

VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, Jing Du 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 14104, Page 18 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: Jing Du

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Jing Du, 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 03 day of October, 2019.

Notary Public, Brazos County, Texas  
ALEX BERENSON  
 My Comm. Expires on 03, 2020  
 My Comm. No. 0012888

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 this 20 day of October, 2019.

W. Pollock  
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

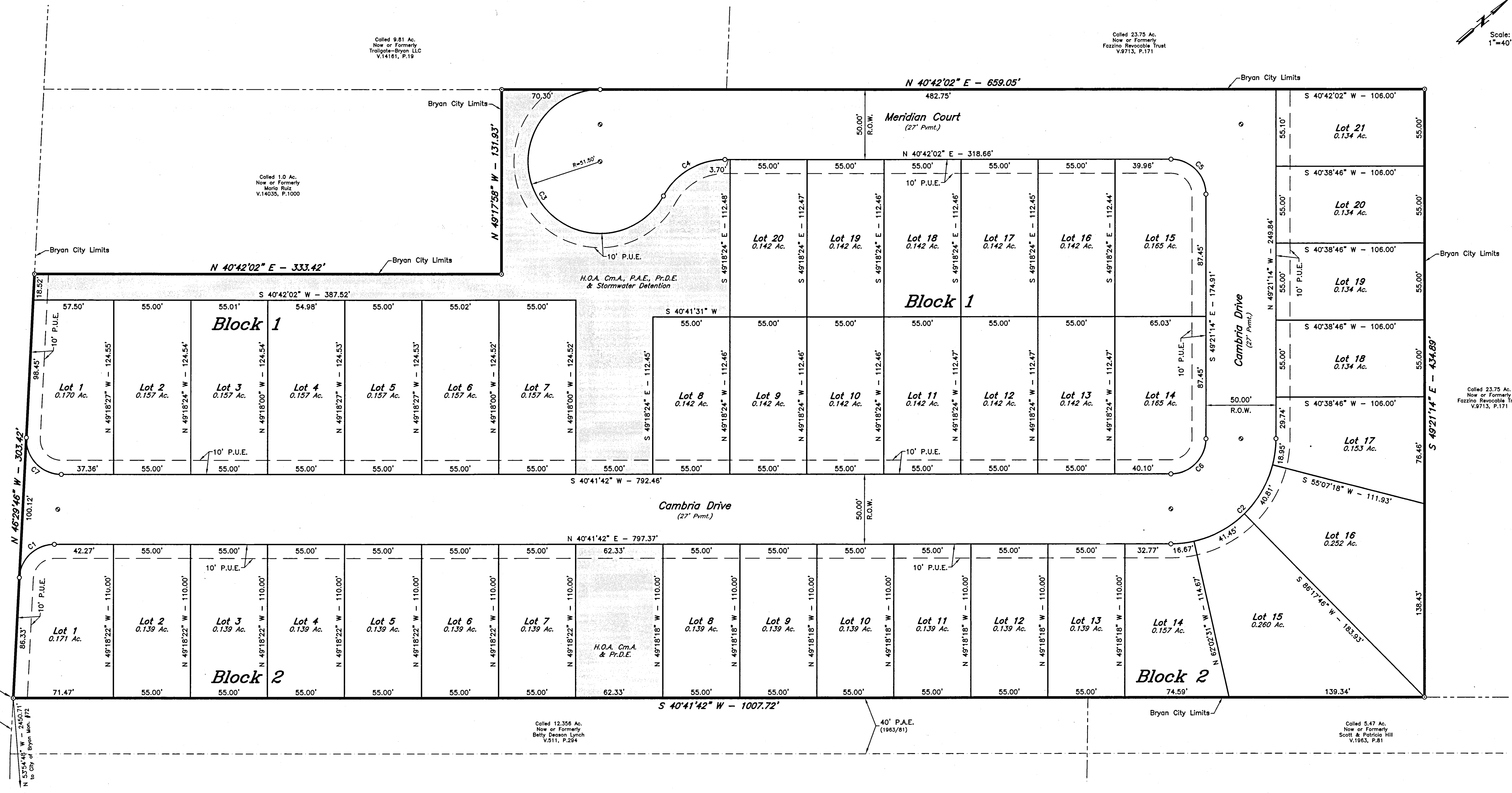
I, Martha Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on this 20 day of October, 2019.

Martha Zimmerman  
 City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 20 day of October, 2019, and same was duly approved on the 15 day of October, 2019 by said Commission.

Bobby Gutierrez  
 Chairman, Planning and Zoning Commission



Filed for Record  
 Official Public Record #: 01  
 Brazos County Clerk  
 On: 10/25/2019 1:20:41 PM  
 in the PLAT Records

Doc Number: 2019-1376168  
 Volume - Page: 15652-197  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20191025002084  
 By: DB



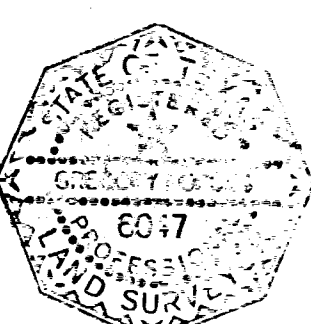
do hereby certify  
 on this 20 day of October, 2019

Karen McGowan  
 County Clerk, Brazos County, Texas  
By: Debbie Becker

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus 9/23/19  
 Gregory Hopcus, R.P.L.S. No. 6047



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, in Brazos County, Texas and being all of the 8.953 acre tract described in the deed from Jose Luis Ramirez and wife, Bianca Estela Godinez and Carlos Ramirez to Zhe Li recorded in Volume 14104, Page 18 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 south corner of called 8.953 acre LI tract and the west corner of the called 12.356 acre Betty Deason Lynch tract recorded in Volume 511, Page 294 (O.R.B.C.), said iron rod also being in the northeast right-of-way line of Chick Lane (based on a 60-foot width);

THENCE: N 46° 29' 46" W along the northeast right-of-way line of said Chick Lane for a distance of 303.42 feet to a found 1/2-inch iron rod marking the common west corner of this tract and the called 8.953 acre LI tract, said iron rod also marking the south corner of the called 1.000 acre Mario Guadalupe Ruiz tract recorded in Volume 14035, Page 100 (O.R.B.C.);

THENCE: along the common line of the called 8.953 acre LI tract and the called 1.000 acre Ruiz tract for the following two (2) calls:

1) N 40° 42' 02" E for a distance of 333.42 feet to a found 1/2-inch iron rod for corner, and  
 2) N 49° 17' 58" W for a distance of 131.93 feet to a found 1/2-inch iron rod in the southeast line of the called 9.81 acre Trailgate-Bryan, LLC tract recorded in Volume 14161, Page 19 (O.R.B.C.);

THENCE: along the common line of the called 8.953 acre LI tract, the called 1.000 acre Ruiz tract, the called 9.81 acre Trailgate-Bryan tract and the called 23.75 acre Fazzino Revocable Trust recorded in Volume 9713, Page 171 (O.R.B.C.) for the following two (2) calls:

1) N 40° 42' 02" E, at 180.75 feet, pass a found 1/2-inch iron rod marking the east corner of the called 1.000 Ruiz tract and the southwest corner of the called 23.75 acre Fazzino tract, continue for a total distance of 659.05 feet to a found 1/2-inch iron rod marking the north corner of the called 8.953 acre LI tract,  
 2) S 49° 21' 14" E for a distance of 434.89 feet to a found 1/2-inch iron rod marking the east corner of the 8.953 acre LI tract, said iron rod also marking an ell corner of the called 23.75 acre Fazzino tract and being in the northwest line of the called 5.47 acre Scott and Patricia Hill tract recorded in Volume 1963, Page 81 (O.R.B.C.);

THENCE: S 40° 41' 42" W along the common line of the called 8.953 acre LI tract, the 5.47 acre Hill tract and the called 12.356 acre Lynch tract for a distance of 1007.72 feet to the POINT OF BEGINNING and containing 8.953 acres of land, more or less.

GENERAL SURVEYOR NOTES:

- ORIGIN OF BEARING SYSTEM: Grid North based on City of Bryan Control Monuments No. 72 and No. 74.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195F, Map Revised May 18, 2012, this property is not located in a Special Flood Hazard Area.
- Unless otherwise indicated, all distances shown along curves are arc distances.
- ZONING: RD-5
- Proposed Land Use: Single Family Residential (41 Lots)
- Building Setback Lines shall be:
  - Front: 25'
  - Rear: 7.5'
  - Side: 7.5'
  - Side Street: 15'
- Right-of-way Acres: 1.97 Ac.
- All homes to have residential fire sprinkler systems installed prior to the receipt of a Certificate of Occupancy.
- Lot 1, Block 1 and Lot 1, Block 2 will only have access to Cambria Drive.
- Common Area shall be owned & maintained by Homeowner's Association.
- Access will only be allowed onto local streets.
- Property was annexed into the city 01/09/2018.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
  - o - 1/2" Iron Rod Found
  - o - 1/2" Iron Rod Set at Points of Curvature
  - o - PK Nail Control Monuments set in Asphalt, Pymt.
- Abbreviations:
  - CA - Common Area
  - H.O.A. - Homeowner's Association
  - P.A.E. - Public Access Easement
  - P.O.B. - Point of Beginning
  - P.U.E. - Public Utility Easement
  - Pr.D.E. - Private Drainage Easement

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	87°11'28"	25.00'	38.04'	23.80'	N 2°54'02" W	34.48'
C2	90°02'56"	75.00'	117.87'	75.06'	N 4°19'46" W	106.11'
C3	241°27'22"	51.50'	217.03'	-86.64'	S 80°01'39" E	88.54'
C4	61°27'22"	50.00'	53.63'	29.72'	N 9°58'21" E	51.10'
C5	89°56'44"	25.00'	39.25'	24.98'	N 85°40'24" E	35.34'
C6	90°02'56"	25.00'	39.29'	25.02'	S 4°19'46" E	35.37'
C7	92°48'32"	25.00'	40.50'	26.26'	S 87°05'58" W	36.21'

**FINAL PLAT**

**BOULDER CREEK SUBDIVISION**

**LOTS 1-20, BLOCK 1 AND LOTS 1-21, BLOCK 2**

**8.953 ACRES**

ZENO PHILLIPS LEAGUE, A-45  
 BRAZOS COUNTY, TEXAS

MAY, 2018  
 SCALE: 1"=40'

Owner: Step Stone Development LLC  
 2533 Workworth LN  
 College Station, TX 77845  
 77845

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

Texas Firm Registration No. 10103300

Scale: 1"=40'