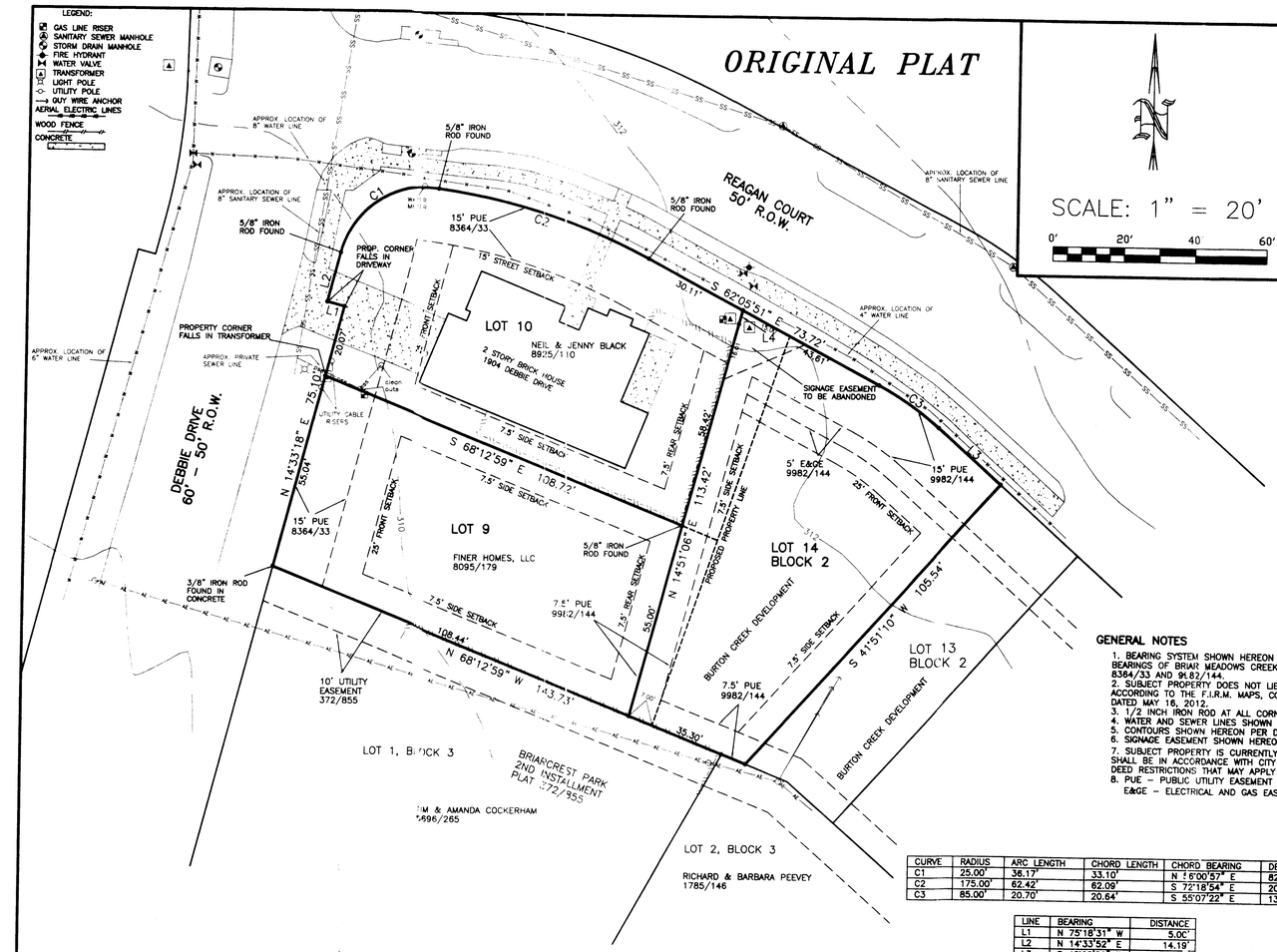

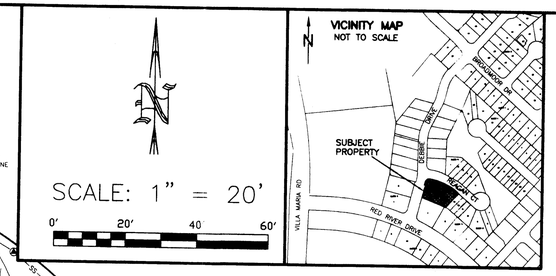

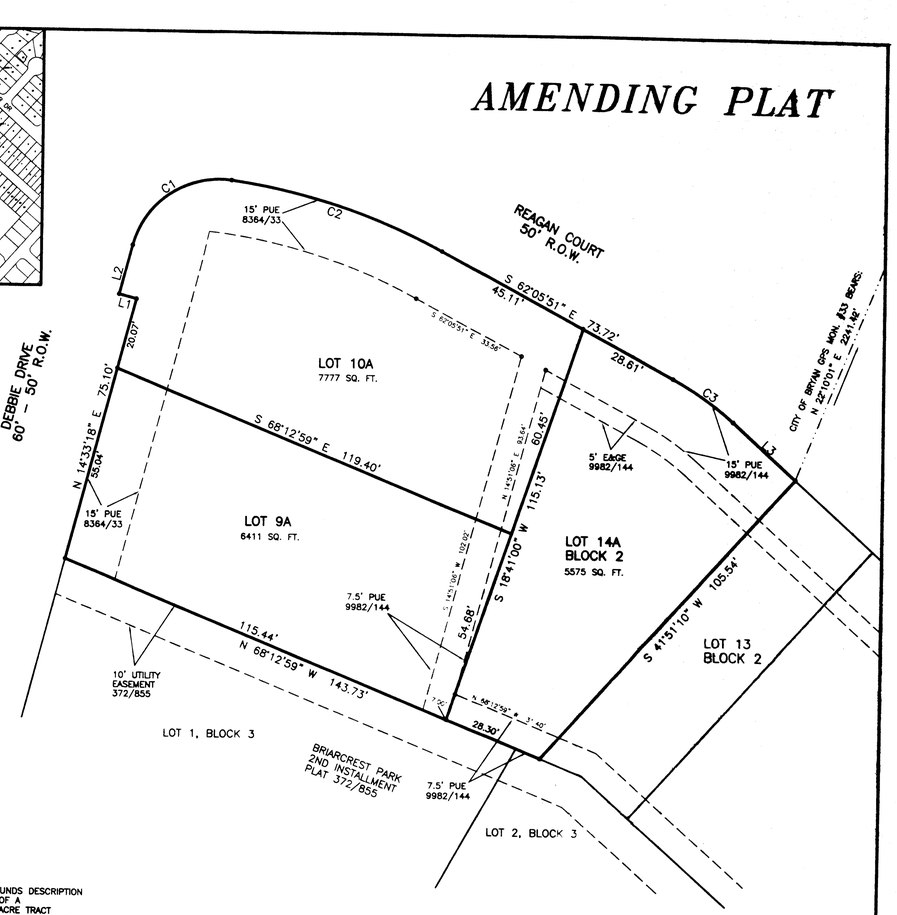

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE I AND IV, 8364/33 AND 9L82/144.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 E, DATED MAY 16, 2012.
3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS.
5. CONTOURS SHOWN HEREON PER DIGITAL OVERLAY.
6. SIGNAGE EASEMENT SHOWN HEREON IS BEING ABANDONED DUE TO NON-USAGE.
7. SUBJECT PROPERTY IS CURRENTLY ZONED "RD-5". BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND/OR ANY DEED RESTRICTIONS THAT MAY APPLY AT TIME OF DEVELOPMENT.
8. PUE – PUBLIC UTILITY EASEMENT
   E&GE – ELECTRICAL AND GAS EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	36.17'	33.10'	N 56°00'57" E	82°54'11"
C2	175.00'	62.42'	62.09'	S 72°18'54" E	20°26'07"
C3	85.00'	20.70'	20.64'	S 55°07'22" E	13°57'00"

LINE	BEARING	DISTANCE
L1	N 75°18'31" W	5.00'
L2	N 14°33'52" E	14.19'
L3	S 48°08'50" E	23.62'
L4	N 15°16'32" E	3.99'

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 _____, 20__.

_____
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 _____, 20__.

_____
City Engineer, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, NEIL AND JENNY BLACK (dba FINER HOMES), owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 8095 & 8925, Page 179 & 110, 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(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/they 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 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 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.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

BURTON CREEK DEVELOPMENT, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to it in the Official Records of Brazos County, in Volume 7015, Page 33, 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(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/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF A 0.454 ACRE TRACT JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 9 AND 10, BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 8364, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 14, BLOCK 2, BRIAR MEADOWS CREEK SUBDIVISION, PHASE IV, ACCORDING TO THE PLAT RECORDED IN VOLUME 9982, PAGE 144 OF THE OFFICIAL PUBLIC 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 EASTERLY LINE OF DEBBIE DRIVE (60' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 9 AND THE NORTHWEST CORNER OF LOT 1, BLOCK 3, BRIARCREST PARK, 2ND INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 372, PAGE 855 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE EASTERLY LINE OF DEBBIE DRIVE FOR THE FOLLOWING CALLS:

N 14° 33' 18" E FOR A DISTANCE OF 75.10 FEET;

N 75° 18' 31" W FOR A DISTANCE OF 5.00 FEET;

N 14° 33' 52" E (R.O.W. NOW 50') FOR A DISTANCE OF 14.19 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 54' 11" FOR AN ARC DISTANCE OF 36.17 FEET (CHORD BEARS: N 56° 00' 57" E – 33.10 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF REAGAN COURT (50' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG THE SOUTHERLY LINE OF REAGAN COURT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 26' 07" FOR AN ARC DISTANCE OF 62.42 FEET (CHORD BEARS: S 72° 18' 54" E – 62.09 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 62° 05' 51" E FOR A DISTANCE OF 73.72 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 85.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 57' 00" FOR AN ARC DISTANCE OF 20.70 FEET (CHORD BEARS: S 55° 07' 22" E – 20.64 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 48° 08' 50" E FOR A DISTANCE OF 23.62 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 14, BLOCK 2, AND THE NORTH CORNER OF LOT 13, BLOCK 2, BRIAR CREEK MEADOWS SUBDIVISION, PHASE IV;

THENCE: S 41° 51' 10" W ALONG THE COMMON LINE OF SAID LOT 14 AND SAID LOT 13 FOR A DISTANCE OF 105.54 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF LOT 2, BLOCK 2, BRIARCREST PARK, 2ND INSTALLMENT, MARKING THE COMMON CORNER OF SAID LOT 14 AND 13;

THENCE: N 68° 12' 59" W ALONG THE COMMON LINE OF SAID LOTS 14 AND 9 AND BRIARCREST PARK, 2ND INSTALLMENT, FOR A DISTANCE OF 143.73 FEET TO THE POINT OF BEGINNING CONTAINING 0.454 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER 2013. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF BRIAR CREEK MEADOWS SUBDIVISION, 8364/33 AND 9982/144.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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 authentification was filed for record in my office on the _____ day of _____, 20___, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

AMENDING PLAT

OF

LOT 9 AND 10
BRIAR MEADOWS CREEK SUBDIVISION
PHASE I
VOLUME 8364, PAGE 33

AND

LOT 14, BLOCK 2
BRIAR MEADOWS CREEK SUBDIVISION
PHASE IV
VOLUME 9982, PAGE 144

0.454 ACRES, JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: OCTOBER 2013
PLAT DATE: 10-31-13

JOB NUMBER: 13-754
CAD NAME: 13-754
CR5 FILE: MARIA (cont); 13-754 (job)

NOV 05 2013

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: NEIL & JENNY BLACK
1414 HARPERS FERRY ROAD
COLLEGE STATION, TEXAS 77845
PHONE (979) XXX-XXXX