and City of Bryan Monument #30
 - 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. All lots to have a 10 foot public utility/drainage easement on side and back lot lines.
 - Current location of site is outside the ETJ of City of Bryan or City of College Station
 - Detention/Retention facilities constructed with phase 1
 - 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 sanitarion 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
 - Existing water well located on Linda Bell Shrimpton tract with minimum septic separation zones extending into Block 3 Lots 1 and 3 with approximate limits noted on plat. It is the responsibility of lot owners and sanitarions to ensure minimum separation distances per Brazos County Health District and TCEQ guidelines are maintained from existing wells.
 - Where electric facilities are installed, BTU 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 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.

N/F ED FROEHLING BUILDER, INC CALLED 134.898 ACRES (11958/30 OPRBCT)

5280

Parcel Line Table

Line #	Length	Direction
L1	44.67	N49° 14' 35"E
L2	26.00	N48° 28' 37"E
L3	62.84	N48° 29' 50"E
L4	93.82	N48° 42' 02"E
L5	63.39	N49° 05' 16"E
L6	29.57	N49° 14' 28"E
L7	48.34	N49° 35' 32"E
L8	64.83	N50° 29' 09"E
L9	23.07	S54° 46' 24"E
L10	29.37	N43° 46' 52"E
L11	18.99	S48° 55' 01"E
L12	32.14	N50° 39' 44"E
L13	71.21	N52° 41' 04"E
L14	49.01	N54° 09' 34"E
L15	48.19	N55° 27' 02"E
L16	44.34	N56° 36' 53"E
L17	40.11	N58° 04' 53"E
L18	7.93	S41° 56' 52"W

Parcel Line Table

Line #	Length	Direction
L19	30.10	N41° 56' 52"E
L20	17.98	S41° 56' 48"W
L21	21.51	N41° 56' 52"E
L22	35.60	S51° 38' 26"W
L23	35.60	S51° 38' 26"W
L24	35.00	N41° 05' 05"E
L25	35.00	N41° 05' 05"E
L26	60.82	N48° 54' 49"W
L27	66.64	S41° 54' 13"W
L28	76.51	N41° 53' 19"E
L29	10.21	N41° 53' 19"E
L30	57.14	N11° 21' 32"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.65	25.00	90.86	S3° 29' 04"E	35.62
C2	38.89	25.00	89.14	N86° 30' 56"E	35.09
C3	19.68	25.00	45.10	S64° 29' 50"W	19.17
C4	73.86	60.00	70.53	S51° 46' 56"W	69.28
C5	69.90	60.00	66.75	S16° 51' 22"E	66.01
C6	61.65	60.00	58.88	S79° 40' 04"E	58.98
C7	77.54	60.00	74.05	N33° 52' 17"E	72.26
C8	19.68	25.00	45.10	N19° 23' 54"E	19.17
C9	39.27	25.00	90.00	S3° 55' 01"E	35.36
C10	39.31	25.03	90.00	N87° 00' 08"E	35.39
C11	19.68	25.00	45.10	S64° 29' 50"W	19.17
C12	81.74	60.00	78.05	S48° 01' 15"W	75.56
C13	59.74	60.00	57.05	S19° 31' 44"E	57.30
C14	62.91	60.00	60.07	S78° 05' 19"E	60.07
C15	78.57	60.00	75.03	N34° 21' 43"E	73.07
C16	19.68	25.00	45.10	N19° 23' 54"E	19.17
C17	63.40	60.00	60.55	N61° 17' 11"W	60.49

Driveway Culvert Table

BLOCK	LOT	Size (inch)
1	1	15
1	2	15
1	3	15
1	4	15
1	5	15
1	6	18
2	1	15
2	2	15
2	3	15
2	4	15
2	5	15
2	6	15
2	7	24
2	8	18
2	9	15
2	10	15
2	11	15
2	12	15

FINAL PLAT
WHISPERING WILLOW ESTATES
PHASE ONE
TOTAL 18 LOTS, 2 COMMON AREAS AND 1 RESERVE TRACT
FROM
7105 ACRE TRACT
THOMAS M. SPLANE LEAGUE SURVEY ABSTRACT 53
BRAZOS COUNTY TEXAS
APRIL 2024

OWNER: B/C'S LEASING, LLC
PO BOX 188
KURTIEN TX 77802

ENGINEER: CIVIL CONSTRUCTORS INC
1061 INNOVATION DR
BRYAN TX 77808

SURVEYOR: KERR LAND SURVEYING
178 BRIARCREST DR
BRYAN TX 77802

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."

Carey D. Smith

STATE OF TEXAS

COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

(NOTARY SEAL)

A CERTIFICATE OF SURVEYOR AS FOLLOWS:

"I, XXXXXXXXXXXXXXXXXXXXXXX, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. XXXX (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."

XXXXXXXXXXXXXXXXXXXX
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. XXXX

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 _____, 20____.

SIGNED THIS THE _____ DAY OF _____, 20____."

BY: _____
COUNTY JUDGE
BRAZOS COUNTY, TEXAS

CERTIFICATE OF 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 in Volume _____, Page _____.

County Clerk Brazos County, Texas

FINAL PLAT
WHISPERING WILLOW ESTATES
PHASE ONE

TOTAL 18 LOTS, 2 COMMON AREAS AND 1 RESERVE TRACT
FROM
7.05 ACRE TRACT
THOMAS M. SPLANE LEAGUE SURVEY ABSTRACT 53
BRAZOS COUNTY TEXAS
APRIL 2024

OWNER: B/CS LEASING, LLC PO BOX 138 KURTERN TX 77862	ENGINEER: CIVIL CONSTRUCTORS INC 1061 INNOVATION DR BRYAN TX 77802	SURVEYOR: KERR LAND SURVEYING 1718 BRIARCREST DR BRYAN TX 77802
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