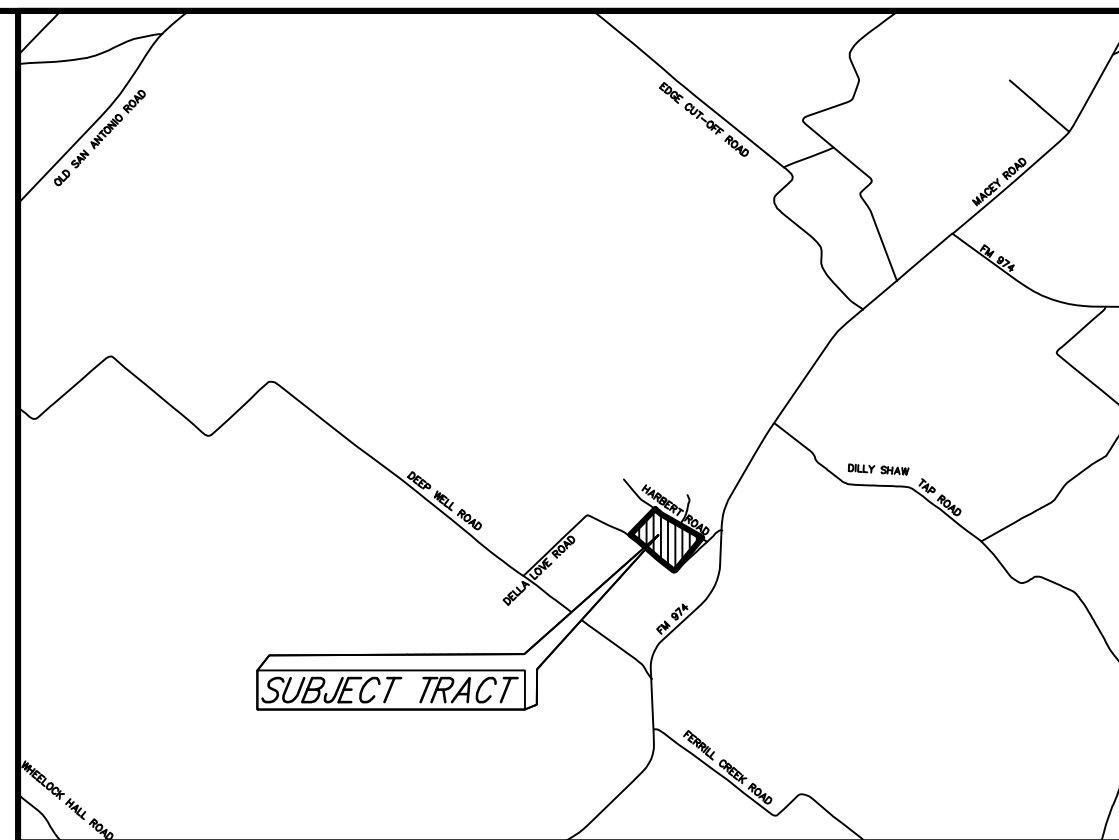
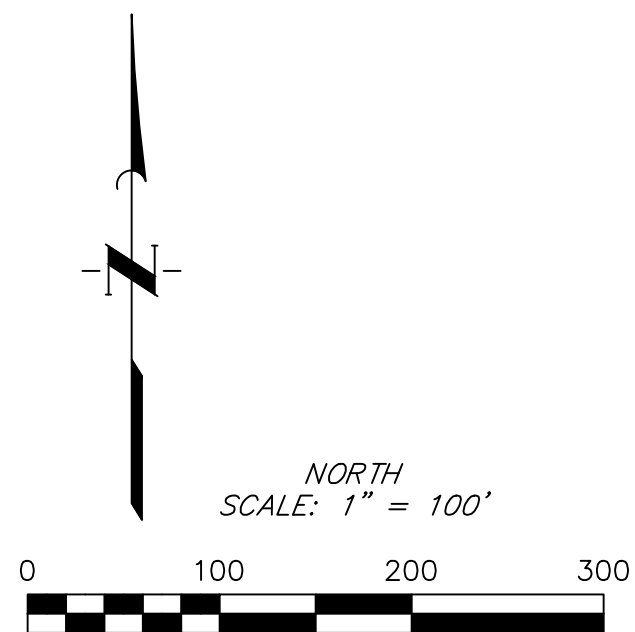


SURVEY NOTE: POB TO Brazos County GPS Monument Number BM-1001  
South 12°06'29" East, 7395.10 feet

Line Table

LINE	BEARING	DISTANCE
L1	S 81°47'33" W	37.11'
L2	S 42°42'10" E	156.95'
L3	S 33°05'45" E	103.35'
L4	S 64°18'28" E	87.64'
L5	S 53°59'26" E	122.56'

- LEGEND:
- DRBC DEED RECORDS OF BRAZOS COUNTY
  - FND FOUND
  - GA GUY ANCHOR
  - GSP GUY SUPPORT POLE
  - IR IRON ROD
  - MB METAL BUILDING
  - OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
  - POB POINT OF BEGINNING
  - PP POWER POLE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - ROW RIGHT-OF-WAY
- GRAVEL
  - WATER
  - ADJOINER LINE
  - BARBED WIRE FENCE
  - BOUNDARY LINE
  - OVERHEAD POWER
  - HOG WIRE FENCE
  - 5/8-INCH IRON ROD STAMPED "JONES/CARTER" UNLESS OTHERWISE NOTED



VICINITY MAP  
(SCALE 1" = 5000')

LEGAL DESCRIPTION

STATE OF TEXAS §  
COUNTY OF BRAZOS §

A METES & BOUNDS description of a certain 33.885 acre tract situated in the A. Thompson Survey, Abstract No. 252 in Brazos County, Texas, being all of a called 33.90 acre tract conveyed to Charles F. Miller and Robert Lance Miller by Correction Gift Deed recorded in Volume 15543, Page 79 of the Official Public Records of Brazos County (OPRBC), said 33.885 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone;

BEGINNING at a found 1/2-inch iron rod marking the north corner of said 33.90 acre tract, being common with the east corner of a called 16.94 acre tract conveyed to Mikell C. Gallagher and spouse, Kelly R. Gallagher by Warranty Deed with Vendor's Lien recorded in Volume 4101, Page 282 of the OPRBC, and lying in the southwest right-of-way line of Harbert Road (called 50-foot right-of-way per Road Dedication Plat recorded in Volume 306, Page 35 of the Deed Records of Brazos County);

THENCE along the southwest right-of-way line of Harbert Road and the northeast line of the said 33.90 acre tract the following two (2) courses and distances:

1. South 47°02'28" East, 208.72 feet to a found 1/2-inch iron rod;
2. South 58°42'29" East, 1226.78 feet to a 6-inch treated fence post at the intersection of Harbert Road and Della Love Road (unknown right-of-way width);

THENCE along the right-of-way line of Della Love Road and southeast and southwest lines of the said 33.90 acre tract the following five (5) courses and distances:

1. South 41°05'59" West, 1106.85 feet to a 8-inch treated fence post;
2. South 81°47'33" West, 37.11 feet to a 8-inch treated fence post;
3. North 50°24'14" West, 488.15 feet to a cross-tie fence post;
4. North 46°42'51" West, 731.40 feet to a cross-tie fence post;
5. North 52°04'46" West, 253.03 feet to a set 1/2-inch iron rod marking the west corner of said 33.90 acre tract and the south corner of aforementioned 16.94 acre tract;

THENCE North 45°53'57" East, 935.01 feet along the common line of said 33.90 acre tract and said 16.94 acre tract to the POINT OF BEGINNING, Containing 33.885 acres of land in Brazos County, Texas as shown on Dwg No. 15572 filed in the offices of Jones/Carter in College Station, Texas.

APPROVAL OF THE COUNTY ENGINEER

I, \_\_\_\_\_, the undersigned, County Engineer of the County of Brazos, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the County of Brazos and was approved on the day of \_\_\_\_\_, 2021.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, Christopher E. Curtis, Registered Professional Land Surveyor No. 6111 in the State of Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the County of Brazos and was prepared from a plat of the survey of the property markers and monuments were placed upon the ground, and that the lines and bounds described in this subdivision will describe a closed geometric form.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, \_\_\_\_\_, County Clerk in and for Brazos County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of \_\_\_\_\_, 2021, in the Official Public Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, Robert Lance Miller, the owners and developers of the land shown on this plat, being part of the tract of land conveyed to us in the Official Public Records of Brazos County, Texas in Volume 15543, 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 places shown hereon for the purposes identified.

Robert Lance Miller

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 executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, Brazos County, Texas

GENERAL NOTES:

1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203) NAD 83.
2. According to Map No. 48041C0125E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, Texas, dated May 16, 2012, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.  
  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
4. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
5. Access for Lots 1, and 10 through 13 will be from Harbert Road, Access to Lots 2 through 9 will be from Della Love Road.
6. Building Setbacks per Brazos County Subdivision Regulations are as follows:  
Front Setback = 25 feet.  
Rear Setback = 20 feet.  
Side Setback = 7.5 feet.  
Side Street Setback = 15 feet.
7. 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 plotting 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.
8. There is a 5' setback on all property lines for all On-site Sewage Facility (OSSF) as required by the Brazos County Health District.
9. 10' utility easement along Harbert Road per Road Dedication Plat recorded in Volume 306, Page 35 of the Deed Records of Brazos County shown hereon.
10. Contours shown hereon are based on lidar derived from Texas Natural Resources Information System (Website TNRS.org) NAD 83 feet, NAVD88 Datum.
11. No private sewage facility may be installed on any lot in the subdivision without the issuance of a license by the Brazos County Health Department under the provisions of the private facility regulations adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.
12. Notes from Brazos County Health Department:  
a) All lots served by an On-Site Sewage Facility (OSSF) must comply with County and State regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the Texas Water Code.  
b) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before OSSF may be constructed.  
c) OSSF disposal areas shall not encroach the 100-foot or the 150-foot sanitary zone of a private or public well, respectively.
13. Rural mailboxes shall be set five (5) feet from the edge of pavement or behind curbs, when used. All mailboxes within county arterial rights-of-way shall meet the current TxDOT standards. Any mailboxes that does not meet this requirement may be removed by Brazos County.

PRELIMINARY PLAN COMMISSIONER'S COURT APPROVAL

The Commissioner's Court of Brazos County, Texas voted affirmatively to recommend conditional approval of this Preliminary Plan, subject to conditions enumerated in minutes of this date.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

County Judge  
Brazos County, Texas

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, Charles F. Miller, the owners and developers of the land shown on this plat, being part of the tract of land conveyed to us in the Official Public Records of Brazos County, Texas in Volume 15543, 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 places shown hereon for the purposes identified.

Charles F. Miller

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 executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, Brazos County, Texas

PRELIMINARY  
NOT TO BE RECORDED  
JUNE 4, 2021

**FINAL PLAT**  
OF  
**TABOR TRACE ESTATES**  
A SUBDIVISION OF 33.885 ACRES  
OUT OF THE  
**A. THOMPSON SURVEY, A-252**  
**BRAZOS COUNTY, TEXAS**  
**13 LOTS, 1 BLOCK**  
**JUNE 2021**

SURVEYED: FEBRUARY 02, 2021

OWNER: Charles F. Miller  
HomeLokkertann  
6703 EJ Wageningen  
The Netherlands  
charles@longbeantfarm.com

OWNER: Robert Lance Miller  
P.O. Box 198  
Vega, TX 79092  
robert@mlermeatmarket.com

SURVEYOR: Jones/Carter  
150 Venture Drive, Suite 100  
College Station, Texas 77845  
979-731-8000  
ccurtis@jonescarter.com

**JONES | CARTER**  
Texas Board of Professional Land Surveying Firm Registration No. 10041-07  
Texas Board of Professional Engineers Firm Registration No. F-439  
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