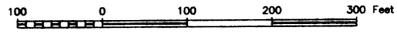


FINAL PLAT

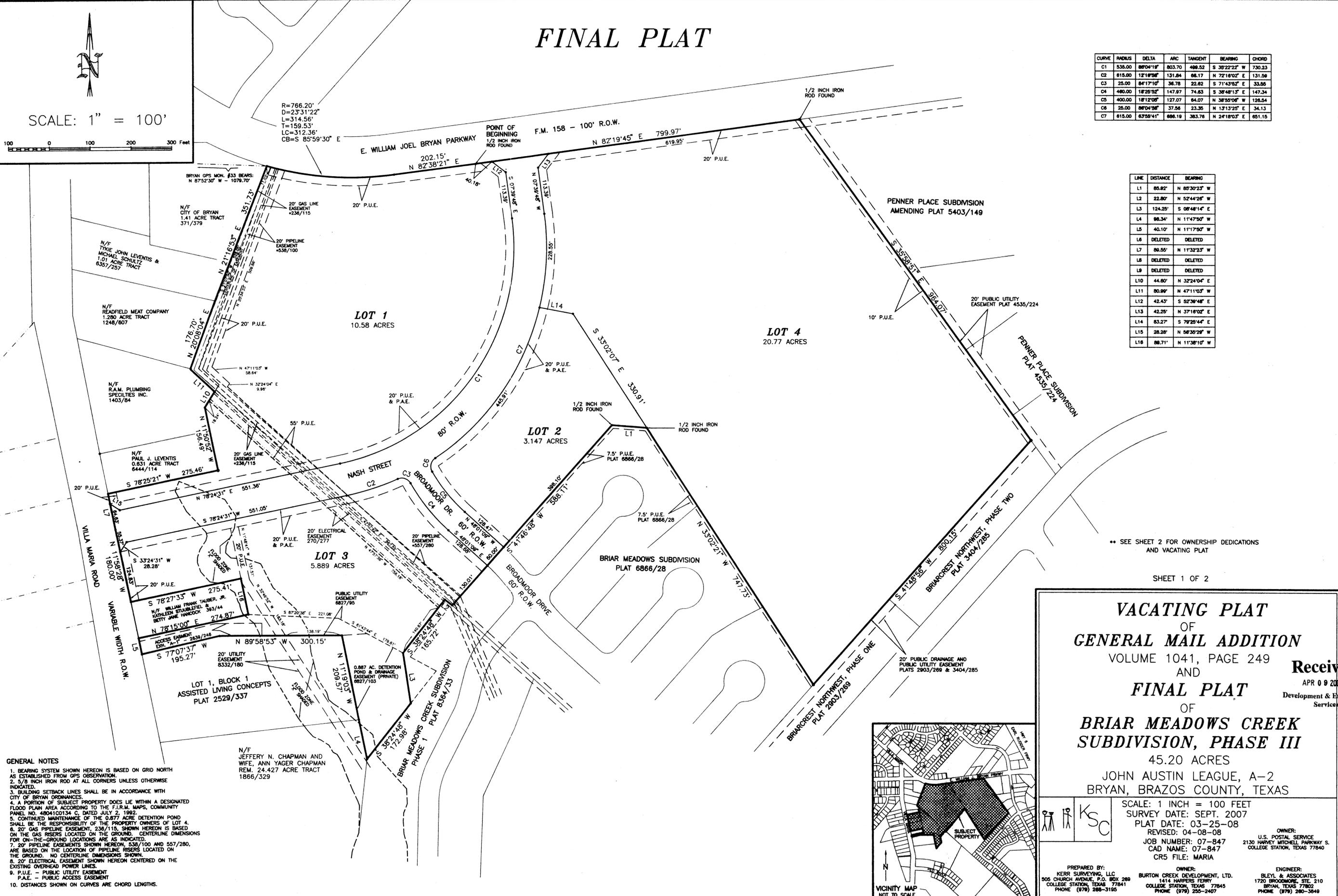
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	535.00	89°04'19"	803.70	468.52	S 30°22'22" W	730.23
C2	815.00	121°09'08"	131.84	66.17	N 72°10'02" E	131.58
C3	25.00	84°17'10"	36.78	22.62	S 71°43'52" E	33.85
C4	480.00	18°25'32"	147.97	74.83	S 38°48'13" E	147.34
C5	400.00	18°12'08"	127.07	64.07	N 38°55'08" W	126.54
C6	25.00	89°04'58"	37.56	23.35	N 13°13'25" E	34.13
C7	815.00	63°58'41"	686.19	363.78	N 24°18'03" E	651.15

LINE	DISTANCE	BEARING
L1	85.82'	N 85°30'23" W
L2	22.80'	N 52°44'28" W
L3	124.25'	S 08°48'14" E
L4	88.34'	N 11°47'50" W
L5	40.10'	N 11°17'50" W
L6	DELETED	DELETED
L7	89.55'	N 11°32'23" W
L8	DELETED	DELETED
L9	DELETED	DELETED
L10	44.80'	N 32°24'04" E
L11	80.90'	N 47°11'03" W
L12	42.43'	S 52°38'48" E
L13	42.25'	N 37°18'02" E
L14	83.27'	S 78°28'44" E
L15	28.28'	N 56°35'28" W
L16	88.71'	N 11°38'10" W

SCALE: 1" = 100'



R=766.20'
D=23°31'22"
L=314.56'
T=159.53'
LC=312.36'
CB=S 85°59'30" E



** SEE SHEET 2 FOR OWNERSHIP DEDICATIONS AND VACATING PLAT

SHEET 1 OF 2

VACATING PLAT
OF
GENERAL MAIL ADDITION
VOLUME 1041, PAGE 249
AND
FINAL PLAT
OF
BRIAR MEADOWS CREEK SUBDIVISION, PHASE III
45.20 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

Received
APR 09 2008
Development & Engineering Services

SCALE: 1 INCH = 100 FEET
SURVEY DATE: SEPT. 2007
PLAT DATE: 03-25-08
REVISED: 04-08-08

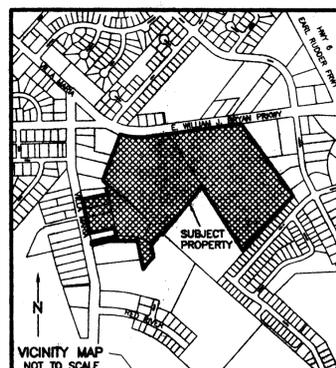
OWNER:
U.S. POSTAL SERVICE
2130 HARVEY MITCHELL PARKWAY S.
COLLEGE STATION, TEXAS 77840

PREPARED BY:
KERR SURVEYING, LLC
505 CHURCH AVENUE, P.O. BOX 289
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

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

ENGINEER:
BLEYL & ASSOCIATES
1720 BROOKMORE, STE. 210
BRYAN, TEXAS 77802
PHONE (979) 280-3849

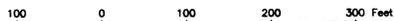
- GENERAL NOTES**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE INDICATED.
 3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
 4. A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C, DATED JULY 2, 1992.
 5. CONTINUED MAINTENANCE OF THE 0.677 ACRE DETENTION POND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF LOT 4.
 6. 20' GAS PIPELINE EASEMENT, 238/115, SHOWN HEREON IS BASED ON THE GAS RISERS LOCATED ON THE GROUND. CENTERLINE DIMENSIONS FOR ON-THE-GROUND LOCATIONS ARE AS INDICATED.
 7. 20' PIPELINE EASEMENTS SHOWN HEREON, 538/100 AND 557/280, ARE BASED ON THE LOCATION OF PIPELINE RISERS LOCATED ON THE GROUND. NO CENTERLINE DIMENSIONS SHOWN.
 8. 20' ELECTRICAL EASEMENT SHOWN HEREON CENTERED ON THE EXISTING OVERHEAD POWER LINES.
 9. P.U.E. - PUBLIC UTILITY EASEMENT
P.A.E. - PUBLIC ACCESS EASEMENT
 10. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.



VACATING PLAT



SCALE: 1" = 100'



APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 2008, and same was duly approved on the _____ day of _____, 2008.

Chairman

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 _____, 2008.

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 _____, 2008.

City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 2008, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Professional 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 are described a closed geometric form.

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

SHEET 2 OF 2

VACATING PLAT
OF
GENERAL MAIL ADDITION
VOLUME 1041, PAGE 249
AND
FINAL PLAT
OF
BRIAR MEADOWS CREEK
SUBDIVISION, PHASE III
45.20 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: SEPT. 2007
PLAT DATED: 03-25-08
REVISED: 04-08-08

JOB NUMBER: 07-847
CAD NAME: 07-847
CR5 FILE: MARIA

PREPARED BY:
KERR SURVEYING, LLC
505 CHURCH AVENUE, P.O. BOX 289
COLLEGE STATION, TEXAS 77841
PHONE (979) 288-3195

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

U.S. POSTAL SERVICE
2130 HARVEY MITCHELL PARKWAY S.
COLLEGE STATION, TEXAS 77840

ENGINEER:
BLEYL & ASSOCIATES
1720 BROOKHURST, STE. 210
BRYAN, TEXAS 77802
PHONE (979) 288-3849

METES AND BOUNDS DESCRIPTION
OF A
44.00 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 18.117 ACRE TRACT AS DESCRIBED BY A DEED TO BURTON CREEK DEVELOPMENT, LTD. RECORDED IN VOLUME 8568, PAGE 59 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALLED 0.4053 ACRE TRACT AS DESCRIBED BY A DEED TO BURTON CREEK DEVELOPMENT, LTD. RECORDED IN VOLUME 7704, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF THE REMAINDER OF A CALLED 37.381 ACRE TRACT AS DESCRIBED BY A DEED TO BURTON CREEK DEVELOPMENT, LTD. RECORDED IN VOLUME 7015, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALLED 4.43 ACRE TRACT AS DESCRIBED BY A DEED TO BURTON CREEK DEVELOPMENT, LTD. RECORDED IN VOLUME 8532, PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALLED 0.599 ACRE TRACT AS DESCRIBED BY A DEED TO PAUL LEVINTIS RECORDED IN VOLUME 8072, PAGE 208 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 21.21 ACRE TRACT BEING LOT 1, BLOCK 1, GENERAL MAIL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1041, PAGE 249 OF THE OFFICIAL 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 SOUTH LINE OF E. WILLIAM JOEL BRYAN PARKWAY (FM 158 - 100' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID 18.117 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, GENERAL MAIL, PHASE TWO, SUBDIVISION, ACCORDING TO THE AMENDING PLAT RECORDED IN VOLUME 5403, PAGE 149 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 35° 58' 51" E ALONG THE COMMON LINE OF GENERAL MAIL AND PENNER PLACE SUBDIVISION FOR A DISTANCE OF 984.07 FEET TO A 5/8 INCH IRON ROD SET MARKING THE EAST CORNER OF GENERAL MAIL AND THE MOST NORTHERLY CORNER OF BRIARCREST NORTHWEST, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 8404, PAGE 286 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 48' 58" W ALONG THE COMMON LINE OF GENERAL MAIL AND BRIARCREST NORTHWEST, PHASE TWO, FOR A DISTANCE OF 800.15 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF BRIARCREST NORTHWEST, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2903, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF GENERAL MAIL AND THE SOUTHEAST CORNER OF BRIAR MEADOWS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 8884, PAGE 28 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 33° 02' 21" W ALONG THE COMMON LINE OF GENERAL MAIL AND BRIAR MEADOWS SUBDIVISION FOR A DISTANCE OF 747.73 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 18.117 ACRE TRACT AND BRIAR MEADOWS SUBDIVISION;

THENCE: N 85° 30' 23" W ALONG THE COMMON LINE OF SAID 18.117 ACRE TRACT AND BRIAR MEADOWS SUBDIVISION FOR A DISTANCE OF 85.92 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 41° 48' 48" W CONTINUING ALONG THE COMMON LINE OF SAID 18.117 ACRE TRACT AND BRIAR MEADOWS SUBDIVISION FOR A DISTANCE OF 588.11 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 8364, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 52° 44' 28" W ALONG THE COMMON LINE OF SAID 18.117 ACRE TRACT AND BRIAR MEADOWS CREEK SUBDIVISION, PHASE 1, FOR A DISTANCE OF 22.80 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 0.4053 ACRE TRACT;

THENCE: S 38° 24' 48" W ALONG THE COMMON LINE OF SAID 0.4053 ACRE TRACT AND BRIAR MEADOWS CREEK SUBDIVISION, PHASE 1, FOR A DISTANCE OF 186.72 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.4053 ACRE TRACT AND THE NORTHEAST CORNER OF SAID PORTION OF 37.381 ACRE TRACT;

THENCE: S 08° 48' 14" E ALONG THE COMMON LINE OF SAID PORTION OF 37.381 ACRE TRACT AND BRIAR MEADOWS CREEK SUBDIVISION, PHASE 1, FOR A DISTANCE OF 124.25 FEET TO A POINT MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 38° 24' 48" W CONTINUING ALONG THE COMMON LINE OF SAID PORTION OF 37.381 ACRE TRACT AND BRIAR MEADOWS CREEK SUBDIVISION, PHASE 1, FOR A DISTANCE OF 172.98 FEET TO A POINT ON THE EASTERLY LINE OF THE REMAINDER OF A CALLED 24.427 ACRE TRACT AS DESCRIBED BY A DEED TO JEFFERY N. CHAPMAN AND WIFE, ANN YAGER CHAPMAN, RECORDED IN VOLUME 1886, PAGE 329 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 11° 47' 50" W ALONG THE COMMON LINE OF SAID PORTION OF 37.381 ACRE TRACT AND SAID REMAINDER OF 24.427 ACRE TRACT FOR A DISTANCE OF 98.34 FEET TO A 3/4 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ASSISTED LIVING CONCEPTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2520, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID PORTION OF 37.381 ACRE TRACT AND ASSISTED LIVING CONCEPTS FOR THE FOLLOWING CALLS:
N 11° 19' 03" W FOR A DISTANCE OF 208.57 FEET TO A 3/4 INCH IRON PIPE FOUND;
N 87° 58' 53" W FOR A DISTANCE OF 300.18 FEET TO A 1/2 INCH IRON ROD FOUND;

S 77° 07' 37" W FOR A DISTANCE OF 198.27 FEET TO A 3/4 INCH IRON PIPE FOUND ON THE EAST LINE OF VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE NORTHWEST CORNER OF ASSISTED LIVING CONCEPTS;

THENCE: N 11° 17' 50" W ALONG THE EAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 40.10 FEET TO A 1-1/4 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO WILLIAM FRANK TAUBER, JR., KATHLEEN STUBBLEFIELD AND BETTY JANE HANCOCK RECORDED IN VOLUME 383, PAGE 44 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID PORTION OF 37.381 ACRE TRACT AND SAID TAUBER, et al. TRACT FOR THE FOLLOWING CALLS:
N 78° 15' 00" E FOR A DISTANCE OF 274.87 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID TAUBER TRACT;
N 11° 38' 10" W FOR A DISTANCE OF 88.71 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID TAUBER TRACT;

S 78° 27' 35" E FOR A DISTANCE OF 278.41 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF VILLA MARIA ROAD MARKING THE NORTHWEST CORNER OF SAID TAUBER TRACT;

THENCE: ALONG THE EAST LINE OF VILLA MARIA ROAD FOR THE FOLLOWING CALLS:
N 11° 58' 28" W FOR A DISTANCE OF 180.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 4.43 ACRE TRACT AND SAID 0.599 ACRE TRACT;

N 11° 32' 25" W FOR A DISTANCE OF 88.85 FEET TO A NAIL FOUND MARKING THE COMMON CORNER OF SAID 0.599 ACRE TRACT AND A CALLED 0.831 ACRE TRACT AS DESCRIBED BY A DEED TO PAUL J. LEVINTIS RECORDED IN VOLUME 8444, PAGE 114 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 78° 25' 21" E ALONG THE COMMON LINE OF SAID 0.599 ACRE TRACT AND SAID 0.831 ACRE TRACT FOR A DISTANCE OF 275.48 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF SAID 4.43 ACRE TRACT MARKING THE SOUTHWEST CORNER OF SAID 0.831 ACRE TRACT;

THENCE: N 11° 50' 52" W ALONG THE COMMON LINE OF SAID 0.831 ACRE TRACT AND SAID 4.43 ACRE TRACT FOR A DISTANCE OF 156.49 FEET TO A POINT MARKING AN ANGLE POINT IN THE COMMON LINE OF SAID 4.43 ACRE TRACT AND A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO READFIELD MEAT COMPANY RECORDED IN VOLUME 1403, PAGE 84 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 32° 24' 04" E ALONG THE COMMON LINE OF SAID 4.43 ACRE TRACT AND SAID R.A.M. TRACT FOR A DISTANCE OF 44.80 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF SAID 18.117 ACRE TRACT MARKING THE MOST NORTHERLY CORNER OF SAID 4.43 ACRE TRACT;

THENCE: N 47° 11' 03" W ALONG THE COMMON LINE OF SAID 18.117 ACRE TRACT AND SAID R.A.M. TRACT FOR A DISTANCE OF 80.98 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID R.A.M. TRACT AND A CALLED 1.280 ACRE TRACT AS DESCRIBED BY A DEED TO READFIELD MEAT COMPANY RECORDED IN VOLUME 1248, PAGE 807 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

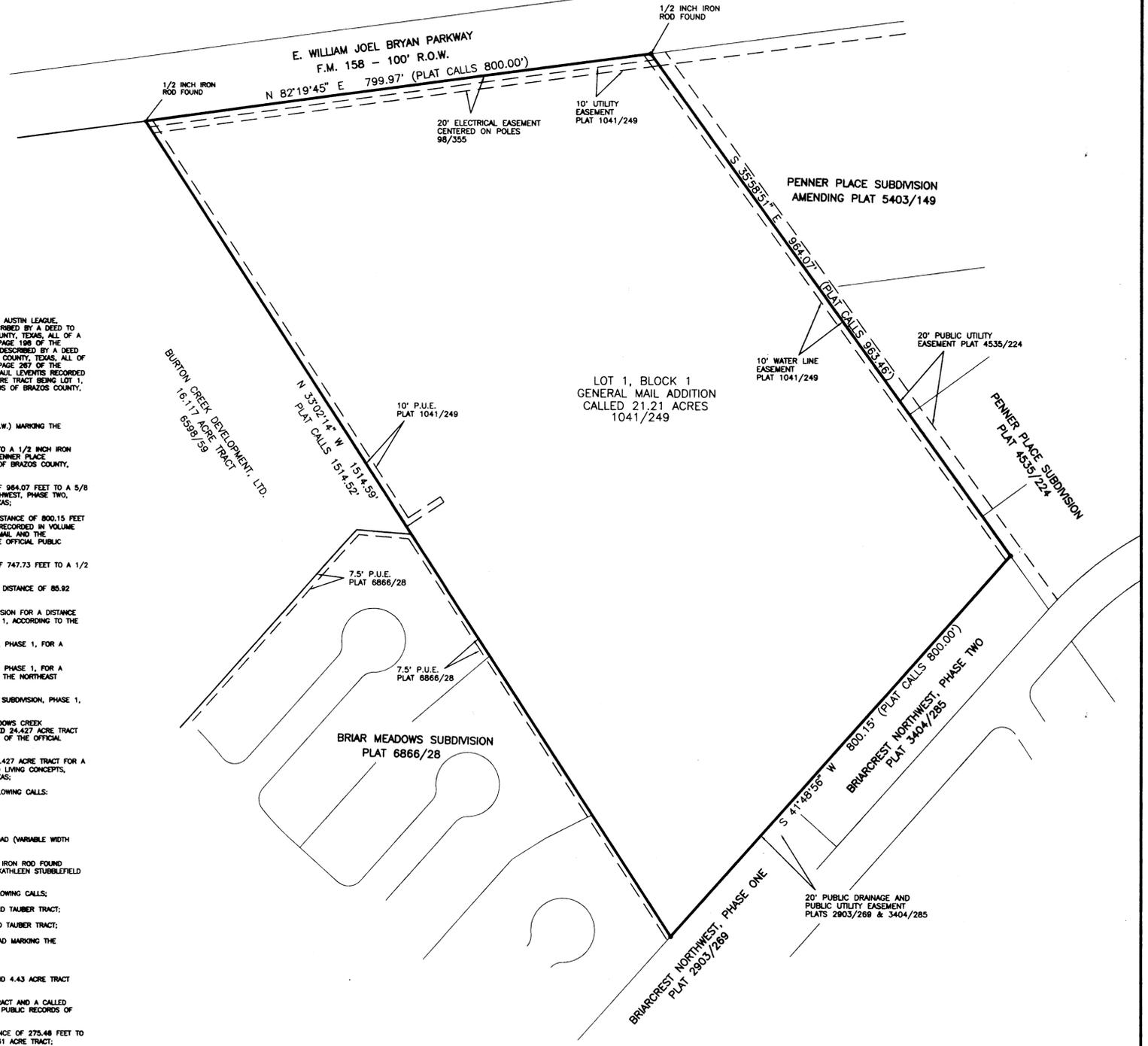
THENCE: N 207° 08' 04" E ALONG THE COMMON LINE OF SAID 18.117 ACRE TRACT AND SAID 1.280 ACRE TRACT FOR A DISTANCE OF 178.70 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 1.280 ACRE TRACT AND A CALLED 1.01 ACRE TRACT AS DESCRIBED BY A DEED TO TYNE JOHN LEVINTIS AND MICHAEL SCHULTZ RECORDED IN VOLUME 8307, PAGE 257 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 21° 18' 53" E ALONG THE COMMON LINE OF SAID 18.117 ACRE TRACT AND SAID 1.01 ACRE TRACT AND A CALLED 1.41 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 371, PAGE 379 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 351.73 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF E. WILLIAM JOEL BRYAN PARKWAY MARKING THE COMMON CORNER OF SAID 18.117 ACRE TRACT AND SAID 1.41 ACRE TRACT, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 188.20 FEET;

THENCE: ALONG THE SOUTH LINE OF E. WILLIAM JOEL BRYAN PARKWAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 31' 22" FOR AN ARC DISTANCE OF 314.56 FEET (CHORD BEARS: S 85° 50' 30" E - 312.36 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

THENCE: N 82° 38' 21" E CONTINUING ALONG THE SOUTH LINE OF E. WILLIAM JOEL BRYAN PARKWAY FOR A DISTANCE OF 202.15 FEET TO THE POINT OF BEGINNING CONTAINING 44.00 ACRES 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



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 8594, 7704, 7015, 8532, 8072, Page 59, 198, 33, 287, 286, and whose name is subscribed hereto, hereby dedicates 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 Block, 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/she/they executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2008.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ 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 537, Page 285, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner(s)

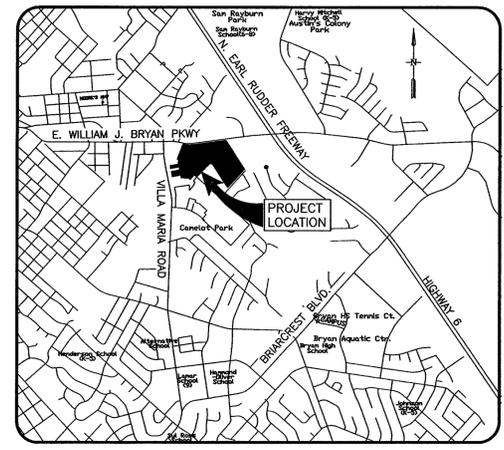
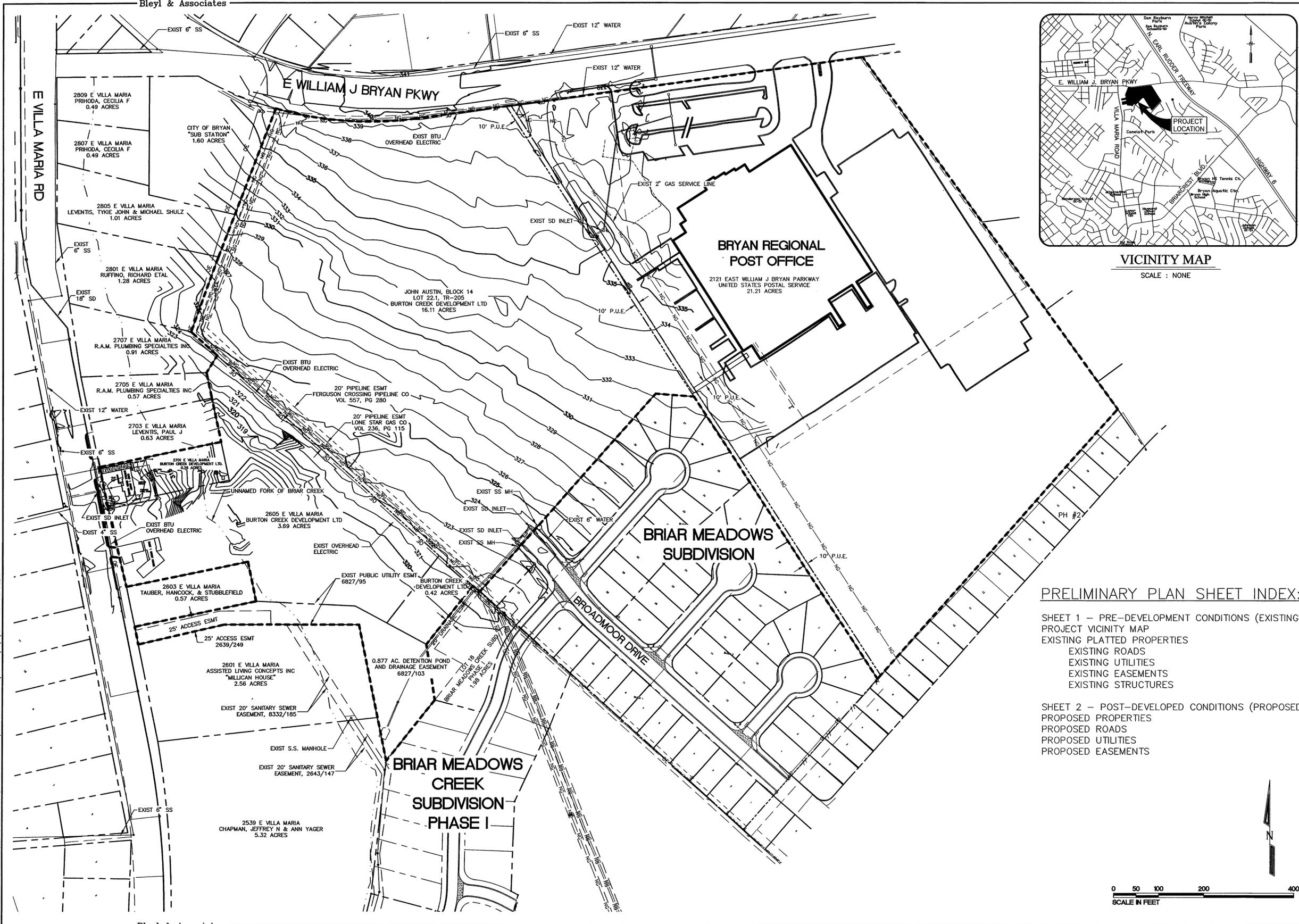
STATE OF TEXAS
COUNTY OF BRAZOS

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/she/they executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2008.

Notary Public, Brazos County, Texas

Bleyl & Associates



VICINITY MAP
 SCALE : NONE

REV	DATE	BY	APP	COMMENT

PREPARED FOR: BURTON CREEK DEVELOPMENT, L.L.C.
 PROJECT NO.: 7045
 DRAWN BY: CDF
 PROJECT MANAGER: BRETT McCULLY, P.E.

Bleyl & Associates
 Project Engineering & Management

2251 N. LOOP 336 W
 CONROE, TEXAS 77385
 (936) 260-3849 PHONE
 (936) 760-3833 FAX

1722 BROADMOOR, STE. 210
 CONROE, TEXAS 77385
 (936) 260-3849 PHONE
 (936) 260-3849 FAX

- PRELIMINARY PLAN SHEET INDEX:**
- SHEET 1 – PRE-DEVELOPMENT CONDITIONS (EXISTING)
 - PROJECT VICINITY MAP
 - EXISTING PLATTED PROPERTIES
 - EXISTING ROADS
 - EXISTING UTILITIES
 - EXISTING EASEMENTS
 - EXISTING STRUCTURES
 - SHEET 2 – POST-DEVELOPED CONDITIONS (PROPOSED)
 - PROPOSED PROPERTIES
 - PROPOSED ROADS
 - PROPOSED UTILITIES
 - PROPOSED EASEMENTS

PRELIMINARY PLAN
 PRE-DEVELOPED

BRIAR MEADOWS CREEK
 PHASE III

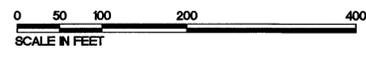
JOHN AUSTIN SURVEY, A-2
 23.32 ACRES IN BRYAN, TEXAS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID L. BESLY, P.E. 81873, ON OCTOBER 24, 2007.

PROJECT NUMBER
7045

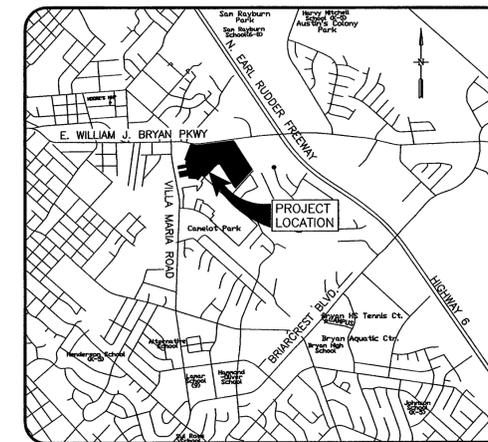
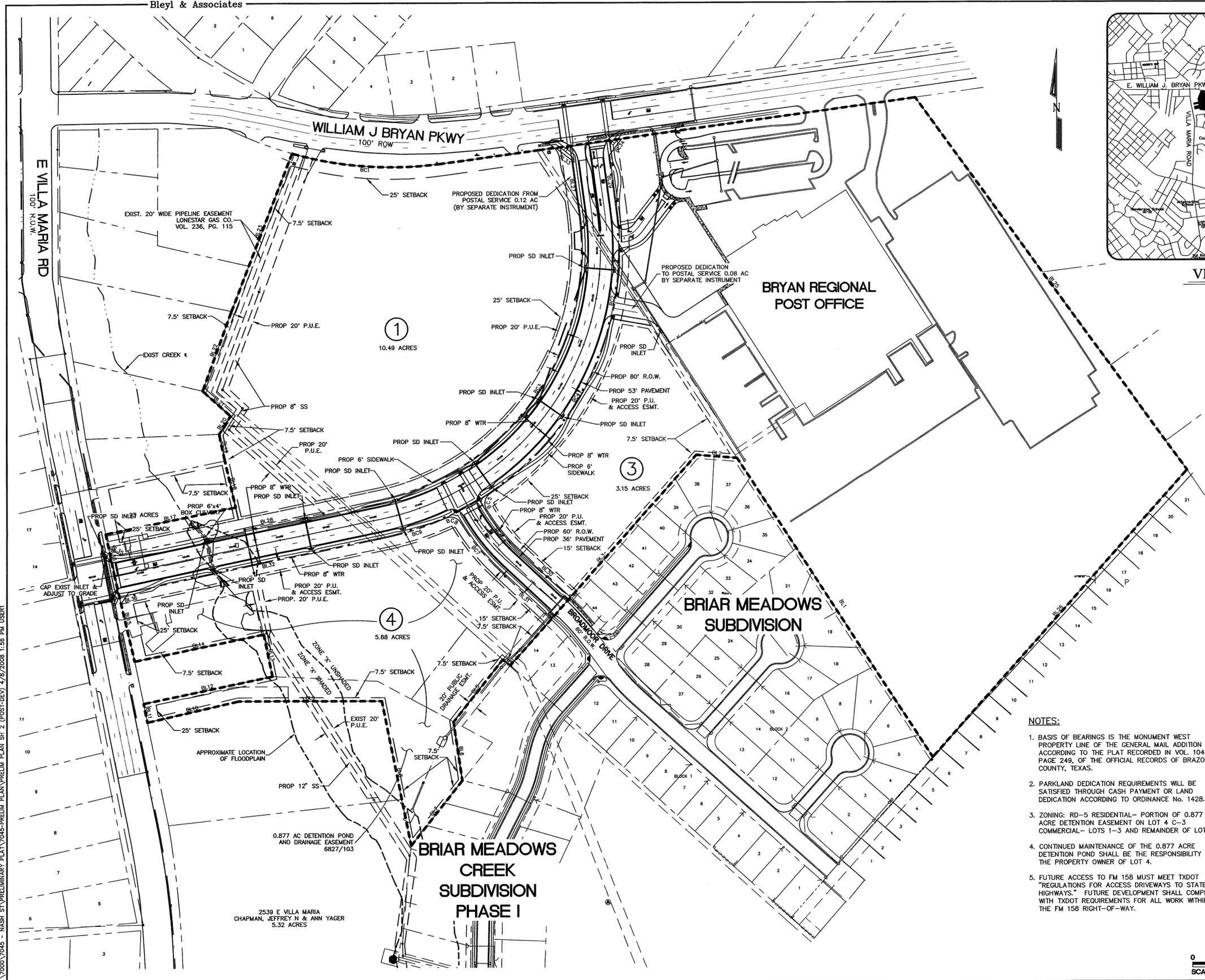
FILE NAME: 7045-PRELIM PLAN
 SHEET: 1 OF 2



Z:\7000\7045 - NASH ST PRELIMINARY PLAT\7045-PRELIM PLAN\PRELIM PLAN SH 1 (PRE-DEV) 4/9/2008 1:57 PM USER1

Bleyl & Associates

Bleyl & Associates



VICINITY MAP
 SCALE : NONE

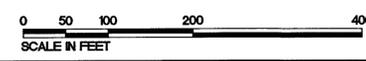
CURVE TABLE

CURVE	LENGTH	RADIUS
BC1	316.18	766.20
BC2	89.02	615.00
BC3	803.70	535.00
BC4	685.80	615.00
BC5	38.33	25.00
BC6	108.77	400.00
BC7	130.14	460.00
BC8	36.18	25.00
BC9	132.15	615.00

LINE TABLE

LINE	LENGTH	BEARING
BL1	747.72	N 33°10'17" W
BL2	85.92	N 85°38'19" W
BL3	586.50	S 41°38'52" W
BL4	20.08	N 52°44'4" W
BL5	166.32	S 38°11'53" W
BL6	123.71	S 8°36'0" E
BL7	172.48	S 38°24'48" W
BL8	307.91	N 11°28'14" W
BL9	300.15	N 89°58'53" W
BL10	195.27	S 77°7'37" W
BL11	40.10	N 11°17'50" W
BL12	274.87	N 78°15'0" E
BL13	89.71	N 11°38'10" W
BL14	275.41	S 78°27'33" W
BL15	182.07	N 13°21'5" W
BL16	89.55	N 11°43'37" W
BL17	277.14	N 78°29'04" E
BL18	100.03	N 12°59'50" W
BL19	57.69	N 12°21'5" W
BL20	44.60	N 32°12'50" E
BL21	77.98	N 48°8'50" W
BL22	176.78	N 19°59'37" E
BL23	351.73	N 21°9'29" E
BL24	1000.62	N 82°12'5" E
BL25	963.46	S 36°06'05" E
BL26	799.99	S 41°38'52" W
BL27	113.28	N 74°7'55" W
BL28	551.95	N 78°16'23" E
BL29	113.39	N 74°7'55" W
BL30	145.28	N 47°9'14" W
BL31	146.37	S 48°37'24" E
BL32	550.30	N 78°16'23" E
BL33	42.43	N 52°44'4" W
BL34	42.43	N 37°7'54" E
BL35	28.28	S 56°43'37" E
BL36	28.28	N 33°16'23" E

- NOTES:
- BASIS OF BEARINGS IS THE MONUMENT WEST PROPERTY LINE OF THE GENERAL MAIL ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 1041, PAGE 249, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - PARKLAND DEDICATION REQUIREMENTS WILL BE SATISFIED THROUGH CASH PAYMENT OR LAND DEDICATION ACCORDING TO ORDINANCE No. 1428.
 - ZONING: RD-5 RESIDENTIAL - PORTION OF 0.877 ACRE DETENTION EASEMENT ON LOT 4 C-3 COMMERCIAL - LOTS 1-3 AND REMAINDER OF LOT 4
 - CONTINUED MAINTENANCE OF THE 0.877 ACRE DETENTION POND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF LOT 4.
 - FUTURE ACCESS TO FM 158 MUST MEET TxDOT "REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS." FUTURE DEVELOPMENT SHALL COMPLY WITH TxDOT REQUIREMENTS FOR ALL WORK WITHIN THE FM 158 RIGHT-OF-WAY.



REV	DATE	BY	APP	COMMENT

PREPARED FOR: DEVELOPMENT, LLC
 P.O. BOX 6848
 BRYAN, TX 77806-6848

SCALE: AS SHOWN
 DATE: AUGUST 2007
 DRAWN BY: CFJ
 PROJECT MANAGER: BRETT MCCULLY, P.E.

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**PRELIMINARY PLAN
 POST-DEVELOPED**

**BRIAR MEADOWS CREEK
 PHASE III**

JOHN AUSTIN SURVEY, A-2
 23.32 ACRES IN BRYAN, TEXAS

STATE OF TEXAS
 DAVID L. BESLY
 81873
 LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID L. BESLY, P.E. 81873, ON OCTOBER 24, 2007.

PROJECT NUMBER
7045

FILE NAME: 7045-PRELIM PLAN
 SHEET: 2 OF 2

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Bleyl & Associates