

**BOUNDARY DESCRIPTION**

ALL that certain 49.88 acre tract or parcel of land situated in the W.M. Cox Survey, Abstract No. 136, and the Oscar Engledow Survey, Abstract No. 181, Wood County, Texas, and being part of the same land as a called 99.83 acre tract conveyed from Allan R. Hague and wife, Shannon L. Hague to Bryant Consulting & Development, LLC, by Warranty Deed recorded in File #2022-00011099, Official Public Records, Wood County, Texas, (O.P.R.W.C.T.), and all of a called 10.01 acre tract conveyed from Allan R. Hague and Shannon L. Hague to Bryant Consulting & Development, LLC, by Warranty Deed recorded in File #2023-00006423, O.P.R.W.C.T., said 49.88 acre tract being described by metes and bounds as follows:

BEGINNING at a point at the southeast corner of said 10.01 acre tract, the northeast corner of a 10.01 acre tract conveyed to Juan Carlos Gonzalez, et al., by deed recorded in File #2023-0000687, O.P.R.W.C.T., on the west line of a 25.96 acre tract (Tract Two) conveyed to Allan Hague and Shannon Hague by deed recorded in Volume 2050, Page 691, Real Property Records, Wood County, Texas, (R.P.R.W.C.T.), and in the center of County Road 1720 for a corner;

THENCE South 86 Degrees 53 Minutes 51 Seconds West along the south line of said Bryant 10.01 acre tract and the north line of said Gonzalez 10.01 acre tract, passing a capped 1/2 inch iron rod (Tri-Point Surveying) found at a distance of 30.00 feet for a reference and continuing the same course passing a capped 1/2 inch iron rod (Tri-Point Surveying) found at the southwest corner of said Bryant 10.01 acre tract and the northerly most southeast corner of said 99.83 acre tract at a distance of 746.22 feet for a reference, and continuing the same course along the easterly most south line of said 99.83 acre tract and the north line of said Gonzalez 10.01 acre tract a total distance of 982.36 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at an ell corner of said 99.83 acre tract and the northwest corner of said Gonzalez 10.01 acre tract for a corner;

THENCE South 02 Degrees 03 Minutes 41 Seconds East along the middle east line of said 99.83 acre tract and the westerly most west line of said Gonzalez 10.01 acre tract a distance of 227.15 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at a southeast corner of said 99.83 acre tract and the northerly most northeast corner of the Hague Estates according to the plat thereof as recorded in Volume 10, Page 198, Plat Records, Wood County, Texas, (P.R.W.C.T.), for a corner;

THENCE South 83 Degrees 38 Minutes 16 Seconds West along a south line of said 99.83 acre tract and the northerly most north line of said Hague Estates a distance of 473.93 feet to a 10 inch wood post found at an angle corner of said 99.83 acre tract and said Hague Estates for a corner;

THENCE South 85 Degrees 26 Minutes 03 Seconds West along a south line of said 99.83 acre tract and the northerly most north line of said Hague Estates a distance of 41.66 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at an ell corner of said 99.83 acre tract and the northwest corner of said Hague Estates for a corner;

THENCE South 25 Degrees 13 Minutes 09 Seconds East along the westerly most east line of said 99.83 acre tract and the west line of said Hague Estates a distance of 124.95 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the northeast corner of Post Oak Lakes Subdivision, Phase 1, according to the plat thereof as recorded in Volume 11, Page 15, P.R.W.C.T., for a corner;

THENCE South 87 Degrees 40 Minutes 32 Seconds West along the north line of said Post Oak Lakes Subdivision, Phase 1, a distance of 1166.37 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the northwest corner of said Phase 1 on the westerly most west line of said 99.83 acre tract and the east line of a 10.49 acre tract conveyed to Jose Gonzalez, et al., by deed recorded in File #2023-00000683, O.P.R.W.C.T., for a corner;

THENCE North 01 Degrees 14 Minutes 59 Seconds West along the westerly most west line of said 99.83 acre tract and the east line of said 10.49 acre tract a distance of 149.86 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at an angle corner of said 99.83 acre tract and at the northeast corner of said 10.49 acre tract and the southeast corner of a 10.01 acre tract conveyed to Benjamin Gonzalez and wife, Martha Gonzalez by deed recorded in File #2023-00000685, O.P.R.W.C.T., for a corner;

THENCE North 01 Degrees 46 Minutes 14 Seconds West along the westerly most west line of said 99.83 acre tract and the east lines of said 10.01 acre tract, a 4.56 acre tract conveyed to Rafaela Herrera and husband, Jose Vicente Herrera by deed recorded in File #2022-00005182, O.P.R.W.C.T., and a 13.73 acre tract conveyed to Oscar Herrera, et al., by deed recorded in File #2022-00001828, O.P.R.W.C.T., passing a capped 1/2 inch iron rod (Tri-Point Surveying) found at the northeast corner of said 10.01 acre tract and the southeast corner of said 4.56 acre tract at a distance of 374.54 feet for a reference, and continuing the same course, passing a capped 1/2 inch iron rod (Tri-Point Surveying) found at the northeast corner of said 4.56 acre tract and the southeast corner of said 13.73 acre tract at a distance of 536.80 feet for a reference, and continuing the same course a total distance of 858.47 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner, from said point, a capped 1/2 inch iron rod (Tri-Point Surveying) found at the northwest corner of said 99.83 acre tract bears North 01 Degrees 46 Minutes 14 Seconds West a distance of 827.50 feet for a reference;

THENCE North 87 Degrees 53 Minutes 14 Seconds East across said 99.83 acre tract a distance of 1921.04 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at an angle corner on the easterly most east line of said 99.83 acre tract at the northwest corner of said Bryant 10.01 acre tract and the southwest corner of a 12-8/10 acre tract (Tract Three) conveyed to Allan Hague and Shannon Hague by deed recorded in Volume 2050, Page 691, R.P.R.W.C.T., for a corner;

THENCE North 87 Degrees 38 Minutes 15 Seconds East along the northerly most north line of said 10.01 acre tract and the south line of said 12-8/10 acre tract a distance of 636.59 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the northerly most northeast corner of said 10.01 acre tract for a corner;

THENCE South 01 Degrees 38 Minutes 33 Seconds East along the westerly most east line of said 10.01 acre tract a distance of 37.55 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at an ell corner of said 10.01 acre tract for a corner;

THENCE North 85 Degrees 54 Minutes 45 Seconds East along the southerly most north line of said 10.01 acre tract, passing a capped 1/2 inch iron rod (Tri-Point Surveying) found at a distance of 23.88 feet for a reference, and continuing a total distance of 39.37 feet to a point at the northeast corner of said 10.01 acre tract and on the west line of said 25.96 acre tract in the center of said County Road 1720 for a corner;

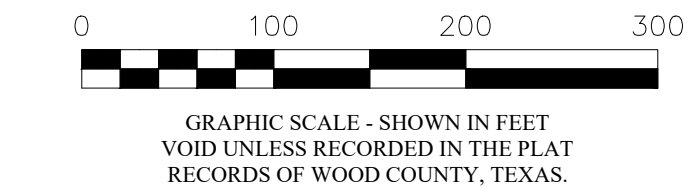
THENCE South 03 Degrees 06 Minutes 09 Seconds East along the easterly most east line of said 10.01 acre tract, the west line of said 25.96 acre tract and the center of said County Road 1720 a distance of 574.72 feet to the POINT OF BEGINNING and containing 49.88 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

I do hereby certify that I made an actual and accurate survey of the property on the ground by men working under my supervision during the month of September, 2023, and that all markers or monuments are correctly shown.

*PRELIMINARY; THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.*

Greg Connaughton \_\_\_\_\_ Date \_\_\_\_\_  
Registered Professional Land Surveyor  
License No. 6110



**WOOD COUNTY COMMISSIONERS COURT CERTIFICATION**

I hereby certify that the attached and foregoing plat and field notes of "POST OAK LAKES SUBDIVISION, PHASE 2, to Wood County, Texas" was approved by the Wood County Commissioners Court on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023, such approval not to be construed as an obligation on the part of the County for the construction and/or maintenance of any roads or other improvements shown thereon.

Wood County Commissioners' Court

By: \_\_\_\_\_  
Wood County Judge

Commissioner Precinct 1 \_\_\_\_\_ Commissioner Precinct 3 \_\_\_\_\_

Commissioner Precinct 2 \_\_\_\_\_ Commissioner Precinct 4 \_\_\_\_\_

ATTEST: \_\_\_\_\_  
County Clerk

THE STATE OF TEXAS  
COUNTY OF WOOD

That I, Kenneth D. Bryant of Bryant Consulting & Development, LLC, acting herein by and through its duly authorized officers and being the owner of the property described above and wishing to subdivide same into lots and blocks, do hereby adopt this plat attached hereto and titled "POST OAK LAKES SUBDIVISION, PHASE 2 to Wood County, Texas" as our legal subdivision of same and do hereby dedicate to the owners of the lots in said subdivision, public utilities serving said subdivision, emergency services providers with jurisdiction and public service agencies, the use of all the private streets and other easements shown hereon and do hereby grant an express easement across said private streets shown hereon for the use, benefit and accommodation of the County for any purpose related to the exercise of a governmental service or function, including, but not limited to emergency vehicle access, inspection services and code enforcement and for the mutual benefit, use and accommodation of all public utility entities. All streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. The sale of the lots shown on this plat shall be made therewith subject to the restrictions and conditions recorded in the Texas Real Property Records of Wood County pertaining to said subdivision.

Bryant Consulting & Development, LLC

Kenneth D. Bryant  
President  
3031 Barrow Street  
Houma, LA 70360

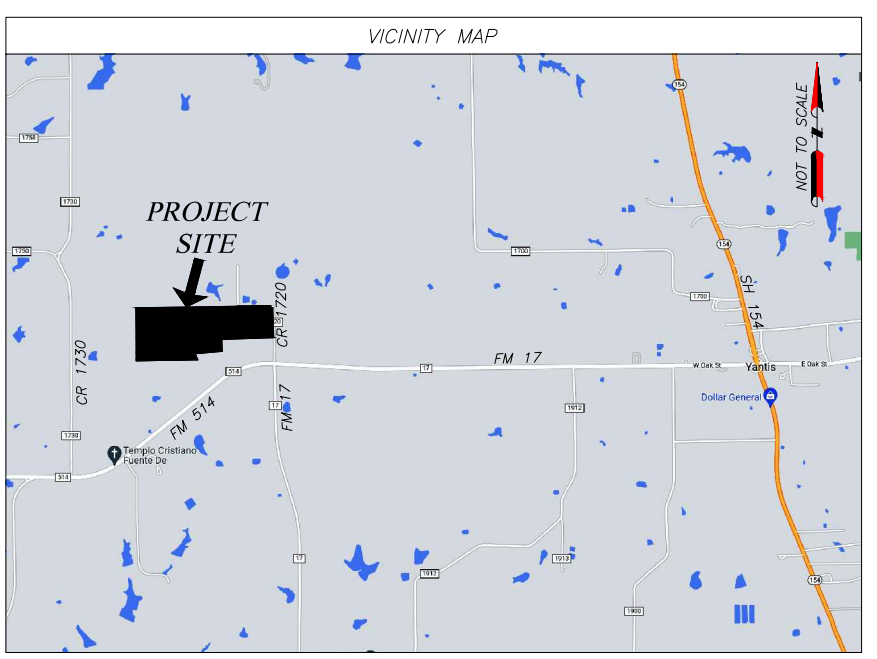
THE STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for the State of \_\_\_\_\_, on this day personally appeared Kenneth D. Bryant, 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 and consideration therein expressed, in his capacity as President of Bryant Consulting & Development, LLC, a Texas limited liability company, on behalf of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public In And For The State of Texas

My Commission Expires On: \_\_\_\_\_



**FLOOD NOTE:** By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48499C0075C, dated September 3, 2010, published by the Federal Emergency Management Agency.

**SURVEYOR'S NOTES:**

1. Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone. All distances and acreages shown hereon are surface values. To convert to grid values, multiply by a combined scale factor of 0.99985722.
2. All boundary calls are the same as those shown of record in File #2022-00011099, and File #2023-00006423, O.P.R.W.C.T., unless otherwise noted.
3. This survey was prepared without the benefit of a title report or title commitment. There may be additional easements, setbacks or other encumbrances affecting this tract that are not shown hereon. No easement search was made by this office pertaining to this property.
4. Field work was performed during the month of September, 2023.
5. There may be small discrepancies between entire line distances and the sum of lot distances along the same lines due to rounding.
6. Selling a portion of this addition by metes and bounds is a violation of county and state law and is subject to fines and withholding of utilities and building permits.

**LEGEND**

■ 10" Wood Post Found	⊙ Gas Pipeline Marker	— Abstract Line
▲ Calculated Point for Corner	↓ Guy Anchor	— Asphalt Paving
⊙ Capped 1/2" Iron Rod (Tri-Point Surveying) Found	⊖ Power Pole	— Building Setback Line
⊙ Capped 1/2" Iron Rod (Tri-Point Surveying) Set	⊞ Telephone Pedestal	— Buried Gas Pipeline
MRD Monument of Record Dignity	⊘ Water Valve	— Edge of Water
	⊙ Water Well	— Road Easement
		— OE Overhead Electric
		— Utility Easement
		— Metal Fence
		— X X Wire Fence

**Tri-Point Surveying, LLC**  
903 E. Lennon Dr. Suite 103  
Emory, TX 75440  
Office: 903-473-2117  
Email: admin@tri-pointsurveying.com  
Firm# 10194270

JOB NUMBER: 22-12072	SCALE: 1" = 100'	PARTY CHIEF: KR	SUBDIVISION PLAT
DATE: 09/26/2023	SHEET 1 OF 2	TECHNICIAN: GC	DRAWN BY: GC
REVISIONS:			



REMAINDER OF 99.83 ACRES  
 ALLAN R. HAGUE & WIFE, SHANNON L. HAGUE  
 TO  
 BRYANT CONSULTING & DEVELOPMENT, LLC  
 FILE #2022-00011099 O.P.R.W.C.T.  
 SEPTEMBER 30, 2022

FUTURE DEVELOPMENT  
 W.M. COX SURVEY  
 ABSTRACT NO. 136



## FINAL PLAT OF POST OAK LAKES SUBDIVISION, PHASE 2

W.M. COX SURVEY, ABSTRACT NO. 136, &  
 OSCAR ENGLEADOW SURVEY, ABSTRACT NO. 181  
 WOOD COUNTY, TEXAS

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

GREG CONNAUGHTON R.P.L.S. NO. 6110

**REFERENCE DEEDS FOR SUBDIVIDED PROPERTY**

99.83 ACRES  
 ALLAN R. HAGUE & WIFE, SHANNON L. HAGUE  
 TO  
 BRYANT CONSULTING & DEVELOPMENT, LLC  
 FILE #2022-00011099 O.P.R.W.C.T.  
 SEPTEMBER 30, 2022

10.01 ACRES  
 ALLAN R. HAGUE & WIFE, SHANNON L. HAGUE  
 TO  
 BRYANT CONSULTING & DEVELOPMENT, LLC  
 FILE #2023-00006423 O.P.R.W.C.T.  
 JUNE 23, 2022

**DESIGNATION OF LAND USE**

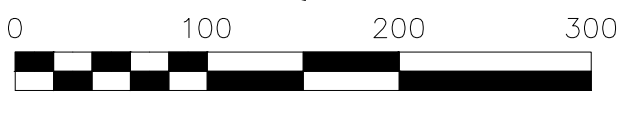
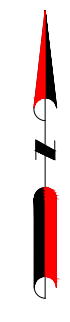
RESIDENTIAL

**TOTAL ACREAGE SUBDIVIDED IN PHASE 2**

49.88 ACRES

**UTILITY PROVIDERS**

ELECTRIC: WOOD COUNTY ELECTRIC COOPERATIVE  
 WATER: LAKE FORK WATER SUPPLY  
 SEPTIC: PRIVATE ON-SITE SEWAGE FACILITIES



GRAPHIC SCALE - SHOWN IN FEET  
 VOID UNLESS RECORDED IN THE PLAT  
 RECORDS OF WOOD COUNTY, TEXAS.

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---	--- Buried Gas Pipeline
---	--- Edge of Water
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---	--- Overhead Electric
---	--- Utility Easement
---	--- Metal Fence
---	--- Wire Fence

**Tri-Point Surveying, LLC**  
 903 E. Lennon Dr., Suite 103  
 Emory, Tx. 75940  
 Office: 903-473-2117  
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 Firm# 10194270

JOB NUMBER: 22-1207.2	SCALE: 1" = 100'	PARTY CHIEF: KR	SUBDIVISION PLAT
DATE: 09/26/2023	SHEET 2 OF 2	TECHNICIAN: GC	DRAWN BY: GC
REVISIONS:			