



REFERENCE DEEDS FOR SUBDIVIDED PROPERTY
99.83 ACRES
ALLAN R. HAGUE & WIFE, SHANNON L. HAGUE
TO
BRYANT CONSULTING & DEVELOPMENT, LLC
FILE #2022-00011099 (P.R.W.C.T.)
SEPTEMBER 30, 2022
10.01 ACRES
ALLAN R. HAGUE & WIFE, SHANNON L. HAGUE
TO
BRYANT CONSULTING & DEVELOPMENT, LLC
FILE #2022-00006423 (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 FORT WATER SUPPLY
SEPTIC: PRIVATE ON-SITE SEWAGE FACILITIES

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

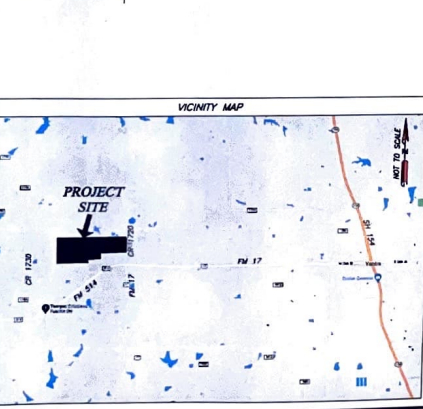
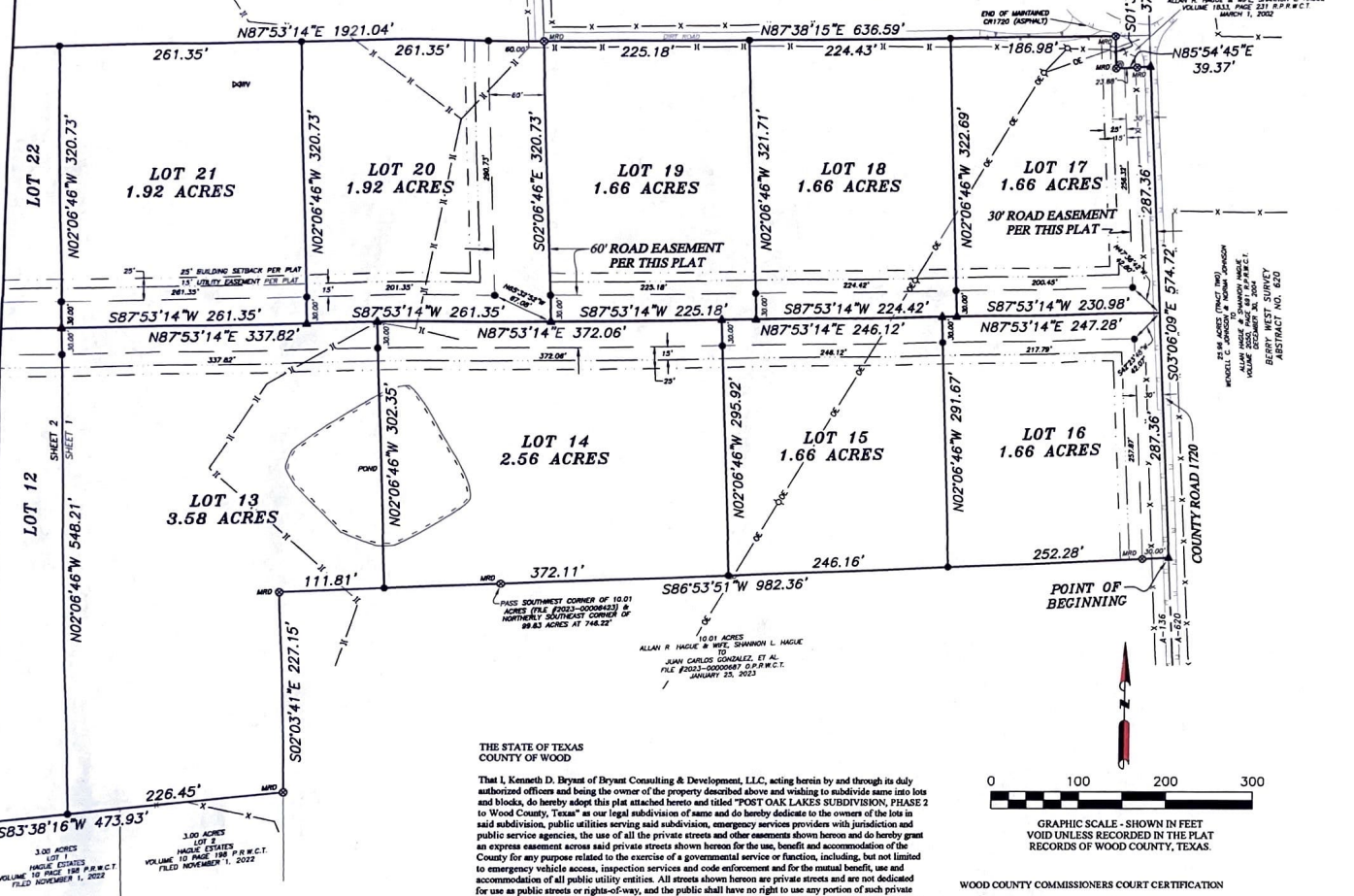
FINAL PLAT OF POST OAK LAKES SUBDIVISION, PHASE 2

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

LEGEND	
10" Wood Post Found	Gas Pipeline Marker
Calculated Point for Corner	Cap Another
Capped 1/2" Iron Rod (Tri-Point Surveying) Found	Power Pole
Capped 1/2" Iron Rod (Tri-Point Surveying) Set	Telephone Pedestal
Measurement of Record Depth	Transformer
	Utility Vault
	Water Valve
	Water Well
	Abstract Line
	Asphalt Paving
	Building Setback Line
	Buried Gas Pipeline
	Edge of Water
	Road Easement
	Overhead Electric
	Utility Easement
	Utility Pole
	Wire Fence

Tri-Point Surveying, LLC
907 E. Lennon Dr. Suite 103
Emory, TX 75040
Office: 903-473-2117
Email: admin@tripointsurveying.com
Firm# 10194270

NO. NUMBER 23-12013 SCALE 1" = 100' PARTY CHIEF: K.B. SUBDIVISION PLAT
DATE: 10/09/2023 SHEET 2 OF 2 TECHNICIAN: G.C. DRAWN BY: G.C.
REVISIONS



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. Dates of Bearings in the Texas Coordinate System of 1983, North Central Zone. All distances and acreages shown herein 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 on record in File #2022-0000423, 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 and October, 2023.
5. There may be small discrepancies between area 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.

THE STATE OF TEXAS
COUNTY OF WOOD

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 to 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 in the Texas Real Property Records of Wood County pertaining to said subdivision.

Bryant Consulting & Development, LLC

Kenneth D. Bryant
Kenneth D. Bryant
President
3031 Barrow Street
Houston, LA 77060

THE STATE OF Texas
COUNTY OF Wood

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this 13th day of October, 2023.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of October, 2023.

Tessa D. Mason
Tessa D. Mason
Notary Public in And For The State of Texas
My Commission Expires On 09/07/2028

WOOD COUNTY COMMISSIONERS COURT CERTIFICATION

I hereby certify that the attached and foregoing plat and field notes of "POST OAK LAKES SUBDIVISION, PHASE 2, of Wood County, Texas" was approved by the Wood County Commissioners Court on this day of October, 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 *[Signature]*
Wood County Judge

[Signatures of Commissioners]
Commissioner Precinct 1
Commissioner Precinct 3
Commissioner Precinct 2
Commissioner Precinct 4

ATTEST:
Kelley Price
County Clerk

2023-00010055 Pages: 2 Kelley Price Wood County

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 and October, 2023, and that all markers or monuments are correctly shown.

[Signature]
Greg Conaghan
Registered Professional Land Surveyor
License No. 6110

Date: 10/09/2023

WOOD COUNTY, TEXAS
COUNTY CLERK, WOOD COUNTY, TEXAS

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

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

THE STATE OF TEXAS
COUNTY OF WOOD

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OPR Records of Wood County, Texas.

2023-00010055 B: PL V: 11 P: 37-38 spyrson
10/31/2023 11:00 AM

Kelley Price
Kelley Price, County Clerk
Wood County, Texas

OWNER/DEVELOPER
KENNETH D. BRYANT
BRYANT CONSULTING & DEVELOPMENT, LLC
3031 BARROW STREET
HOUSTON, LA 77060
337-336-1759

LEGEND

10' Wood Post Found	○ Gas Pipeline Marker	— Asphalt Paving
Calculated Point for Corner	● Clay Anchor	— Building Setback Line
Clipped 1/2" Iron Rod (Tri-Point Surveying) Found	— Power Pole	— Buried Gas Pipeline
Clipped 1/2" Iron Rod (Tri-Point Surveying) Set	— Telephone Pole	— Ejector
Monument of Record Depth	— Transformer	— Road Easement
	— Utility Vault	— Overhead Electric
	— Meter Vault	— Utility Easement
	— Metal Fence	— Wire Fence

Tri-Point Surveying, LLC
903 E. Leavelle Dr. Suite 103
Copper, TX 75845
Office: 903-475-2177
Email: admin@tri-pointsurveying.com
Firm# 1019270

JOB NUMBER 12-12072 SCALE 1"=100' PARTY CHIEF KR SURVEYOR PLAT
DATE 10/09/2023 SHEET 1 OF 2 TECHNICIAN OC DRAWN BY OC
REVISIONS