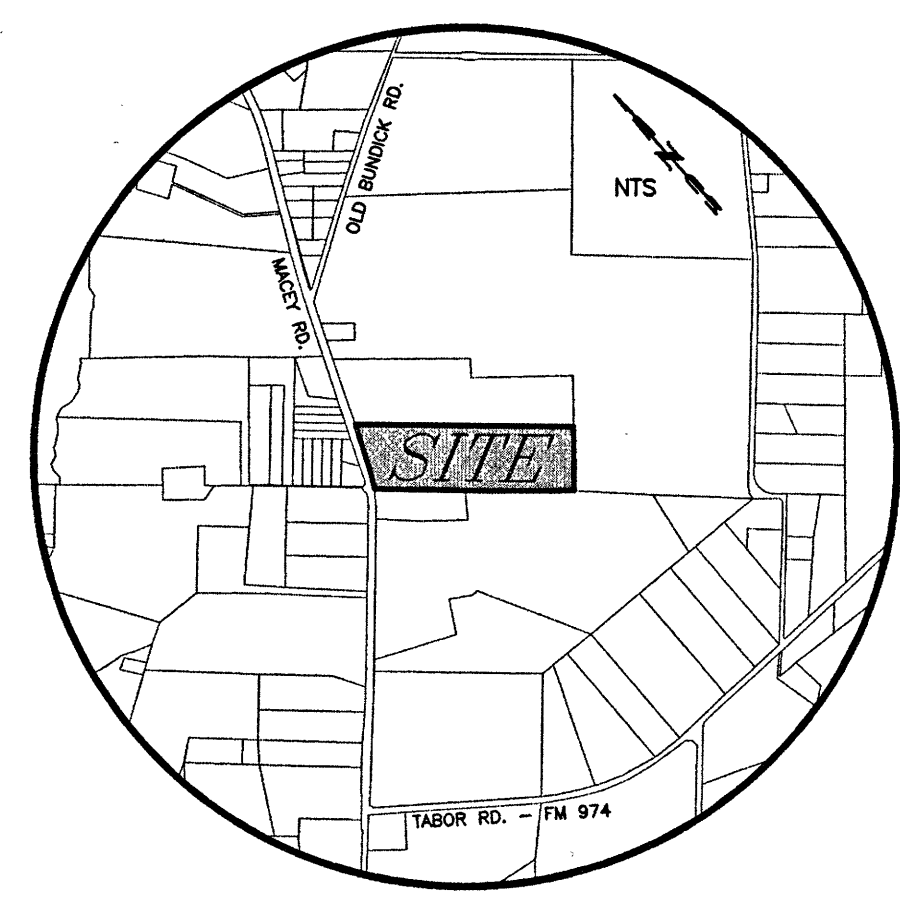


Called 48.24 Ac.  
Now or Formerly  
Guy Trotter & Scamardo  
V.852, P.146

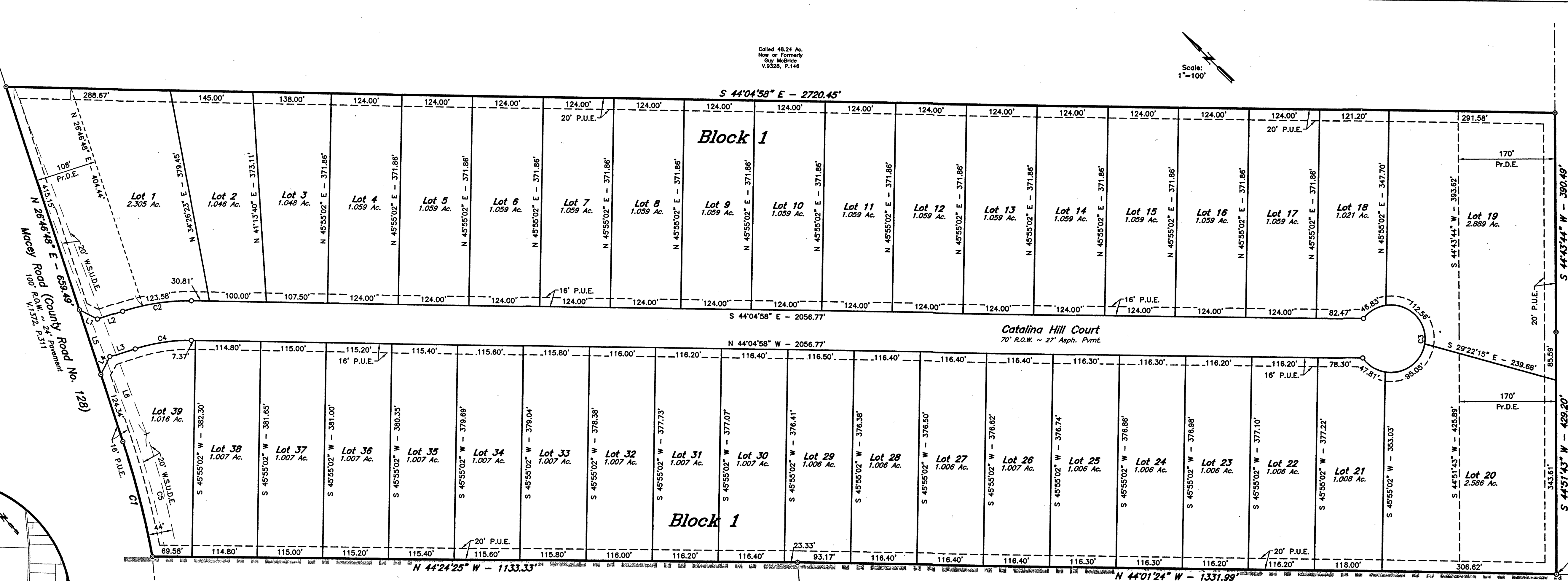
Scale:  
1"=100'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 18°13'12" E	35.36'
L2	S 63°13'12" E	46.74'
L3	N 63°13'12" W	46.74'
L4	S 71°46'48" W	35.36'
L5	N 26°46'48" E	120.00'
L6	N 24°09'01" E	655.35'



VICINITY MAP



**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* 4/12/22  
Gregory Hopcus, R.P.L.S. No. 6047



**CERTIFICATION BY THE COUNTY CLERK**

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, do hereby certify that this plat is true and correct and was recorded in my office on the Official Records.

Doc Number: 2022-1468368  
Volume - Page: 17881 - 104  
Number of Pages: 1  
Amount: 73.00  
Order#: 20220419000084  
By: SC

*Karen McQueen*  
By: *Jessie L. Coke*

County Clerk, Brazos



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Macey Development Group 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 7715, Page 108 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.

*Donald Keith Sewell*  
Owner  
Donald Keith Sewell - managing member

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared DONALD K. SEWELL, 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 purpose stated.

Given under my hand and seal on this 12th day of April, 2022.

*Miruki Ritchey*  
Notary Public, Brazos County, Texas

MIYUKI RITCHEY  
Notary ID #132573222  
My Commission Expires July 16, 2024

APPROVAL BY THE COUNTY COMMISSIONER'S COURT

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, on the Final Plat of such subdivision on the 12th day of April, 2022.

Signed this 12th day of April, 2022.

*[Signature]*  
County Judge  
Brazos County, Texas

**NOTES:**

- THE BEARING SYSTEM IS BASED ON MONUMENTS FOUND AND RECORD BEARING ALONG THE NORTHEAST LINE OF THE CALLED 24.303 ACRE DWIGHT AND JENNIFER CHAFIN TRACT ONE RECORDED IN VOLUME 7715, PAGE 108 OF THE OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0050E, EFFECTIVE DATE: MAY 16, 2012.
- CURB AND LENGTHS SHOWN ARE CHORD LENGTHS.
- DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE SHALL NOT BE OBSTRUCTED. STORMWATER RUNOFF FROM THIS DEVELOPMENT WILL BE DISCHARGED INTO JACK CREEK AND STORMWATER DETENTION IS NOT PROPOSED FOR THIS DEVELOPMENT.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE BRAZOS COUNTY SUBDIVISION REGULATIONS.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENTS.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE LOT OWNERS.
- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO MACEY ROAD.
- ACCORDING TO THE TITLE COMMITMENT IDENTIFIED BELOW, THIS PROPERTY IS SUBJECT TO THE FOLLOWING:  
A. RIGHT-OF-WAY EASEMENT FROM TERRI J. KAHLA TO WICKSON CREEK SPECIAL UTILITY DISTRICT, DATED JULY 28, 2006, RECORDED IN VOLUME 7552, PAGE 156, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS. (BLANKET)  
B. EASEMENT FROM ELIZABETH PARROTT, ET AL TO BRAZOS COUNTY, DATED JANUARY 18, 1991, RECORDED IN VOLUME 1372, PAGE 211, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS (SHOWN ON SURVEY)  
C. EASEMENT FROM JAMES WILSON TO TRINITY, CAMERON & WESTON RAILROAD COMPANY, DATED JANUARY 12, 1895, RECORDED IN VOLUME 12, PAGE 538, DEED RECORDS, BRAZOS COUNTY, TEXAS. (DEED IS NOT LEGIBLE)
- BRAZOS COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE PUBLIC SLOPE OR PRIVATE DRAINAGE EASEMENTS.
- DRIVEWAY CULVERTS SHALL COMPLY WITH BRAZOS COUNTY DETAILS AND SPECIFICATIONS.
- THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS.
- LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) 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. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS. THE DEVELOPER WILL CLEAR THESE AREAS. MAINTENANCE OF THE EASEMENTS AND RIGHT-OF-WAY WILL BE BY THE LOT OWNER WHEN THE LOT IS SOLD.
- ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT.
- EXISTING UTILITIES LOCATED IN RIGHT-OF-WAY DEDICATION AREAS WILL BE RELOCATED INTO THE ADJACENT PUBLIC UTILITY EASEMENT AT THE DEVELOPER'S EXPENSE.
- THERE SHALL BE A 20' WIDE EASEMENT CENTERED ALONG THE SIDES OF ALL LOTS.

- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
- 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.
- THIS SUBDIVISION IS LOCATED IN THE BRYAN ISD.
- 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. 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 PLATING 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 SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT. 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, THE 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.
- LOTS 1 AND 39 SHALL TAKE ACCESS FROM CATALINA HILL COURT. THESE LOTS SHALL NOT HAVE ACCESS TO MACEY ROAD.
- UNLESS OTHERWISE INDICATED 1/2" IRON RODS ARE SET AT ALL CORNERS.  
  - = 1/2" IRON ROD FOUND (CM)
  - = 1/2" IRON ROD SET
  - = 5/8" IRON ROD FOUND (CM)

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	7°46'15"	1541.16'	209.02'	104.67'	N 30°39'47" E	208.89'
C2	19°08'14"	370.00'	123.58'	62.37'	S 53°39'05" E	123.01'
C3	107°29'22"	60.00'	112.56'	81.81'	S 0°04'05" W	96.77'
C4	19°08'14"	300.00'	100.20'	50.57'	S 53°39'05" W	99.74'
C5	8°04'52"	1585.16'	223.57'	111.97'	N 30°49'05" E	223.39'

**DRIVEWAY CULVERT SUMMARY**

BLOCK/LOT	MINIMUM CULVERT SIZE	MINIMUM LENGTH (ft)
BLOCK 1 LOT 1	18"	24
BLOCK 1 LOT 2	18"	24
BLOCK 1 LOT 3	18"	24
BLOCK 1 LOT 4	18"	24
BLOCK 1 LOT 5	18"	24
BLOCK 1 LOT 6	18"	24
BLOCK 1 LOT 7	18"	24
BLOCK 1 LOT 8	18"	24
BLOCK 1 LOT 9	18"	24
BLOCK 1 LOT 10	18"	24
BLOCK 1 LOT 11	18"	24
BLOCK 1 LOT 12	18"	24
BLOCK 1 LOT 13	18"	24
BLOCK 1 LOT 14	18"	24
BLOCK 1 LOT 15	18"	24
BLOCK 1 LOT 16	18"	24
BLOCK 1 LOT 17	18"	24
BLOCK 1 LOT 18	18"	24
BLOCK 1 LOT 19	18"	24
BLOCK 1 LOT 20	18"	24
BLOCK 1 LOT 21	18"	24
BLOCK 1 LOT 22	18"	24
BLOCK 1 LOT 23	18"	24
BLOCK 1 LOT 24	18"	24
BLOCK 1 LOT 25	18"	24
BLOCK 1 LOT 26	18"	24
BLOCK 1 LOT 27	18"	24
BLOCK 1 LOT 28	18"	24
BLOCK 1 LOT 29	18"	24
BLOCK 1 LOT 30	18"	24
BLOCK 1 LOT 31	18"	24
BLOCK 1 LOT 32	18"	24
BLOCK 1 LOT 33	18"	24
BLOCK 1 LOT 34	18"	24
BLOCK 1 LOT 35	18"	24
BLOCK 1 LOT 36	18"	24
BLOCK 1 LOT 37	18"	24
BLOCK 1 LOT 38	18"	24
BLOCK 1 LOT 39	18"	24

Being all that certain tract or parcel of land lying and being situated in the W.J. LEWIS LEAGUE, Abstract No. 153, Brazos County, Texas and being comprised of all of the called 24.303 acre Tract One and all of the called 24.303 acre Tract Two described in the deed from Terri Piper n/k/a Terri Kahla joined by her husband, Vernon C. Kahla to Dwight Chafin a/k/a Dwight Richard Chafin and spouse, Jennifer Chafin a/k/a Jennifer Marie Chafin recorded in Volume 7715, Page 108 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 common south corner of this herein described tract and of the called 24.303 acre Chafin Tract Two, said iron rod also being an exterior ell corner of the called 297.446 acre Trotter & Scamardo tract recorded in Volume 8573, Page 3 (O.R.B.C.), in the northeast line of the called 139.0862 acre Rosemary Dee Bright tract recorded in Volume 3734, Page 62 (O.R.B.C.) and being at or near the common line of the said WILLIAM J. LEWIS LEAGUE, A-153 and MARY LAWRENCE LEAGUE, A-30;

THENCE: N 44°01'24" W along the fenced common line of the called 24.303 acre Chafin Tract Two and the called 139.0862 acre Bright tract, said line being along or near the southerly line of the before-mentioned WILLIAM J. LEWIS LEAGUE, A-153 for a distance of 1,331.99 feet to a found 5/8-inch iron rod marking an angle point of this tract and the east corner of the called 9.91 acre Eric L. Hamilton tract recorded in Volume 15425, Page 227 (O.R.B.C.);

THENCE: N 44°24'25" W along the fenced common line of the called 24.303 acre Chafin Tract Two and the called 9.91 acre Hamilton tract, said line being along or near the southerly line of the before-mentioned WILLIAM J. LEWIS LEAGUE, A-153 for a distance of 1,133.33 feet to a found 5/8-inch iron rod marking the common west corner of this tract and the called 24.303 acre Chafin Tract Two, said iron rod also being the north corner of the called 9.91 acre Hamilton tract and in the southerly right-of-way line of Macey Road, also known as County Road No. 128 (based on a 100-foot width [1372/311] (O.R.B.C.));

THENCE: along the fenced southerly right-of-way line of said Macey Road for the following two (2) calls:

- 209.02 feet in a counter clockwise direction along the arc of a curve having a central angle of 07°46'15", a radius of 1,541.16 feet, a tangent of 104.67 feet and a long chord bearing N 30°39'47" E at a distance of 208.86 feet to a 1/2-inch iron rod set for the Point of Tangency, and
- N 26°46'48" E for a distance of 659.49 feet to a found 1/2-inch iron rod marking the common north corner of this herein described tract and the called 24.303 acre Chafin Tract One, said iron rod also being the west corner of the called 48.242 acre Guy Stanley McBride tract recorded in Volume 9328, Page 146 (O.R.B.C.);

THENCE: S 44°04'58" E along the fenced common line of the called 24.303 acre Chafin Tract One and the called 48.242 acre Trotter & Scamardo tract for a distance of 390.49 feet to a found 1/2-inch iron rod marking the common east corner of this tract and the called 24.303 acre Chafin Tract One, said iron rod also being the south corner of the called 48.242 acre McBride tract and in a lower northwest line of the before-said 297.446 acre Trotter & Scamardo tract;

THENCE: S 44°43'44" W along the fenced common line of the called 24.303 acre Chafin Tract One and the called 297.446 acre Trotter & Scamardo tract for a distance of 2,720.45 feet to a found 1/2-inch iron rod marking the common east corner of this tract and the called 24.303 acre Chafin Tract One and the east corner of the called 24.303 acre Chafin Tract Two;

THENCE: S 44°51'43" W along the fenced common line of the called 24.303 acre Chafin Tract Two and the called 297.446 acre Trotter & Scamardo tract for a distance of 429.20 feet to the POINT OF BEGINNING and containing 48.710 acres of land, more or less.

**FINAL PLAT**

**CATALINA HILL SUBDIVISION**

48.710 ACRES  
LOTS 1-39, BLOCK 1

W.J. LEWIS LEAGUE, A-153  
BRAZOS COUNTY, TEXAS

Engineer:  
TBP No. 12327  
911 Southwest Pkwy. E.  
College Station, TX 77840  
(979) 784-3900

JUNE, 2020  
SCALE: 1" = 100'

Owner:  
Macey Dev. Group, LLC  
18699 Anasazi Bluff Drive  
College Station, TX 77845

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

Texas Firm Registration No. 10103300