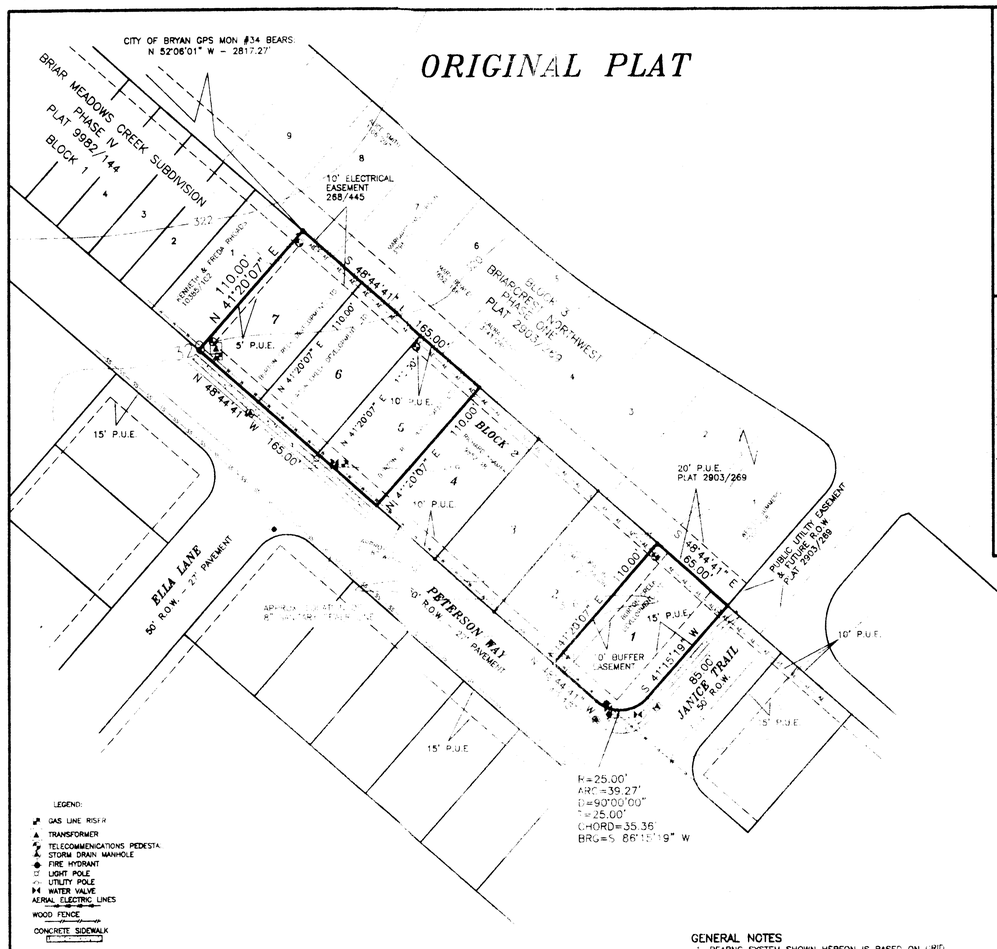
ORIGINAL PLAT



LEGEND:

- GAS LINE RISER
- TRANSFORMER
- TELECOMMENICATIONS PEDESTAL
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- LIGHT POLE
- UTILITY POLE
- WATER VALVE
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CONCRETE SIDEWALK

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Burton Creek Development, LTD., owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the official records of Brazos County, in Volume 7015, Page 33, 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.

_____
By: Burton Creek Management, LLC, its General Partner
By: Jenny Black, its President

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/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATION OF CITY PLANNER

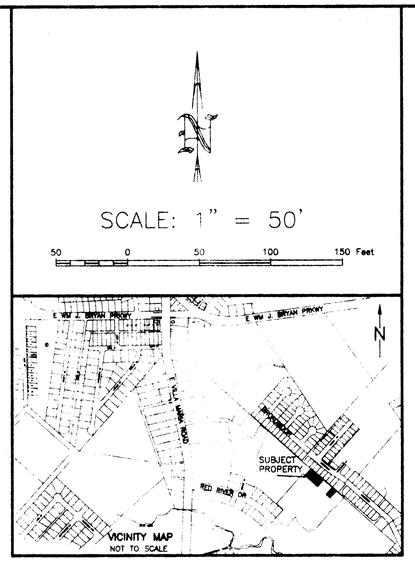
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20__.

_____
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20__.

_____
City Engineer, City of Bryan



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NO. 48052C0215 E, DATED MAY 16, 2012
3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. P.U.E. – PUBLIC UTILITY EASEMENT
   P.D.E. – PUBLIC DRAINAGE EASEMENT
5. THE 10' BUFFER EASEMENT LOCATED ON LOT 1, BLOCK 2 SHALL REMAIN OPEN AND UNOBSTRUCTED.
6. – ZERO LOT LINE ORIENTATION.
7. COMMON AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor, No. 4502, 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 described a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF
LOT 1, BLOCK 2
BRIAR MEADOWS CREEK SUBDIVISION, PHASE II
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 2, BRIAR MEADOWS CREEK SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8654, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF JANICE TRAIL (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF BLOCK 3, BRIARCREST NORTHWEST, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2903, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 15' 19" W ALONG THE NORTHWEST LINE OF JANICE TRAIL FOR A DISTANCE OF 85.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 86° 15' 19" W – 35.36 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PETERSON WAY (50' R.O.W.) MARKING THE END OF SAID CURVE;

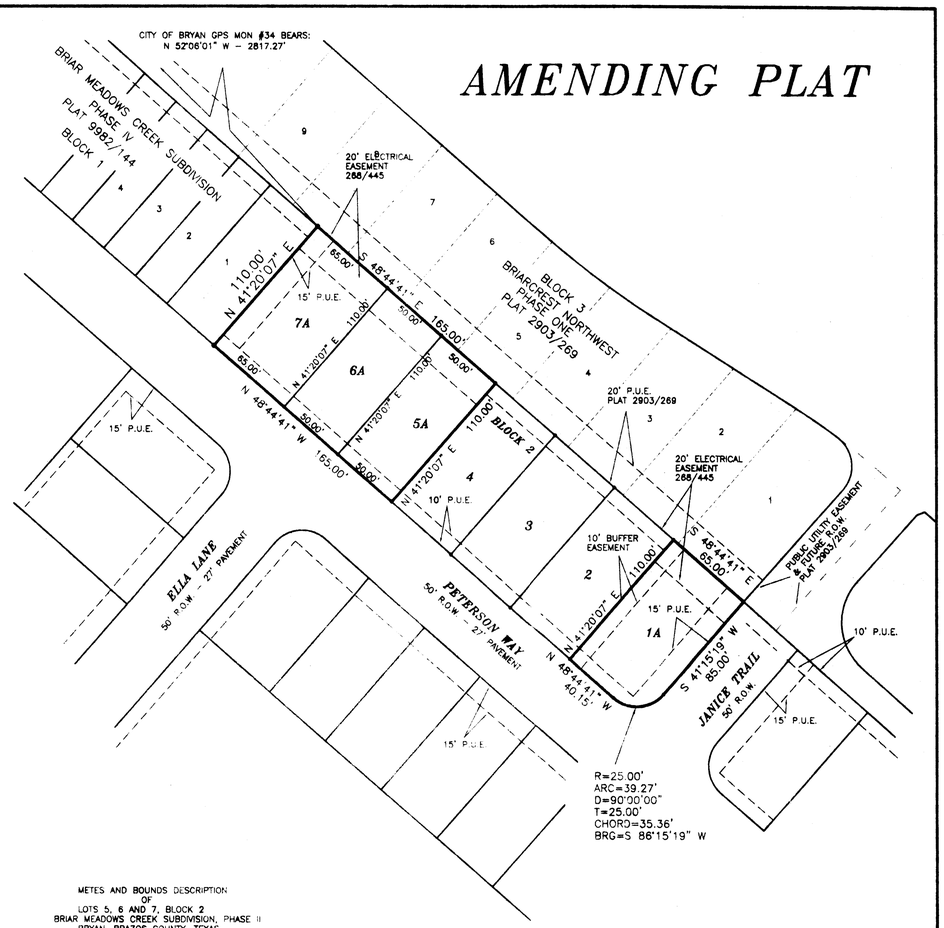
THENCE: N 48° 44' 41" W ALONG THE NORTHEAST LINE OF PETERSON WAY FOR A DISTANCE OF 40.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF LOT 2, BLOCK 2;

THENCE: N 41° 20' 07" E ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2 FOR A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THE AFOREMENTIONED BLOCK 3 MARKING THE COMMON CORNER OF SAID LOTS 1 AND 2;

THENCE. S 48° 44' 41" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID BLOCK 3 FOR A DISTANCE OF 60.93 FEET TO THE POINT OF BEGINNING CONTAINING 0.161 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

AMENDING PLAT



METES AND BOUNDS DESCRIPTION
OF
LOTS 5, 6 AND 7, BLOCK 2
BRIAR MEADOWS CREEK SUBDIVISION, PHASE II
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 5, 6 AND 7, BLOCK 2, BRIAR MEADOWS CREEK SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8654, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PETERSON WAY (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 5 AND THE WEST CORNER OF LOT 4, BLOCK 2;

THENCE: N 48° 44' 41" W ALONG THE NORTHEAST LINE OF PETERSON WAY FOR A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF LOT 1, BLOCK 1, BRIAR MEADOWS CREEK SUBDIVISION, PHASE IV, ACCORDING TO THE PLAT RECORDED IN VOLUME 9982, PAGE 144 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 20' 07" E ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 1 FOR A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BLOCK 3, BRIARCREST NORTHWEST, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2903, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE COMMON CORNER OF SAID LOTS 7 AND 1;

THENCE: S 48° 44' 41" E ALONG THE COMMON LINE OF SAID LOTS 5, 6 AND 7 AND SAID BLOCK 3 FOR A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 5 AND THE NORTH CORNER OF SAID LOT 4, BLOCK 2;

THENCE: S 41° 20' 07" W ALONG THE COMMON LINE OF SAID LOT 5 AND SAID LOT 4 FOR A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.417 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

THE PURPOSE OF THIS PLAT IS TO CORRECT/ADJUST THE 20' ELECTRICAL EASEMENT AT THE REAR OF THE LOTS AND TO ADJUST THE LOT LINES BETWEEN LOTS 5, 6 AND 7 TO ACCOMMODATE AN ADDITIONAL EASEMENT REQUESTED BY B.T.U.

AMENDING PLAT
OF
LOTS 1, 5, 6 & 7, BLOCK 2
BRIAR MEADOWS CREEK SUBDIVISION
PHASE II

0.578 ACRES, JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: 04-08-13
PLAT DATE: 04-11-13

JOB NUMBER: 12-132
CAD NAME: 12-132A
CR5 FILE: MARIA (cont); 05-449 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

OWNER:
BURTON CREEK DEVELOPMENT
1414 HARPERS FERRY
COLLEGE STATION, TEXAS 77845
PHONE (979) 255-2407

RECEIVED
AUG 01 2013
Development Engineering Services