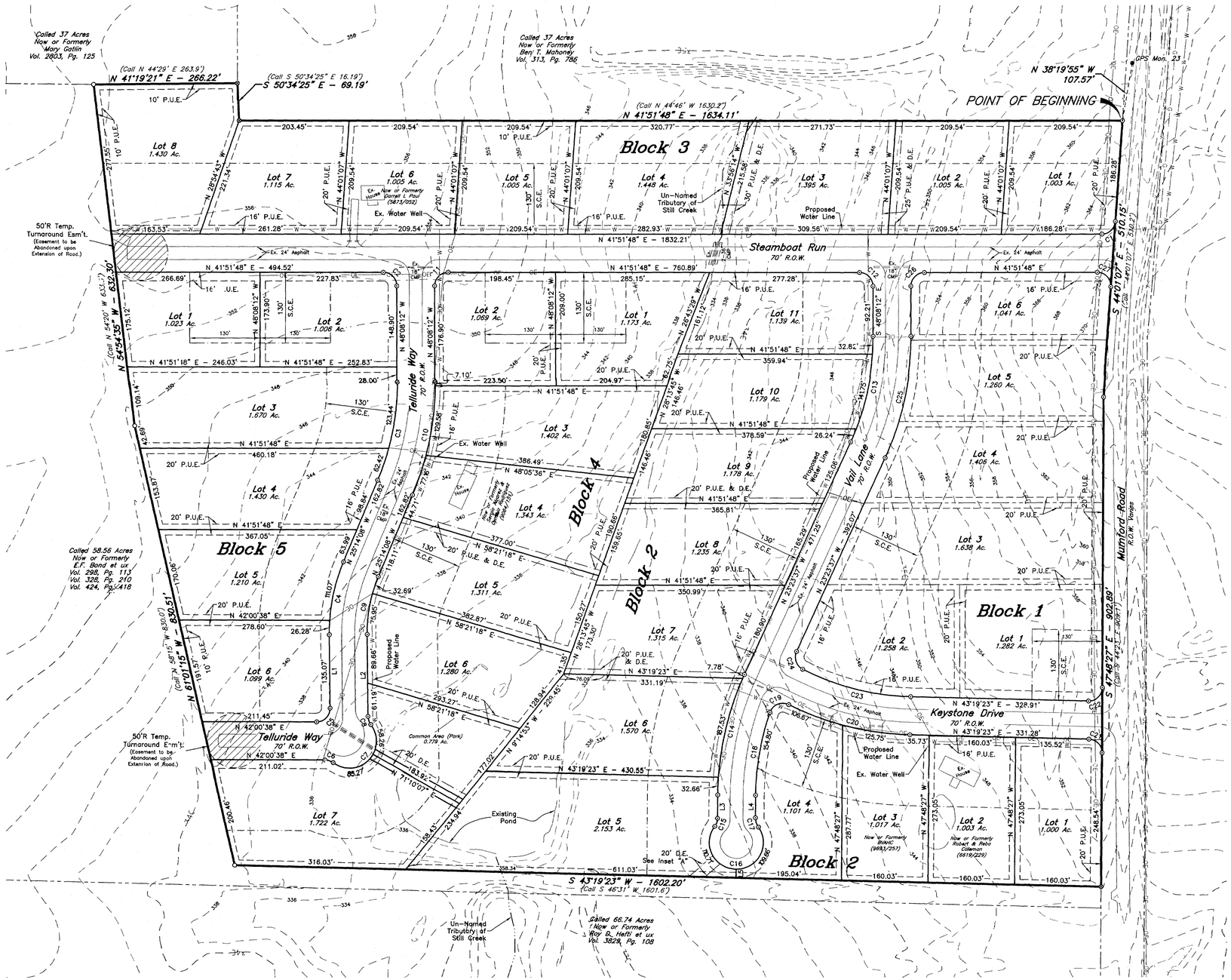
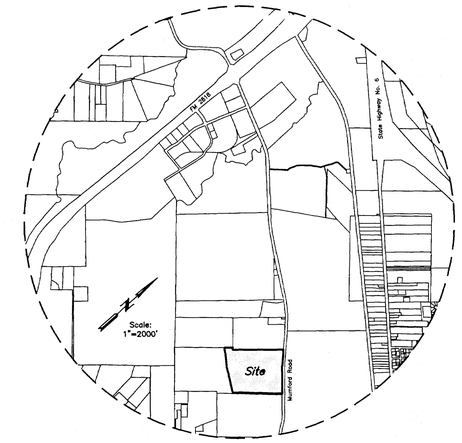


Scale: 1" = 100'



VICINITY MAP

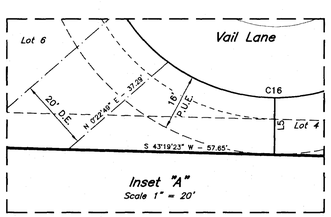
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°43'32" W	135.07'
L2	N 48°43'32" W	150.85'
L3	S 47°48'27" E	43.52'
L4	N 47°48'27" W	41.88'
L5	N 47°48'27" W	16.11'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C1	85°52'54"	25.00'	37.47'	S 1°54'46" E
C2	90°00'00"	25.00'	39.27'	S 86°51'48" W
C3	22°54'05"	465.00'	185.86'	N 36°41'10" W
C4	23°29'24"	335.00'	137.34'	S 36°58'50" E
C5	90°44'10"	25.00'	39.59'	N 3°21'27" W
C6	36°52'12"	25.00'	16.09'	S 60°26'44" W
C7	164°28'33"	50.00'	143.53'	N 3°21'27" W
C8	36°52'12"	25.00'	16.09'	S 67°09'37" E
C9	23°29'24"	265.00'	108.64'	S 36°58'50" E
C10	22°54'05"	535.00'	213.84'	N 36°41'10" W
C11	90°00'00"	25.00'	39.27'	S 3°08'12" E
C12	90°00'00"	25.00'	39.27'	S 86°51'48" W
C13	24°44'36"	465.00'	200.81'	N 35°45'55" W
C14	24°24'51"	535.00'	227.97'	S 35°36'02" E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C15	36°52'12"	25.00'	16.09'	N 29°22'22" W
C16	252°31'44"	50.00'	220.37'	N 42°47'52" E
C17	35°39'33"	30.00'	18.67'	S 65°38'14" E
C18	19°04'25"	465.00'	154.80'	S 38°16'15" E
C19	96°56'54"	25.00'	42.30'	S 19°44'24" W
C20	24°53'28"	535.00'	232.42'	N 55°46'07" E
C21	88°52'10"	25.00'	38.78'	S 87°45'28" W
C22	91°07'50"	25.00'	39.76'	N 2°14'32" W
C23	25°34'44"	465.00'	207.59'	N 56°06'45" E
C24	67°42'17"	25.00'	38.27'	S 67°14'45" E
C25	24°44'36"	535.00'	231.04'	N 35°45'55" W
C26	90°00'00"	25.00'	39.27'	S 3°08'12" E
C27	94°07'06"	25.00'	41.07'	S 89°55'20" W

GENERAL NOTES: (Original Configuration)

1. NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHEAST LINE TO GRID NORTH BY UTILIZING CITY OF BRYAN GPS MONUMENTATION.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
4. AREAS DISTRIBUTION
   A. STREET R.O.W.: 7.735 ACRES
   B. COMMON AREA: 0.779 ACRES
   C. RESIDENTIAL LOTS (38): 47.919 ACRES (1.260 AC. AVG.)
5. THE PROPERTY IS LOCATED IN THE UNSHADED FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.I.R.M. (FLOOD INSURANCE RATE MAP), MAP NUMBER(S): 48041C0129 C AND 48841C0133 C, EFFECTIVE DATE: JULY 2, 1992.
6. ALL FRONT SETBACK LINES SHALL BE 25'. ALL SIDE-STREET SETBACK LINES SHALL BE 25'. ALL SETBACK LINES FROM MUMFORD ROAD SHALL BE 25'.
7. DEDICATED EASEMENTS: 1) A 16' WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS. 2) A 10' WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ALONG ALL SIDES AND BACKS OF ALL LOTS. 3) A 20' WIDE PUBLIC UTILITY EASMENT SHALL BE PROVIDED ALONG MUMFORD ROAD.
8. ALL WATER SUPPLY TO THE SUBDIVISION SHALL BE VIA PRIVATE WELLS. ALL PRIVATE WELLS SHALL BE INSTALLED WITHIN 30' OF THE FRONT PROPERTY LINE (NOT WITHIN 16' P.U.E.). IN ADDITION TO THE AFOREMENTIONED REQUIREMENT, THE FOLLOWING REQUIREMENTS APPLY TO THE FOLLOWING LOTS:
   A. BLOCK 1, LOT 1: THE PRIVATE WELL SHALL BE INSTALLED WITHIN 30' OF THE PROPERTY LINE ADJACENT TO MUMFORD ROAD.
   B. BLOCK 4, LOTS 1 AND 2: THE PRIVATE WELLS FOR THESE LOTS SHALL ALSO BE INSTALLED WITHIN 30' OF THE COMMON PROPERTY LINE OF THE TWO LOTS.
   C. BLOCK 4, LOT 3: THE PRIVATE WELL FOR THIS LOT SHALL ALSO BE INSTALLED WITHIN 30' OF THE COMMON PROPERTY LINE WITH BLOCK 4, LOT 4.
   D. BLOCK 5, LOTS 1 AND 2: THE PRIVATE WELLS FOR THESE LOTS SHALL ALSO BE INSTALLED WITHIN 30' OF THE COMMON PROPERTY LINE OF THE TWO LOTS.
   E. BLOCK 5, LOT 3: THE PRIVATE WELL FOR THIS LOT SHALL ALSO BE INSTALLED WITHIN 30' OF THE COMMON PROPERTY LINE WITH BLOCK 5, LOT 4.
9. SANITARY CONTROL EASEMENT (S.C.E.): NO WASTEWATER DISPOSAL SHALL BE ALLOWED WITHIN THE S.C.E. WASTEWATER TREATMENT TANKS MAY BE LOCATED WITHIN THE S.C.E., BUT MUST BE A MINIMUM OF 50' FROM ANY PRIVATE WELL. THE LOCATION AND ARRANGEMENT OF THE S.C.E. IS BASED UPON THE SURFACE DISPOSAL OF WASTEWATER FOR EACH SITE (I.E. AEROBIC TREATMENT FACILITIES). THE ON-SITE SEWAGE FACILITY FOR EACH LOT SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CURRENT STATE REGULATIONS.
10. NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUBDIVISION WITHOUT PRIOR ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH DISTRICT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF THE TEXAS HEALTH AND SAFETY CODE.
11. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BRAZOS COUNTY TYPICAL RURAL SECTION WITH A CHIP SEAL SURFACE.
12. ALL RIGHT-OF-WAY (R.O.W.) SHALL BE 70', UNLESS NOTED OTHERWISE.
13. KNOWN EASEMENT AFFECTING THIS PLAT:
   A. 20' CITY OF BRYAN ELECTRICAL EASEMENT, VOL. 137, PG. 520, HAVING NO DEFINED LOCATION (BLANKET). IT IS RECOMMENDED THAT THE CITY OF BRYAN ELECTRICAL DEPARTMENT BE CONTRACTED TO DETERMINE THE EXACT LOCATION OF THIS EAEMENT. THE EASEMENT IS NOT SHOWN HEREON.
   B. 20' CITY OF BRYAN ELECTRICAL EASEMENT, VOL. 322, PG. 270, HAVING AN AMBIGUOUS DESCRIPTION. IT IS RECOMMENDED THAT THE CITY OF BRYAN ELECTRICAL DEPARTMENT BE CONTRACTED TO DETERMINE THE EXACT LOCATION OF THIS EAEMENT. THIS EASEMENT IS NOT SHOWN HEREON.



EXISTING CONFIGURATION

Filed for Record in:
BRAZOS COUNTY
On: Sep 11,2012 at 09:08A

As a
Plats

Document Number: 01131948

Amount 63.00

Receipt Number - 447953
By:
Victoria Elliott

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

Doc 01131948 Bk OR 10894 Vol Pg 267

BRAZOS COUNTY
as stamped hereon by me.

Sep 11,2012

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

REPLAT Page 1 of 2

ORIGINAL PLAT OF

FALLS CREEK RANCH SUBDIVISION

RECORDED IN VOLUME 5513, PAGE 298

56.43 ACRES

MOSES BAINE LEAGUE, A-3
BRAZOS COUNTY, TEXAS

JUNE, 2011
SCALE: 1" = 100'

Owners:
Texas State Affordable Housing Corp.
2200 E. Martin Luther King Blvd.
Austin, Tx 78702
(512) 477-3562

Brazos Valley Affordable Housing Corp.
4001 29th Street, Suite 180
Bryan, Texas 77802
(979) 595-2809

Brazos County, Texas
300 E. 26th St.
Bryan, Tx 77803

Owners:
Sergio Alvarez
& Cynthia Rodriguez
4092 Telluride Way
Bryan, Tx 77807

Robert and Reba Coleman
943 Keystone Drive
Bryan, Tx 77807

Paul Darrell
1110 Steamboat Run
Bryan, Texas 77807

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

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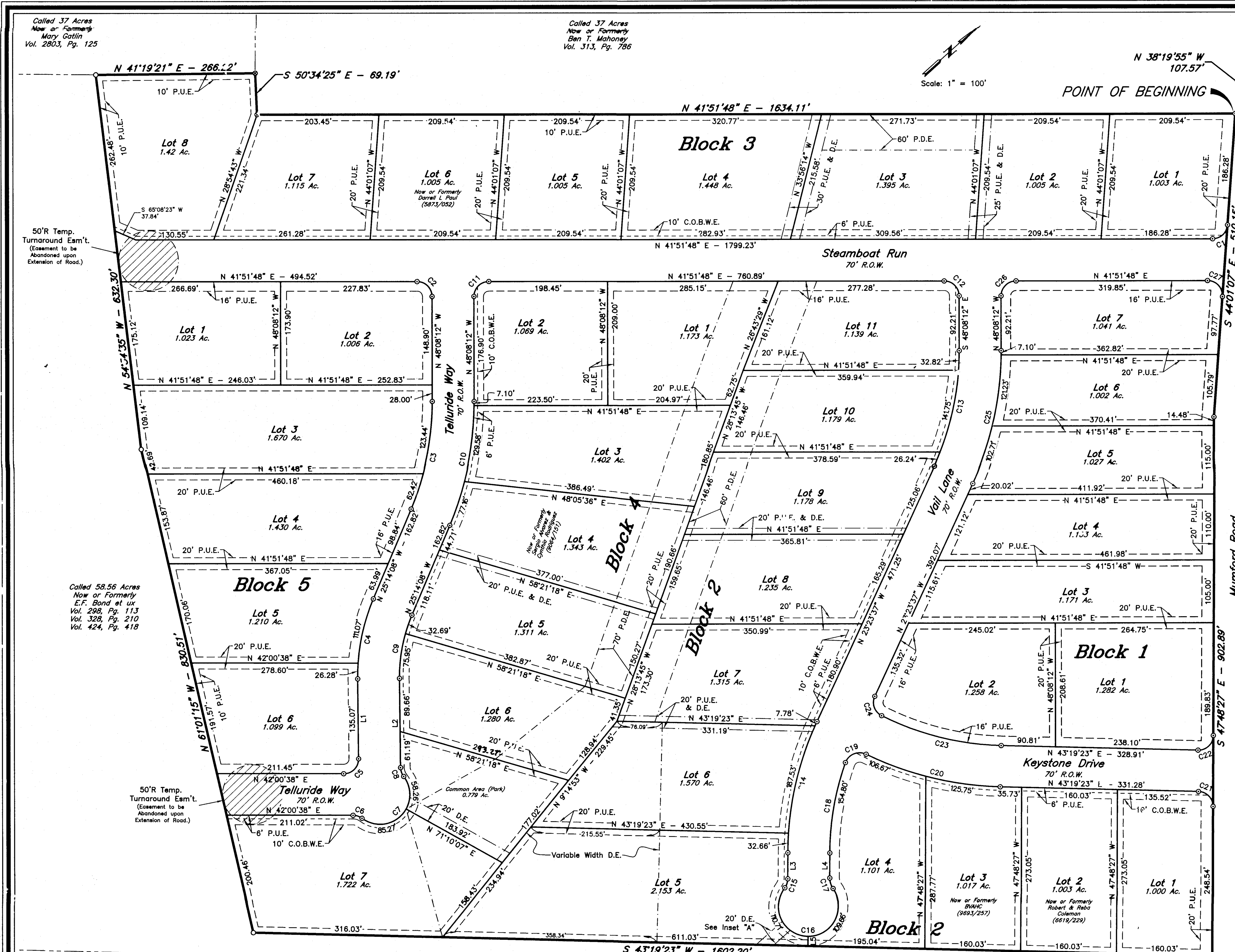

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01131948 OR 10894 268

LINE TABLE

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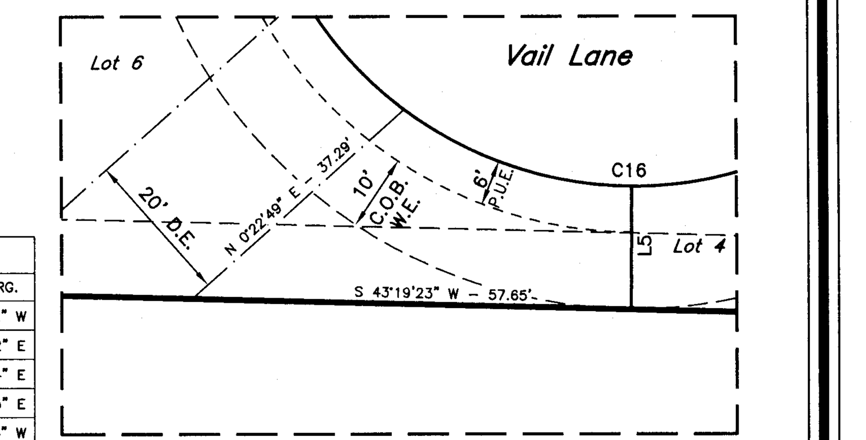

Inset "A"
Scale 1" = 20'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Texas State Affordable Housing Corporation, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume , Page 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.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared David Long, 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 9 day of May, 2012.

Notary Public, Brazos County, Texas

LAURA ROSS
My Commission Expires
March 19 2016

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Brazos Valley Affordable Housing owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume , Page 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.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Paul Turney, 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 16th day of MAY, 2012.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, ________________ owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume , Page 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.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ________________, 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
We, Sergio Alvarez and Cynthia Rodriguez, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 9064, Page 151 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.

Cynthia T Rodriguez
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared CYNTHIA RODRIGUEZ & SERGIO ALVAREZ, 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 23RD day of MAY, 2012.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Paul Darrell, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5873, Page 052, 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.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared DARRELL PAUL, 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 2ND day of MAY, 2012.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Robert and Reba Coleman, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 6619, Page 229 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.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ROBERT AND REBA COLEMAN, 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 2ND day of MAY, 2012.

Notary Public, Brazos County, Texas

GENERAL NOTES: (Replatted Configuration)

1. ORIGIN OF BEARING SYSTEM: Monuments found and record bearings shown are consistent with FALLS CREEK RANCH SUBDIVISION recorded in Volume 5513, Page 298 of the Official Records Brazos County and were used as the BASIS OF BEARINGS shown on this replat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0129 C and 40841C0133 C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.
3. Building setback lines shall be 25' from all roadway right-of-ways.
4. All property corners are monumented by capped 1/2" Iron Rods unless otherwise noted.
5. All distances shown along curves are arc distances.
6. There is a 10' wide Public Utility Easement along the sides and rear of all lots.
7. The purpose of this replat is to remove the Sanitary Control Easement recorded on the original plat in Volume 5513, Page 298 where possible. Public Water Lines are being built throughout the subdivision in order to eliminate the need for water wells for the lots. A 10' Public Utility Easement is being added along the existing right-of-ways as shown. An additional lot was added to Block 1.
8. No private sewage facility may be installed on any lot in this subdivision without prior issuance of a license by the Brazos County Health Department under the provisions of the private sewage facility regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of the Texas Health and Safety Code.
9. No Sewage treatment facility shall be located within 100' of a water well.
10. Drainage Easements shall be maintained by the homeowner's association.
11. All water infrastructure constructed within this subdivision shall comply with City of Bryan standards and will meet flow requirements of the International Fire Code.
12. Abbreviations:
    - C.O.B.W.E. – City of Bryan Water Easement
    - D.E. – Drainage Easement (PRIVATE)
    - P.U.E. – Public Utility Easement

LEGEND

- ⊙ – 1/2" Iron Rod Found
- ⊗ – 3/8" Iron Rod Found
- O – 1" Iron Rod Found

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MOSES BAINE LEAGUE, Abstract No. 3 in Brazos County, Texas and being all of the 56.43 acre FALLS CREEK RANCH SUBDIVISION as recorded in Volume 5513, Page 298 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the north corner of said FALLS CREEK RANCH SUBDIVISION, the east corner of the called 37 acre Mahoney tract recorded in Volume 313, Page 786 of the Brazos County Deed Records (B.C.D.R.) and said iron rod also being in the southwest right-of-way line of Mumford Road (width varies);

THENCE: S 44° 01' 07" E along the northeast line of said subdivision, said line being common with said southwest line of said Mumford Road for a distance of 510.15 feet to a found 1/2-inch iron rod for corner;

THENCE: S 47° 48' 27" E continuing along said common line for a distance of 902.89 feet to a found 3/8-inch iron rod marking the east corner of said subdivision, said iron rod also marking the north corner of the called 58.56 acre Bond tract recorded in Volume 424, Page 418 (B.C.D.R.);

THENCE: along the common line of said FALLS CREEK RANCH SUBDISIVION and the called 58.56 acre Bond tract for the following three (3) calls:

1) S 43° 19' 23" W for a distance of 1602.20 feet to a found 1-inch iron rod marking the south corner of said subdivision,
2) N 61° 01' 15" W for a distance of 830.51 feet to a found 1-inch iron rod for corner and
3) N 54° 54' 35" W for a distance of 632.30 feet to a found 1-inch iron rod marking the west corner of said subdivision, said iron rod also being in the southeast line of the called 37 acre Gatlin tract recorded in Volume 2803, Page 125 (O.R.B.C.);

THENCE: N 41° 19' 21" E along the common line of said subdivision and the called 37 acre Gatlin tract for a distance of 266.22 feet to a found 3/8-inch iron rod marking the east corner of the called 37 acre Gatlin tract, said iron rod also being in the southwest line of the called 37 acre Mahoney tract;

THENCE: continuing along the common line of the said subdivision and the called 37 acre Mahoney tract for the following two (2) calls:

1) S 50° 34' 25" E for a distance of 69.19 feet to a found 3/8-inch iron rod for corner and
2) N 41° 51' 48" E for a distance of 1634.11 feet to the POINT OF BEGINNING and containing 56.43 acres of land, more or less.

Called 66.74 Acres
Now or Formerly
Roy D. Hefti et ux
Vol. 3829, Pg. 108

REPLATTED CONFIGURATION

CERTIFICATION OF COUNTY JUDGE

I, Duane Peters County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County, Commissioners' Court on the 14th day of June, 2012.

County Judge

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 describe a closed geometric form.

4/30/12
Kevin R. McClure, R.P.L.S. No. 5650

STATE OF TEXAS
REGISTERED
KEVIN R. McCLURE
5650
PROFESSIONAL
LAND SURVEYOR

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 22 day of June, 2012.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, 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 22nd day of June, 2012.

City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Beckendorff, 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 and Zoning Commission of the City of Bryan on the 8th day of June, 2011 and same was duly approved on the 7th day of July, 2011 by said Commission.

Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, 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 11th day of September, 2012, in the Official Records of Brazos County, Texas in Volume 10894, Page 267.

County Clerk, Brazos County, Texas
By: Victoria Elliott

REPLAT Page 2 of 2

FALLS CREEK RANCH SUBDIVISION

Owners:
Texas State Affordable Housing Corp.
200 E. Martin Luther King Blvd.
Austin, Tx 78702
(512) 477-3562

Brazos Valley Affordable Housing Corp.
4001 29th Street, Suite 180
Bryan, Texas 77802
(979) 595-2809

Brazos County, Texas
300 E. 26th St.
Bryan, Tx 77803

Owners:
Sergio Alvarez
& Cynthia Rodriguez
4092 Telluride Way
Bryan, Tx 77807

Robert and Reba Coleman
943 Keystone Drive
Bryan, Tx 77807

Paul Darrell
1110 Steamboat Run
Bryan, Texas 77807

56.43 ACRES
MOSES BAINE LEAGUE, A-3
BRAZOS COUNTY, TEXAS

JUNE, 2011
SCALE: 1" = 100'

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

10320001-rp_recover.dwg