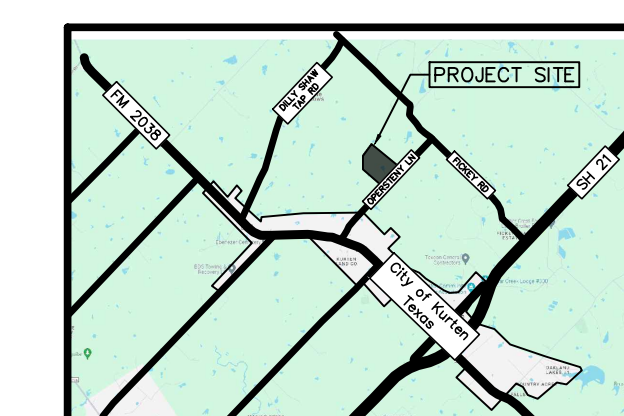
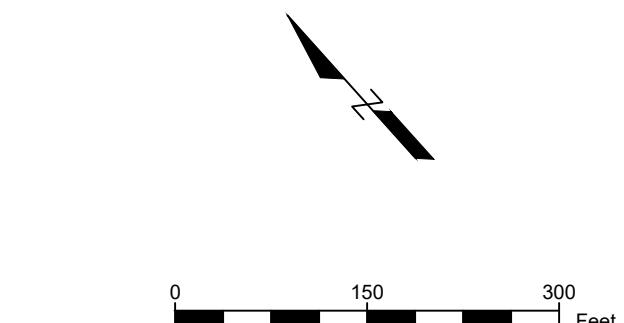
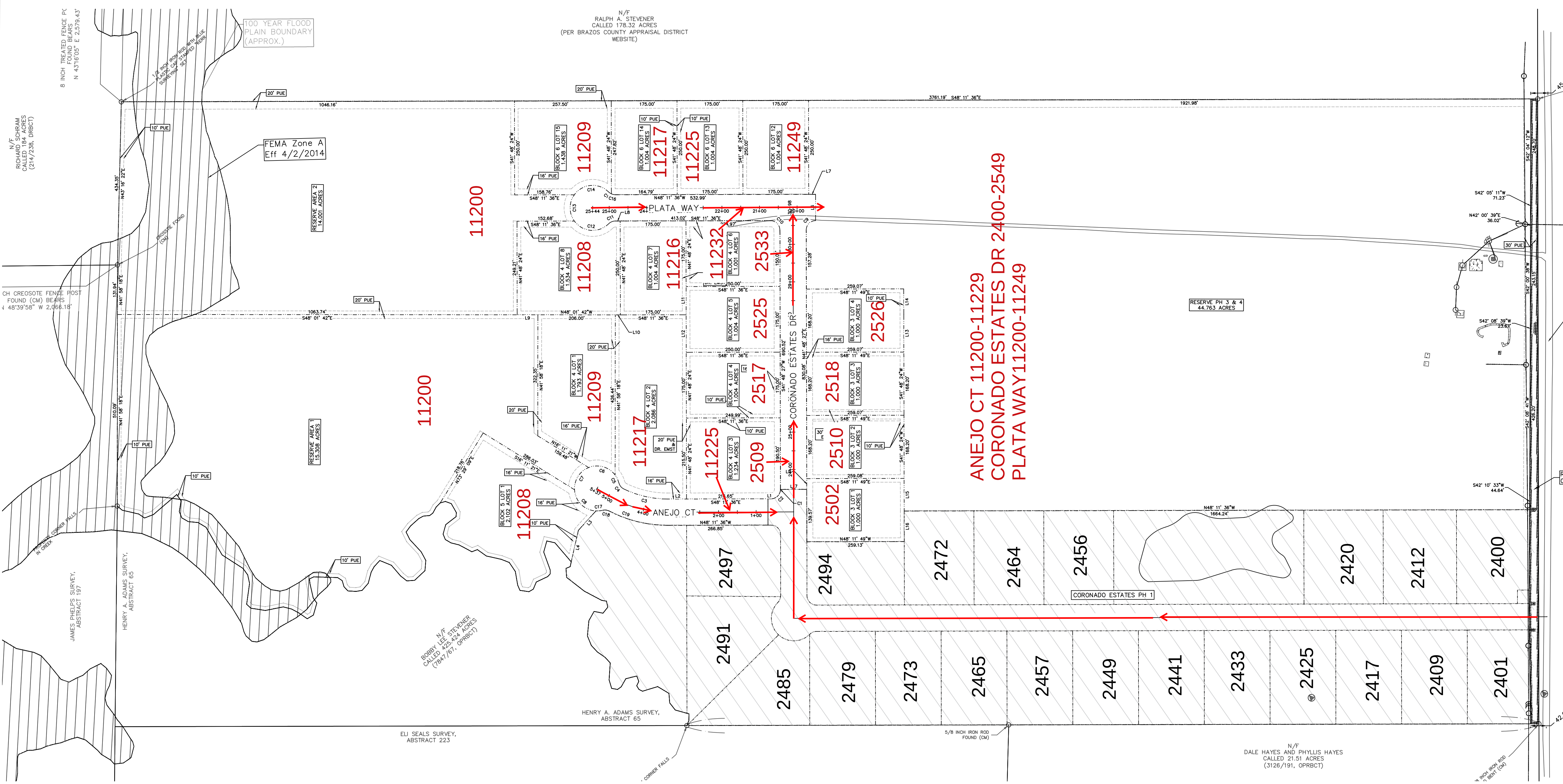




VICINITY MAP  
1"=2000'

LEGEND  
- - - - - PUE/ DRAINAGE EASEMENT  
- - - - - PHASE BOUNDARY  
- - - - - PROPERTY LINES

| Curve Table |        |             |        |              |               |
|-------------|--------|-------------|--------|--------------|---------------|
| Curve #     | Length | Delta Angle | Radius | Chord Length | Chord Bearing |
| C1          | 39.26  | 90°00'00"   | 25.00  | 35.35        | S86° 47' 48"W |
| C2          | 39.26  | 90°00'00"   | 25.00  | 35.35        | S86° 47' 48"W |
| C3          | 120.71 | 26°05'54"   | 265.00 | 119.67       | N35° 08' 39"W |
| C4          | 21.65  | 49°37'42"   | 25.00  | 20.98        | N2° 43' 09"E  |
| C5          | 23.15  | 22°06'36"   | 60.00  | 23.01        | N16° 28' 42"E |
| C6          | 78.84  | 75°17'24"   | 60.00  | 73.29        | N32° 13' 17"W |
| C7          | 74.74  | 71°22'33"   | 60.00  | 70.00        | S74° 26' 44"W |
| C8          | 87.96  | 83°59'34"   | 60.00  | 80.29        | S3° 14' 19"E  |
| C9          | 39.27  | 90°00'01"   | 25.00  | 35.36        | N86° 48' 25"E |
| C10         | 39.28  | 89°58'22"   | 25.01  | 35.37        | S3° 14' 21"E  |
| C11         | 19.68  | 45°05'57"   | 25.00  | 19.17        | S70° 44' 35"E |
| C12         | 104.11 | 99°24'50"   | 60.00  | 91.53        | S43° 35' 08"E |
| C13         | 74.74  | 71°22'14"   | 60.00  | 70.00        | S41° 48' 24"W |
| C14         | 104.11 | 99°24'50"   | 60.00  | 91.53        | N52° 48' 04"W |
| C15         | 9.16   | 20°59'59"   | 25.00  | 9.11         | N13° 35' 39"W |
| C16         | 10.52  | 24°05'59"   | 25.00  | 10.44        | N36° 08' 38"W |
| C17         | 17.99  | 17°10'41"   | 60.00  | 17.92        | S53° 49' 26"E |
| C18         | 18.27  | 41°52'18"   | 25.00  | 17.87        | N41° 28' 38"W |
| C19         | 161.68 | 27°39'07"   | 335.00 | 160.11       | S34° 22' 03"E |

| Parcel Line Table |        |               |
|-------------------|--------|---------------|
| Line #            | Length | Direction     |
| L1                | 8.35   | S48° 11' 36"E |
| L2                | 50.19  | S48° 11' 36"E |
| L3                | 69.57  | S84° 06' 39"W |
| L4                | 89.18  | S54° 38' 45"W |
| L5                | 28.63  | N41° 48' 27"E |
| L6                | 70.00  | N41° 45' 46"E |
| L7                | 18.20  | N48° 11' 36"W |
| L8                | 13.04  | S48° 11' 36"E |
| L9                | 55.05  | N48° 01' 42"W |
| L10               | 13.62  | S48° 01' 42"E |
| L11               | 75.00  | N41° 48' 24"E |
| L12               | 100.00 | N41° 48' 24"E |
| L13               | 100.47 | S41° 48' 24"W |
| L14               | 67.73  | S41° 48' 24"W |
| L15               | 86.82  | S41° 48' 24"W |
| L16               | 81.38  | S41° 46' 15"W |

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, R.H. BONDS, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5559 (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."

R.H. BONDS  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5559

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

Driveway Culvert  
Table

| Location | Size |
|----------|------|
| LOT 1    | 30"  |
| LOT 2    | 30"  |
| LOT 3    | 24"  |
| LOT 4    | 18"  |
| LOT 5    | 18"  |
| LOT 6    | 18"  |
| LOT 7    | 18"  |
| LOT 8    | 18"  |
| LOT 9    | 18"  |
| LOT 10   | 18"  |
| LOT 11   | 18"  |
| LOT 12   | 18"  |
| LOT 13   | 18"  |
| LOT 14   | 18"  |
| LOT 15   | 18"  |
| LOT 16   | 18"  |

- General Notes:
- Potable water supply to be provided by agreement with Wickson Creek SUD.
  - Sanitary sewer service and setbacks to be provided for individual OSSF per 15. Brazos County requirements.
  - Electrical supply to be provided by agreement with Bryan Texas Utilities
  - Onsite storage for fire projection per Brazos County requirements to be provided by lake amenity.
  - According to the Flood Insurance Rate Map 48041C0215F (Effect. 4/2/2014), a 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 Meets and Bounds Description provided by Kerr Surveying, Plat Date July 25th, 2022
  - All lots to be restricted to one (1) single family residence per lot
  - 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.
  - Detention/Retention facilities to be constructed with phase 1 and connected by temporary drainage swales
  - 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.

16. 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.

FINAL PLAT  
CORONADO ESTATES  
PHASE 2A  
TOTAL 4 LOTS AND 3 RESERVE TRACT  
FROM  
98.490 ACRE TRACT  
HENRY A. ADAMS SURVEY ABSTRACT 65  
BRAZOS COUNTY TEXAS  
AUGUST 2022

OWNER:  
CORONADO GROUP LLC  
PO BOX 138  
KURTEN TX 77862

ENGINEER:  
CIVIL CONSTRUCTORS INC  
106 INNOVATION DR  
BRYAN TX 77808

SURVEYOR:  
RH BONDS SURVEYING  
138 W PALONIA AVE  
ANDERSON TX 77830