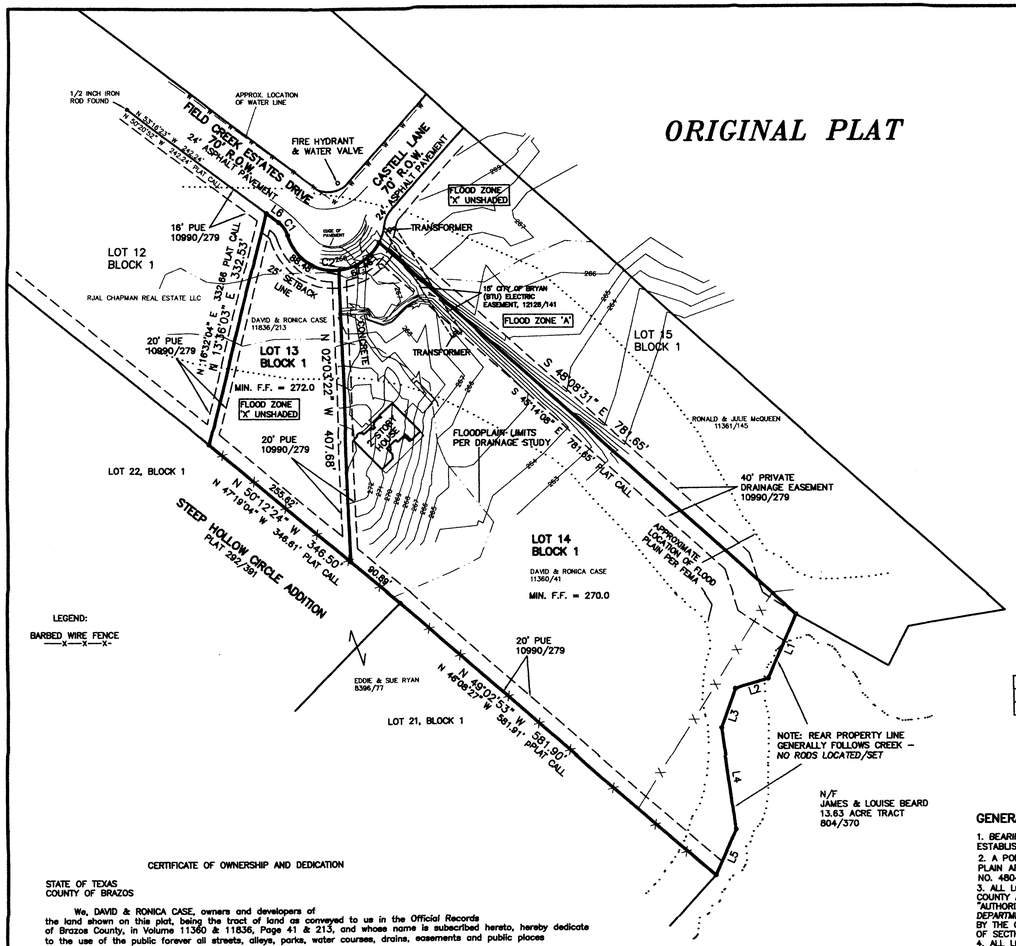
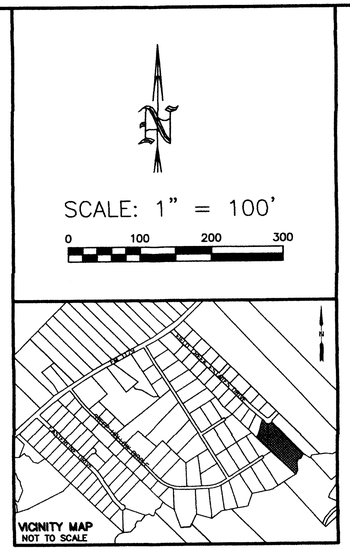
ORIGINAL PLAT



LEGEND:

BARBED WIRE FENCE —x—x—x—



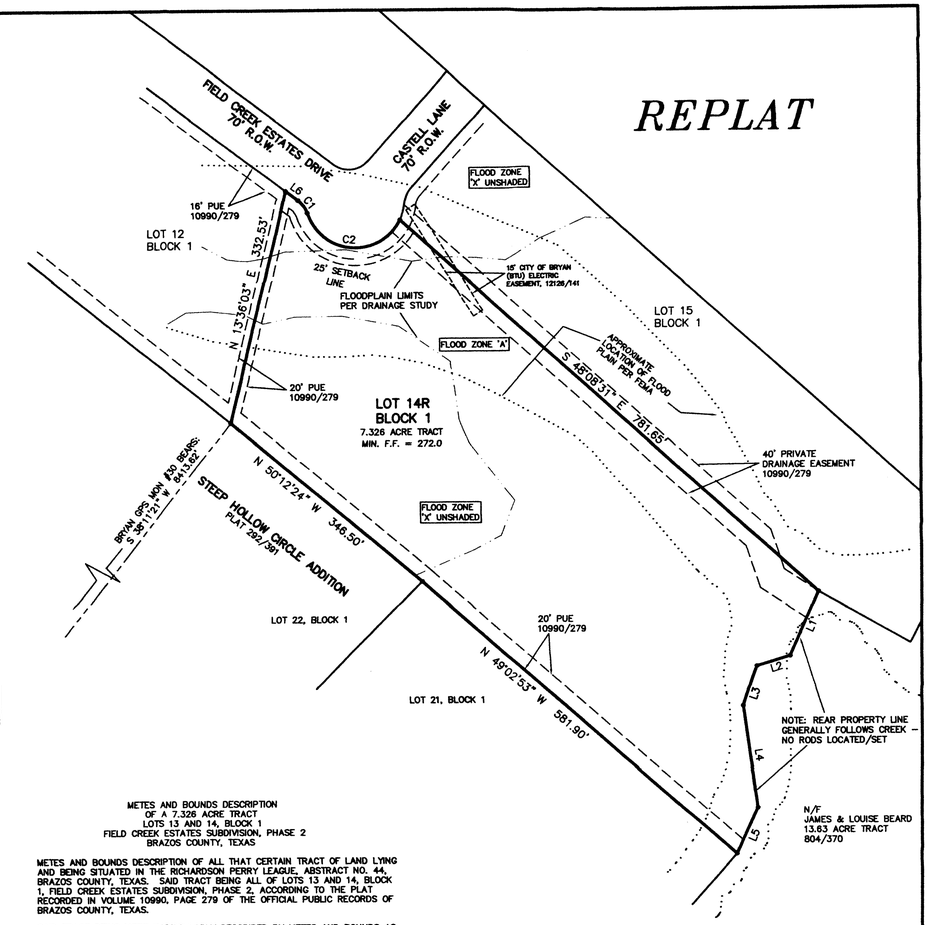
LINE	BEARING	DISTANCE
L1	S 23°42'37" W	97.24'
L2	S 73°26'37" W	48.83'
L3	S 19°45'37" W	57.85'
L4	S 08°21'23" E	143.84'
L5	S 24°35'37" W	70.29'
L6	S 53°16'23" E	21.60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.96'	35.00'	35°56'38"	S 35°17'01" E	21.60'
C2	166.17'	70.00'	136°01'02"	S 85°18'32" E	129.81'

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0210 E, DATED MAY 16, 2012.
3. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
4. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
5. 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.
6. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
7. ANY POTENTIAL OSSF SITE WITHIN A 100-YEAR FLOODPLAIN IS SUBJECT TO SPECIAL PLANNING REQUIREMENTS. THE OSSF SHALL BE LOCATED SO THAT A FLOOK WILL NOT DAMAGE THE OSSF DURING A FLOOD EVENT, RESULTING IN CONTAMINATION OF THE ENVIRONMENT. PLANNING MATERIALS SHALL INDICATE HOW TANK FLOTATION IS ELIMINATED.
8. ALL DEVELOPMENT WITHIN THE WOO-YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, BRAZOS COUNTY "FLOOD DAMAGE PREVENTION ORDER". A FLOOD PLAIN PERMIT SHALL BE OBTAINED FROM COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF ANY STRUCTURE WITHIN THE FLOOD PLAIN.
9. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
10. CONTOURS SHOWN HEREON ARE FROM AN ACTUAL ON-THE-GROUND SURVEY PERFORMED PRIOR TO CONSTRUCTION OF THE HOUSE SHOWN HEREON.
11. LOCATION OF WATER LINE IS APPROXIMATE ONLY.
12. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH BRAZOS COUNTY SUBDIVISION REGULATIONS AND ANY OTHER DEED RESTRICTIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

REPLAT



METES AND BOUNDS DESCRIPTION
OF A 7.326 ACRE TRACT
LOTS 13 AND 14, BLOCK 1
FIELD CREEK ESTATES SUBDIVISION, PHASE 2
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARDSON PERRY LEAGUE, ABSTRACT NO. 44, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 13 AND 14, BLOCK 1, FIELD CREEK ESTATES SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 10990, PAGE 279 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF FIELD CREEK ESTATES DRIVE (70' R.O.W. MARKING THE NORTHWEST CORNER OF SAID LOT 13 AND THE NORTHEAST CORNER OF LOT 12, BLOCK 1;

THENCE: ALONG THE SOUTHWEST LINE OF FIELD CREEK ESTATES DRIVE FOR THE FOLLOWING CALLS:

S 53° 16' 23" E FOR A DISTANCE OF 21.60 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 56' 38" FOR AN ARC DISTANCE OF 21.96 FEET (CHORD BEARS: S 35° 17' 01" E – 21.60 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 70.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 136° 01' 02" FOR AN ARC DISTANCE OF 168.17 FEET (CHORD BEARS: S 85° 18' 32" E – 129.81 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 14 AND THE WEST CORNER OF LOT 15, BLOCK 1;

THENCE: S 48° 08' 31" E ALONG THE COMMON LINE OF SAID LOT 14 AND SAID LOT 15 FOR A DISTANCE OF 781.65 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 14 ON THE WESTERLY LINE OF A CALLED 13.63 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES AND LOUISE BEARD RECORDED IN VOLUME 804, PAGE 370 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID LOT 14 AND SAID 13.63 ACRE TRACT FOR THE FOLLOWING CALLS:

S 23° 42' 37" W FOR A DISTANCE OF 97.24 FEET;

S 73° 26' 37" W FOR A DISTANCE OF 48.83 FEET;

S 19° 45' 37" W FOR A DISTANCE OF 57.85 FEET;

S 08° 21' 23" E FOR A DISTANCE OF 143.84 FEET;

S 24° 35' 37" W FOR A DISTANCE OF 70.29 FEET TO THE EAST CORNER OF LOT 21, BLOCK 1, STEEP HOLLOW CIRCLE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 292, PAGE 391 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 49° 02' 53" W ALONG THE COMMON LINE OF SAID LOT 14 AND SAID LOT 21 FOR A DISTANCE OF 581.90 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 21 AND THE EAST CORNER OF LOT 22, BLOCK 1, STEEP HOLLOW CIRCLE ADDITION;

THENCE: N 50° 12' 24" W ALONG THE COMMON LINE OF SAID LOT 14, SAID LOT 13 AND SAID LOT 22 FOR A DISTANCE OF 346.50 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 13 AND THE SOUTH CORNER OF SAID LOT 12;

THENCE: N 13° 36' 03" E ALONG THE COMMON LINE OF SAID LOT 13 AND SAID LOT 12 FOR A DISTANCE OF 332.53 FEET TO THE POINT OF BEGINNING CONTAINING 7.326 ACRES OF LAND AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, DAVID & RONICA CASE, 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 11360 & 11836, Page 41 & 213, 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 persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

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

_____
Notary Public, Brazos County, Texas

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 APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the _____ day of _____, 20__.
Signed this the _____day of _____, 20__.

_____
County Judge, Brazos County, Texas

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 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

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

FINAL PLAT
OF
LOT 14R, BLOCK 1
FIELD CREEK ESTATES SUBDIVISION
PHASE 2
BEING A
REPLAT
OF
LOTS 13 & 14, BLOCK 1
FIELD CREEK ESTATES SUBDIVISION
PHASE 2
VOLUME 10990, PAGE 279
7.326 AC., RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: APRIL, 2015
PLAT DATE: 06-18-15
REVISED: 06-30-15
JOB NUMBER: 15-288
CAD NAME: 15-288
CR5 FILE: 15-288

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

PREPARED FOR: RONICA CASE
7686 FIELD CREEK ESTATES DRIVE
BRYAN, TEXAS 77808
PHONE (979) 776-0105