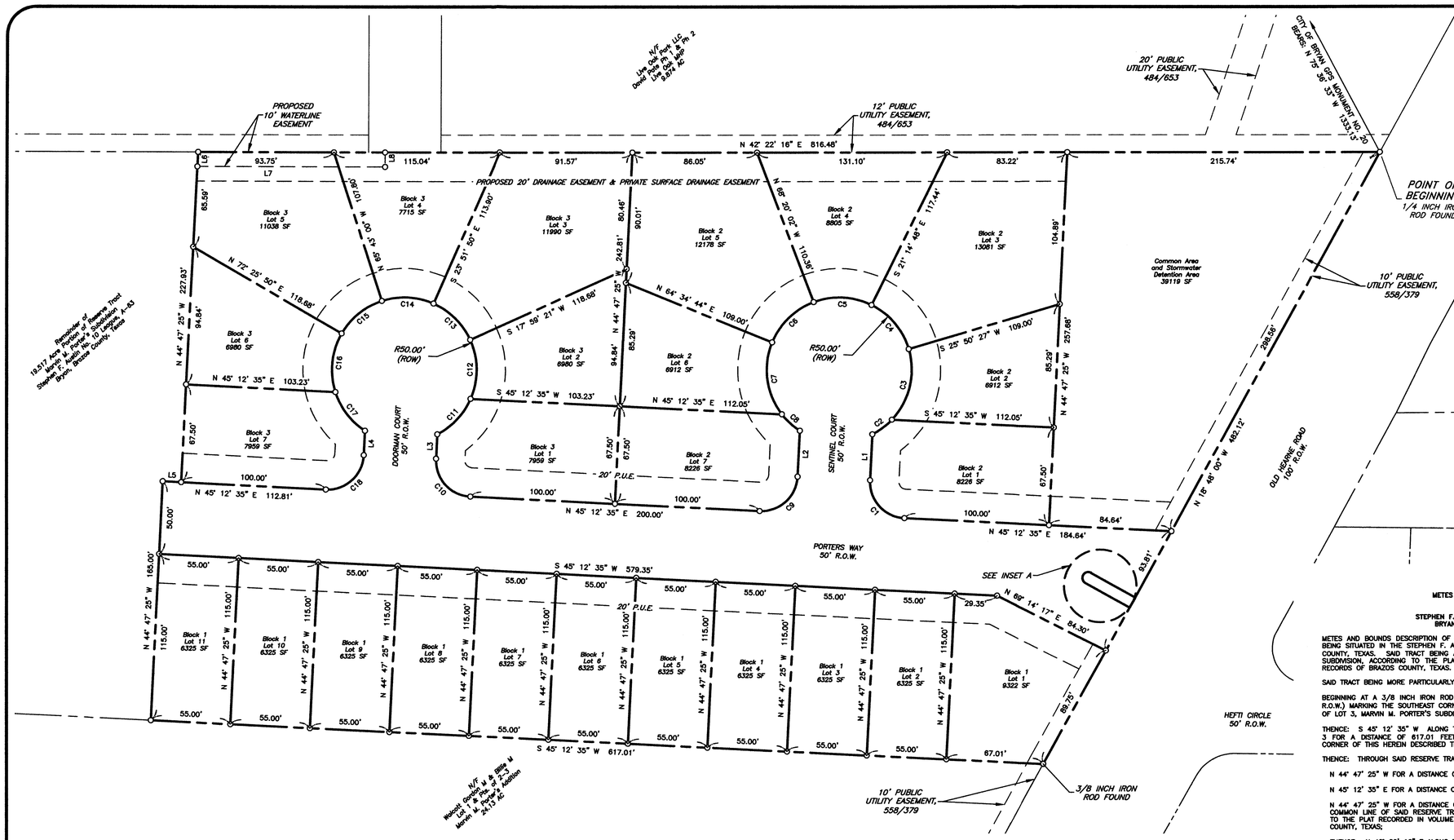
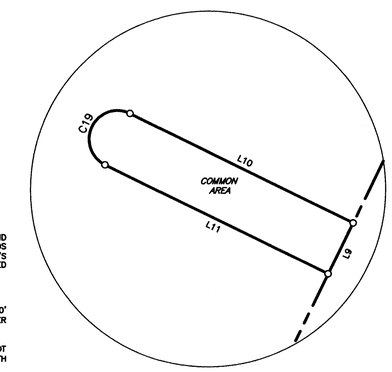


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.27'	25.00'	90° 00' 00"	N 89° 47' 25" W	35.36'	25.00'
C2	16.90'	50.00'	19° 22' 11"	S 5° 31' 30" W	16.82'	8.53'
C3	52.36'	50.00'	59° 59' 57"	S 34° 09' 35" E	50.00'	28.87'
C4	41.09'	50.00'	47° 05' 14"	N 87° 42' 10" W	39.94'	21.79'
C5	41.09'	50.00'	47° 05' 14"	N 45° 12' 35" E	39.94'	21.79'
C6	41.09'	50.00'	47° 05' 14"	N 1° 52' 39" W	39.94'	21.79'
C7	52.36'	50.00'	59° 59' 57"	N 55° 25' 15" W	50.00'	28.87'
C8	16.90'	50.00'	19° 22' 11"	S 84° 53' 41" W	16.82'	8.53'
C9	39.27'	25.00'	90° 00' 00"	N 0° 12' 35" E	35.36'	25.00'
C10	39.27'	25.00'	90° 00' 00"	N 89° 47' 25" W	35.36'	25.00'
C11	34.29'	50.00'	39° 17' 20"	S 4° 26' 05" E	33.62'	17.85'
C12	41.83'	50.00'	47° 55' 55"	S 48° 02' 42" E	40.62'	22.23'
C13	36.52'	50.00'	41° 51' 10"	N 87° 03' 46" E	35.72'	19.12'
C14	36.52'	50.00'	41° 51' 10"	N 45° 12' 35" E	35.72'	19.12'
C15	36.52'	50.00'	41° 51' 10"	N 3° 21' 25" E	35.72'	19.12'
C16	41.83'	50.00'	47° 55' 55"	N 41° 32' 07" W	40.62'	22.23'
C17	34.29'	50.00'	39° 17' 20"	S 85° 08' 45" E	33.62'	17.85'
C18	39.27'	25.00'	90° 00' 00"	N 0° 12' 35" E	35.36'	25.00'
C19	12.57'	4.00'	180° 00' 00"	S 18° 36' 41" E	8.00'	INFINITY'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	31.76'	S 44° 47' 25" E
L2	31.76'	N 44° 47' 25" W
L3	16.88'	S 44° 47' 25" E
L4	16.88'	N 44° 47' 25" W
L5	12.81'	N 45° 12' 35" E
L6	10.01'	S 44° 47' 25" E
L7	129.67'	N 42° 22' 19" E
L8	10.00'	N 47° 37' 41" W
L9	8.00'	N 18° 48' 00" W
L10	34.95'	S 71° 23' 19" W
L11	34.97'	N 71° 23' 19" E



Inset A
Scale: 1"=10'

METES AND BOUNDS DESCRIPTION
OF A
6.732 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE RESERVE TRACT, MARVIN M. PORTER'S SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 558, PAGE 379 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE WEST LINE OF OLD HEARNE ROAD (100' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID RESERVE TRACT AND THE NORTHEAST CORNER OF LOT 3, MARVIN M. PORTER'S SUBDIVISION;

THENCE: S 45° 12' 35" W ALONG THE COMMON LINE OF SAID RESERVE TRACT AND SAID LOT 3 FOR A DISTANCE OF 617.01 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID RESERVE TRACT FOR THE FOLLOWING CALLS:

N 44° 47' 25" W FOR A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD SET;

N 45° 12' 35" E FOR A DISTANCE OF 12.81 FEET TO A 1/2 I NCH IRON ROD SET;

N 44° 47' 25" W FOR A DISTANCE OF 227.93 FEET TO A 1/2 INCH IRON ROD SET ON THE COMMON LINE OF SAID RESERVE TRACT AND DAVID PATE SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 628, PAGE 647 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 22' 16" E ALONG THE COMMON LINE OF SAID RESERVE TRACT AND DAVID PATE SUBDIVISION FOR A DISTANCE OF 816.48 FEET TO A 1/4 INCH IRON ROD FOUND ON THE WEST LINE OF OLD HEARN ROAD MARKING THE NORTHEAST CORNER OF SAID RESERVE TRACT;

THENCE: S 18° 48' 00" E ALONG THE WEST LINE OF OLD HEARNE ROAD FOR A DISTANCE OF 482.12 FEET TO THE POINT OF BEGINNING CONTAINING 6.732 ACRES OF LAND AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

40 20 0 40

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Syed Hyder, President of SMH Homes, LLC, owner of the 6.732 acre tract shown on this plat, being a portion of the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 3948, Page 159, and designated herein as Porter's Meadow Phase I, in the City of Bryan, Texas 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.

_____
Syed Hyder, President
SMH Homes, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Syed Hyder, 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, _____ County, _____

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 the property markers and monuments were placed under my supervision on the ground.

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

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 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, Bryan, Texas

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

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

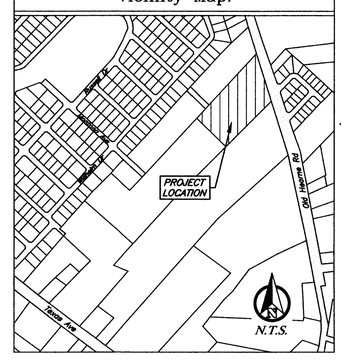
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk, Brazos County, Texas

General Notes:

1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
2. This property is currently zoned RD-5, Residential District 5000.
3. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
4. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0185E, effective May 9, 2014 and Map No. 48041C0205F, effective April 2, 2014.
5. Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for the RD-5 Zoning District.
6. Porter's Meadow Home Owner's Association (HOA) shall be responsible for the maintenance of all common areas and detention facitities.
7. Porter's Meadow Home Owner's Association (HOA) shall be responsible for maintenance of 20' private surface drainage easement.

Vicinity Map:



FINAL PLAT

Porter's Meadow Phase I

6.732 Acres
Portion of Reserve Tract
Marvin M. Porter's Subdivision
Stephen F. Austin No. 10 League, A-63
Bryan, Brazos County, Texas
April 2015

Owner:
SMH Homes, LLC
911 Winged Foot Dr.
College Station, TX 77845

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195