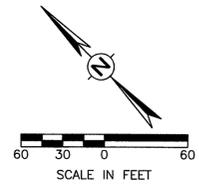
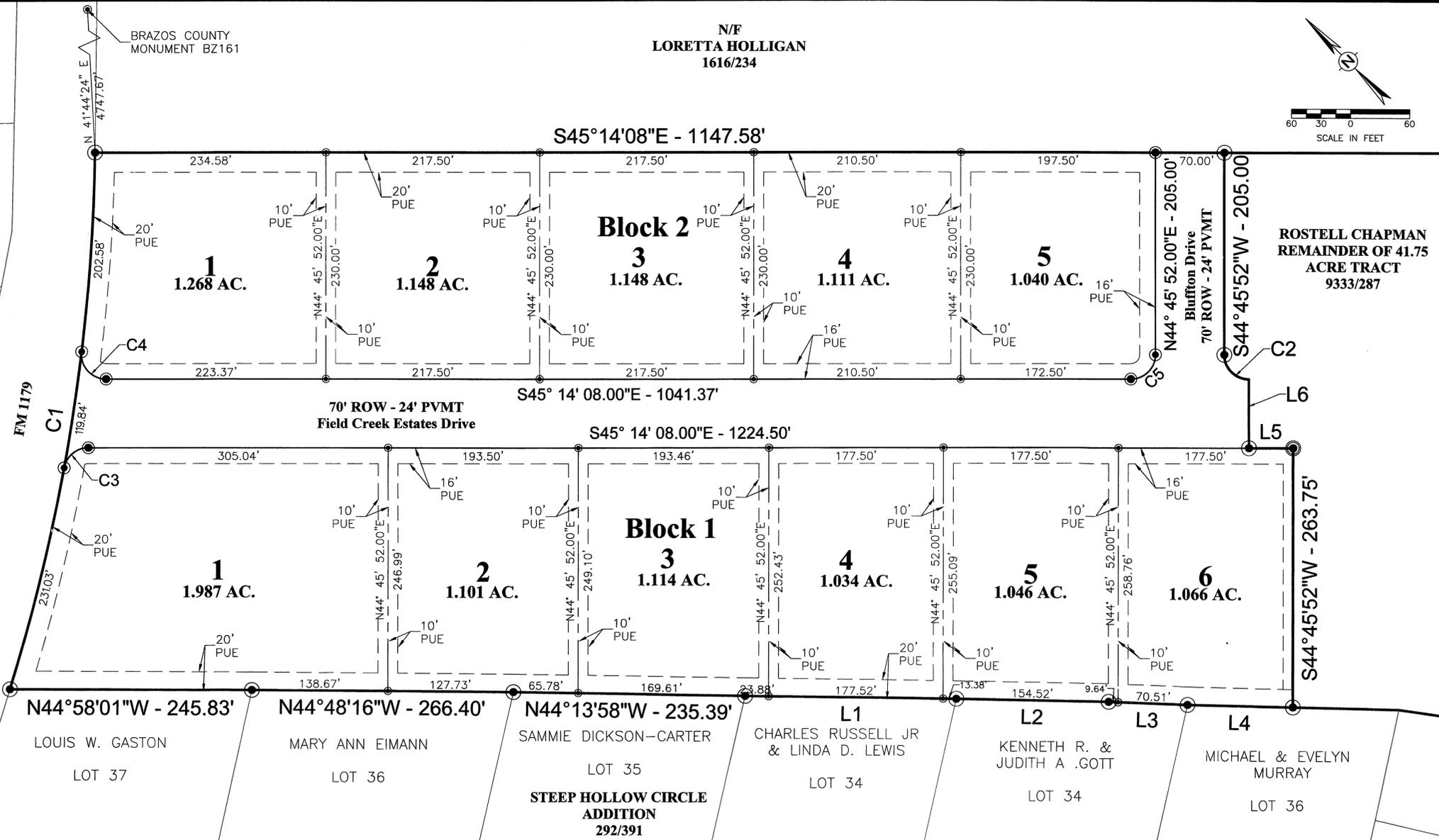


N/F  
LORETTA HOLLIGAN  
1616/234



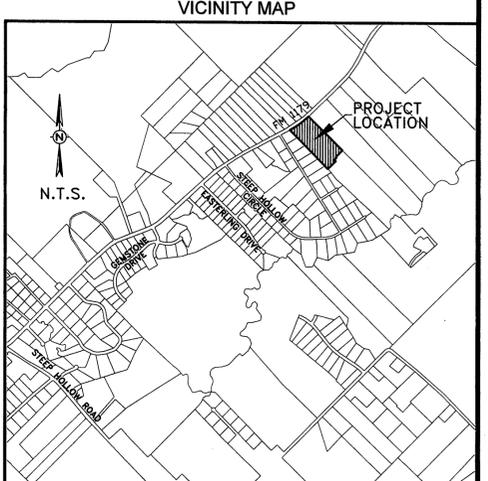
Line Table			Curve Table						
Line #	Length	Direction	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	214.79	N44° 22' 36"W	C1	553.46	1950.28'	016°15'35"	278.60'	551.60'	N53°42'48"E
L3	80.14	N43° 08' 13"W	C2	39.27	25.00'	090°00'00"	25.00'	35.36'	S00°14'08"E
L2	154.52	N44° 04' 48"W	C3	34.75	25.00'	079°38'55"	20.85'	32.02'	N85°03'36"W
L4	107.07	N43° 56' 41"W	C4	42.25	25.00'	096°49'50"	28.17'	37.40'	S03°10'47"W
L5	44.99	S45° 14' 08"E	C5	39.27	25.00'	090°00'00"	25.00'	35.36'	N85°45'52"E
L6	70.00	S44° 45' 52"W							



NOTES:

- BEARING ORIENTATION HONORS THE DEED CALLED BEARINGS RECORDED IN VOLUME 9333, PAGE 287, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C155-C, EFFECTIVE DATE: JULY 2, 1992.
- THE LOTS WILL BE SEWERED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENOUGH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
- THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
- THIS DEVELOPMENT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.
- BUILDING SETBACKS ARE 25' ALONG THE PROPOSED ROADS AND 50' ALONG FM 1179.
- THE FOLLOWING EASEMENTS APPLY TO THIS TRACT:
  - (A) EASEMENT TO CITY OF BRYAN IN 141/505
  - (B) EASEMENT TO WICKSON WATER SUPPLY CORP. IN 305/741
  - (C) EASEMENT TO WICKSON WATER SUPPLY CORP IN 511/779
  - (D) EASEMENT TO FERGUSON CROSSING PIPE LINE CO. IN 1723/93
  - (E) EASEMENT TO PRODUCERS GAS CO. IN 1006/838.

THESE EASEMENTS HAVE NO DEFINED LOCATION AND CANNOT BE SHOWN ON THIS PLAT.



STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Rostell Chapman 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 stated.

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Rostell Chapman, owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_, and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Rostell Chapman

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair 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 and Zoning Commission of the City of Bryan on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and 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  
Bryan, Texas

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 authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_.

County Clerk  
Brazos County, Texas

METES AND BOUNDS DESCRIPTION  
OF A 15.37 ACRE TRACT OF LAND IN  
THE RICHARDSON PERRY LEAGUE, A-44  
BRAZOS COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 15.37 ACRES OF LAND IN THE RICHARDSON PERRY LEAGUE, A-44, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 41.75 ACRE TRACT (MEASURED 41.70 ACRES) OF LAND DESCRIBED IN A DEED TO ROSTELL CHAPMAN, RECORDED IN VOLUME 9333, PAGE 287, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, (D.R.B.C.T.), SAID 15.37 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH ROD FOUND ON THE OCCUPIED SOUTHWEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NO. 1179 (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LORETTA HOLLIGAN, RECORDED IN VOLUME 1616, PAGE 234, (D.R.B.C.T.), AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 45°14'08" E, (BASIS OF BEARINGS) ALONG THE SOUTHWEST LINE OF SAID HOLLIGAN TRACT FOR A DISTANCE OF 1147.58 FEET TO A 1/2 INCH IRON ROD SET, MARKING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 44°45'52" W, ACROSS SAID CHAPMAN TRACT FOR A DISTANCE OF 205.00 FEET TO A 1/2 INCH IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET;

THENCE: CONTINUING ACROSS SAID CHAPMAN TRACT AND ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00" AND FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 00°14'08" E, AT 35.36 FEET) TO A 1/2 INCH IRON ROD SET;

THENCE: CONTINUING ACROSS SAID CHAPMAN TRACT FOR THE FOLLOWING CALLS:

- S 44°45'52" W, FOR A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD SET;
- S 45°14'08" E, FOR A DISTANCE OF 44.99 FEET TO A 1/2 INCH IRON ROD SET;
- S 44°45'52" W, FOR A DISTANCE OF 263.75 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF LOT 32 OF THE STEEP HOLLOW CIRCLE ADDITION, RECORDED IN VOLUME 292, PAGE 391, (D.R.B.C.T.), MARKING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG THE NORTHEAST LINE OF SAID STEEP HOLLOW CIRCLE SUBDIVISION FOR THE FOLLOWING CALLS:

- N 43°56'41" W, FOR A DISTANCE OF 107.07 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 32 AND THE EAST CORNER OF LOT 33;
- N 43°08'13" W, FOR A DISTANCE OF 80.14 FEET TO A 1/2 INCH IRON ROD SET;
- N 44°04'48" W, FOR A DISTANCE OF 154.52 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 33 AND THE EAST CORNER OF LOT 34;
- N 44°22'36" W, FOR A DISTANCE OF 214.79 FEET TO A 1/2 INCH IRON ROD FOUND (BENT) MARKING THE NORTH CORNER OF SAID LOT 34 AND THE EAST CORNER OF LOT 35;

- N 44°13'58" W, FOR A DISTANCE OF 235.39 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 35 AND THE EAST CORNER OF LOT 36;
- N 44°48'16" W, FOR A DISTANCE OF 266.40 FEET TO A 1/2 INCH IRON ROD FOUND (BENT) MARKING THE NORTH CORNER OF SAID LOT 36 AND THE EAST CORNER OF LOT 37;
- N 44°58'01" W, FOR A DISTANCE OF 245.83 FEET TO A 1/2 INCH IRON ROD SET ON THE OCCUPIED SOUTHWEST RIGHT OF WAY LINE OF SAID FARM TO MARKET ROAD NO. 1179 AND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1950.28 FEET, MARKING THE NORTH CORNER OF SAID LOT 37 AND SAID STEEP HOLLOW CIRCLE HOLLOW ADDITION, AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG THE SOUTHWEST RIGHT OF WAY LINE OF SAID FARM TO MARKET ROAD NO. 1179 AND THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 161°15'35" AND FOR AN ARC DISTANCE OF 553.46 FEET (CHORD BEARS: N 53°42'48" E, AT 551.60 FEET) TO THE POINT OF BEGINNING, CONTAINING IN ALL 15.37 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN MAY OF 2010.

CERTIFICATE OF SURVEYOR

I, R.H. Bonds, Registered Public Surveyor, 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

R.H. Bonds

FINAL PLAT

FIELD CREEK ESTATES  
SUBDIVISION

15.366 ACRES

PHASE 1 - 15.366 ACRES  
LOTS 1-6, BLOCK 1  
LOTS 1-5, BLOCK 2

RICHARDSON PERRY LEAGUE, A-44  
BRAZOS COUNTY, TEXAS

SCALE: 1" = 60'      APRIL 2010  
REVISED MAY 2010

OWNER/DEVELOPER  
Rostell Chapman  
3030 University Drive East  
College Station, TX 77845  
(979) 764-6000

ENGINEER:  
SCHULTZ ENGINEERING, LLC.  
2730 Longmire Drive, Suite A  
College Station, Texas 77845  
P. O. Box 11995  
College Station, Texas 77842  
979.764-3900

SURVEYOR:  
R.H. Bonds Surveying  
Company, PLLC.  
R.P.L.S. NO. 5559  
138 West Apalonia Avenue  
P. O. Box 404  
Anderson, TX 77830  
Phone: 936.873.2800  
Fax: 936.873.2803

MAY 27 2010

Development &  
Engineering Services