

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	558.08'	1472.39'	21°43'00"	282.43'	554.74'	N55°17'28"E
C2	38.98'	25.00'	89°20'03"	24.71'	35.15'	N74°39'00"W
C3	81.92'	215.00'	21°49'51"	41.46'	81.43'	N19°04'02"W
C4	42.30'	25.00'	96°56'34"	28.23'	37.43'	N40°19'11"E
C5	261.48'	335.00'	44°43'14"	137.81'	254.89'	S66°25'51"W
C6	180.28'	265.00'	38°58'45"	93.79'	176.83'	S63°33'36"W
C7	51.91'	25.00'	118°58'22"	42.42'	43.08'	N37°27'51"W
C8	251.22'	285.00'	50°30'17"	134.43'	243.17'	S03°13'49"E
C9	189.52'	215.00'	50°30'17"	101.41'	183.44'	S03°13'49"E
C10	11.28'	285.00'	2°16'06"	5.64'	11.28'	N20°53'17"E
C11	34.40'	25.00'	78°50'24"	20.55'	31.75'	S59°10'26"W
C12	404.40'	435.00'	53°15'53"	218.14'	389.99'	N71°57'41"E
C13	17.08'	25.00'	39°09'09"	8.89'	16.75'	S64°54'19"W
C14	221.27'	50.00'	25°33'45"	66.88'	80.09'	N42°17'59"W
C15	14.85'	25.00'	33°34'20"	7.54'	14.44'	N27°42'19"E
C16	344.66'	365.00'	54°06'09"	186.39'	331.99'	N71°32'33"E
C17	34.40'	25.00'	78°50'24"	20.55'	31.75'	S41°59'10"E
C18	136.38'	285.00'	27°25'00"	69.52'	135.08'	N16°16'28"W
C19	37.56'	25.00'	86°04'16"	23.34'	34.12'	S13°03'10"W

LINE	LENGTH	BEARING
L1	191.57'	S41°04'31"W
L2	54.51'	N28°28'58"W
L3	70.00'	S61°31'02"W
L4	187.61'	S28°28'58"E
L5	37.76'	S44°04'13"W
L6	70.00'	N45°55'47"W
L7	86.48'	S22°01'20"W
L8	111.83'	S22°01'20"W
L9	111.77'	N81°24'22"W
L10	111.77'	N81°24'22"W
L11	121.52'	S03°37'03"E
L12	41.71'	S64°45'19"E
L13	280.94'	S18°46'22"W
L14	93.33'	S23°54'21"E
L15	86.07'	S07°49'06"E
L16	81.09'	S43°07'37"E
L17	88.82'	S19°03'33"E
L18	335.80'	S72°56'00"E
L19	169.45'	N45°34'02"W
L20	31.72'	S44°25'58"W
L21	92.98'	N80°06'15"E
L22	208.98'	N61°31'14"E
L23	107.28'	N88°18'49"E
L24	116.19'	N46°56'14"E
L25	50.14'	S38°45'06"E
L26	53.41'	S78°40'41"E
L27	127.67'	S39°05'44"E
L28	81.94'	S79°54'53"E
L29	146.49'	N54°46'45"E

- NOTES:**
- LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFS) 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 ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE THE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
 - WATER SERVICE WILL BE PROVIDED BY THE WICKSON CREEK SPECIAL UTILITY DISTRICT.
 - BEARINGS FOR THIS PROJECT ARE BASED ON TRUE NORTH AS DETERMINED BY GPS OBSERVATION. PROJECT BENCHMARK: BRAZOS COUNTY MONUMENT NUMBER GPS-28, ELEVATION = 333.83 FEET.
 - A PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 49041C0155 C, EFFECTIVE DATE JULY, 1992. THE FLOODPLAIN BASE FLOOD ELEVATIONS SHOWN ARE BASED ON THE FLOODPLAIN ANALYSIS PERFORMED FOR STONE CREEK FARMS, DATED MAY 2003.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES.
 - THE DEEDS FOR THIS PROPERTY ARE FOUND IN VOL. 5673, PG. 92 (37.904 ACRES) AND IN VOL. 5769, PG. 181 (6.064 ACRES) IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 - THE SUBJECT TRACT IS WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.
 - THERE WILL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINE. THE EASEMENT WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 - LOT 3, BLOCK 1 AND LOTS 1, 2 & 3, BLOCK 2 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO FM 1179. THE EXISTING DRIVEWAY FROM FM 1179 WILL BE REMOVED. LOTS 1 & 2, BLOCK 1 WILL BE ALLOWED A SINGLE SHARED DRIVEWAY TO FM 1179 WITHIN THE PRIVATE ACCESS EASEMENT ON LOT 1.
 - AN EXCEPTION TO THE MINIMUM LOT WIDTH FOR SUBDIVISIONS IN THE ETJ WAS APPROVED BY THE CITY OF BRYAN PLANNING & ZONING COMMISSION ON MARCH 20, 2003.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.

Meters and Bounds Description
Stone Creek Farms - Phase One
43.968 Acres

Field notes of a 43.967 acre tract or parcel of land lying and being situated in the Richardson Perry League, Abstract No. 44, Brazos County, Texas and being the combination of the following two tracts: a 37.904 acre parcel described in a Warranty Deed from Kbarc, LLC to SNS Investments, LLC dated October 10, 2003 recorded in Volume 5673, Page 92 of the Official Records of Brazos County, Texas; and a 6.064 acre parcel described in a Warranty Deed from Kbarc, LLC to SNS Investments, LLC dated October 10, 2003 recorded in Volume 5769, Page 181 of the Official Records of Brazos County, Texas and as now located on the ground and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found lying in the southern R.O.W. line of "State Farm Road 1179" marking the common north corner of the aforementioned 37.904 acre parent parcel and the west corner of "Easterling Estates" subdivision (vol. 4584, p. 75 - O.R.B.C.);

THENCE S. 48°55'30" E. along the southwestern boundary of "Easterling Estates" subdivision at 880.20 feet pass the calculated common corner of the 37.904 acre parent parcel and the 6.064 acre parent parcel, for a total distance of 1249.08 feet to a 1/2" iron rod found marking the common corner between Lots 24 and 23, Block 3 of said subdivision, for corner;

THENCE across the 6.064 acre parent parcel for the following three calls:

- 1) S. 41°04'31" W. for a distance of 191.57 feet to a 1/2" iron rod, set for an angle point,
- 2) S. 60°16'21" W. for a distance of 672.67 feet to a 1/2" iron rod, set for an angle point,
- 3) S. 70°25'08" W. for a distance of 358.06 feet to a 1/2" iron rod, set marking a point on the southerly line of the 6.064 acre tract, for an angle point;

THENCE along the 37.904 acre parent parcel for the following nine calls:

- 1) S. 80°47'24" W. for a distance of 583.97 feet to a 1/2" iron rod, set for an angle point,
- 2) N. 28°28'58" W. for a distance of 54.51 feet to a 1/2" iron rod, set in the eastern R.O.W. line of the proposed "Stone Creek Drive", for an "ell corner",
- 3) S. 61°31'02" W. across the proposed "Stone Creek Drive" for a distance of 70.00 feet to a 1/2" iron rod, set in the western R.O.W. line of said road, for an "ell corner",
- 4) S. 28°28'58" E. for a distance of 187.61 feet to a 1/2" iron rod, set for corner,
- 5) S. 56°45'45" W. for a distance of 233.42 feet to a 1/2" iron rod, set for corner,
- 6) N. 35°21'42" W. for a distance of 448.07 feet to a 1/2" iron rod, set in the southern R.O.W. line of the proposed "Gemstone Drive", for an "ell corner",
- 7) S. 44°04'13" W. along the southern R.O.W. line of the proposed "Gemstone Drive" for a distance of 37.76 feet to a 1/2" iron rod, set for corner,
- 8) N. 45°55'47" W. across the proposed "Gemstone Drive" for a distance of 70.00 feet to a 1/2" iron rod, set in the northern R.O.W. line of said road, for an angle point,
- 9) N. 35°21'42" W. for a distance of 410.67 feet to a 1/2" iron rod, set in the southern R.O.W. line of "State Farm Road 1179", for corner,

THENCE along the southern R.O.W. line of "State Farm Road 1179" for the following three calls:

- 1) N. 66°08'58" E. for a distance of 492.15 feet to a calculated point, for an angle point, a disturbed concrete monument bears: N. 46°30'10" E. a distance of 1.59 feet for reference,
- 2) around a curve to the right with a radius of 1472.39 feet and a central angle of 21°43'00" for an arc distance of 558.08 feet, chord bears: N. 55°17'28" E. for a distance of 554.74 feet to a 1/2" iron rod found marking the point of tangency,
- 3) N. 44°25'58" E. for a distance of 775.44 feet to the PLACE OF BEGINNING, containing 43.967 acres of land, more or less.

NOTE: The bearings shown on this plat are based on GPS observations and are grid bearings, Texas State Plane Coordinate System, south central zone, NAD 83, U.S. foot, the combined scale factor = 0.99989535558.

CERTIFICATION OF THE SURVEYOR
I, Mark Paulson, Registered Professional Land Surveyor No. 2099, in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the property made on the ground under my supervision.

Doc 00649583 Bk OR 5936 Vol 287 Pg
Mark Paulson, R.P.L.S. No. 2099



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Carey D. Smith, managing member of SNS Investments, LLC, owner of the 43.968 acre tract shown on this plat, being all of the 37.904 acre tract of land conveyed to SNS Investments, LLC in the Deed Records of Brazos County in Volume 5673, Page 92, and the 6.064 acre tract of land conveyed to SNS Investments, LLC in the Deed Records of Brazos County in Volume 5769, Page 181, and designated herein as Stone Creek Farms, Phase 1, a subdivision in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places shown on the plat for the purpose and consideration therein expressed.

Carey D. Smith, Managing Member
SNS Investments, LLC

CERTIFICATE OF 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 20th day of March, 2003, in the Official Records of Brazos County, Texas, in Volume 5936, Page 287.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen
County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Jim Casper, 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 17th day of March, 2003, and same was duly approved on the 17th day of March, 2003, by said Commission.

Jim Casper
Chairman, Planning & Zoning Commission,
Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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 rules and ordinances of the City of Bryan and was approved on the 17th day of March, 2003.

Michelle Ballard
Planning Administrator, Bryan, Texas

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 17th day of March, 2003.

Joseph P. Schultz
City Engineer, Bryan, Texas

CERTIFICATE OF COUNTY JUDGE

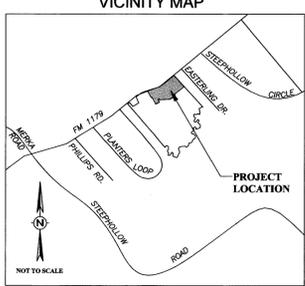
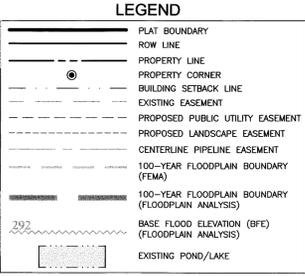
This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 24th day of March, 2003.

Randy Som
County Judge, Brazos County

CERTIFICATE OF THE ENGINEER

I, Joseph P. Schultz, Registered Professional Engineer No. 65889, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Joseph P. Schultz
Joseph P. Schultz, P.E. No. 65889



FINAL PLAT
STONE CREEK FARMS
PHASE 1
43.968 ACRES
BLOCK 1, LOTS 1 THRU 8
BLOCK 2, LOTS 1 THRU 3
BLOCK 3, LOT 1
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

SCALE: 1"=100'
JUNE, 2003
REV. NOVEMBER, 2003
REV. JANUARY, 2004
OWNER/DEVELOPER:
SNS Investments, LLC
1707 Graham Road
College Station, TX 77845
(979) 690-7711
SURVEYOR:
Mark Paulson, RPLS No. 2099
Horatio Chriesman Co.
8020 FM 1179
Bryan, TX 77805
(979) 776-6643
ENGINEER:
TEXCON
General Contractors
Joseph P. Schultz, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 690-7711

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Carey D. Smith 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 and consideration therein stated.
Given under my hand and seal on this 20th day of March, 2003.
Ginger L. Urso
Notary Public in and for the State of Texas
Printed Name: Ginger L. Urso
My Commission Expires: 9-5-2007
GINGER L. URSO
Notary Public, State of Texas
My Commission Expires
September 05, 2007