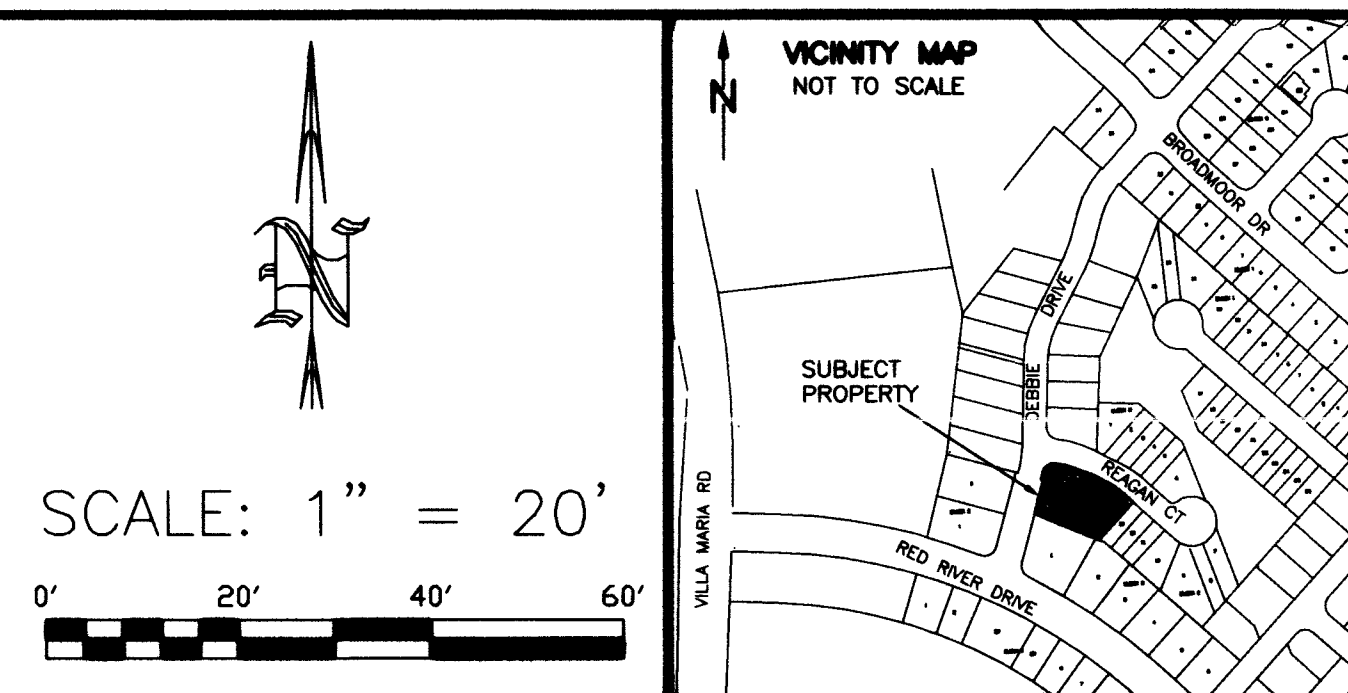
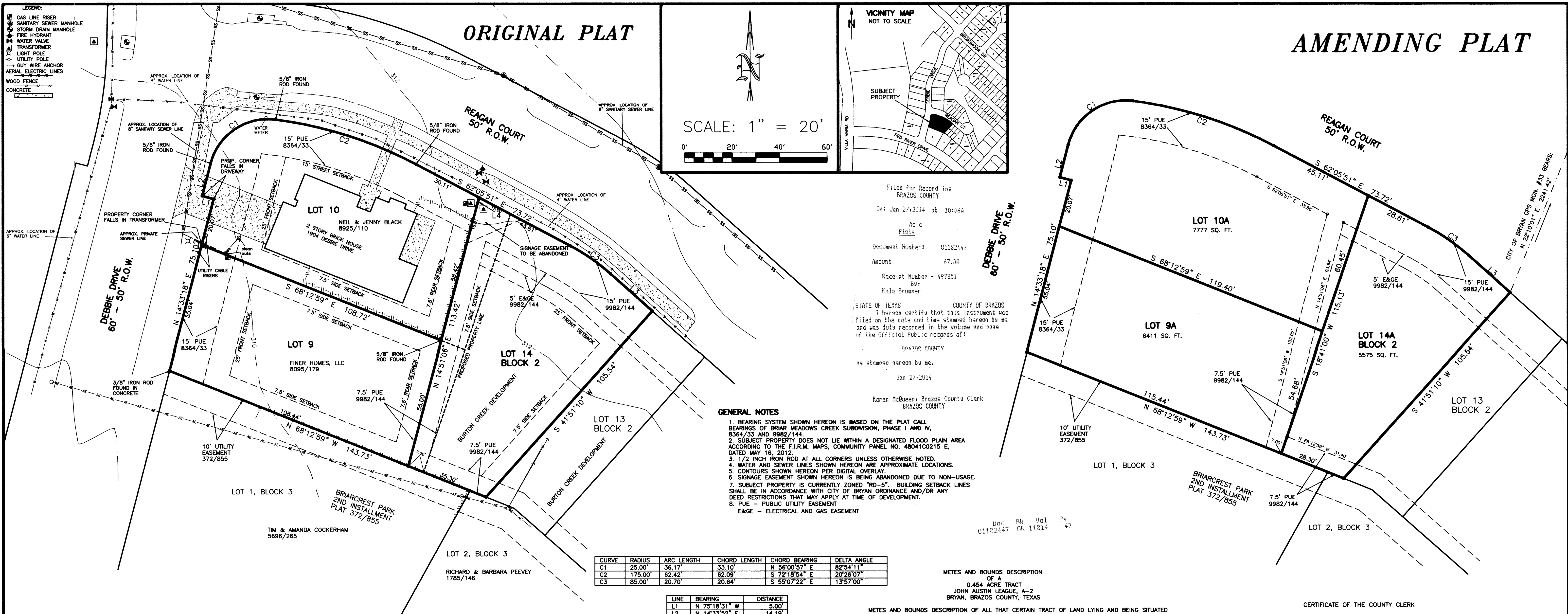


ORIGINAL PLAT

AMENDING PLAT



Filed for Record in: BRAZOS COUNTY
On: Jan 27, 2014 at 10:06A
As a Plat
Document Number: 01182447
Amount: 67.00
Receipt Number - 497351
By: Kala Bruner

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 9982/144.
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-S". 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&G - ELECTRICAL AND GAS EASEMENT

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains data for curves C1, C2, and C3.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines L1, L2, L3, and L4.

METES AND BOUNDS DESCRIPTION
0.454 ACRE TRACT
OF A
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.

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 21st day of January, 2014.

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 21st day of January, 2014.

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.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Jenny Black & Neil Black, 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 22nd day of November, 2013.
Dorina L. Spilce
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.

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.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Jenny Black & Neil Black, 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 22nd day of November, 2013.
Dorina L. Spilce
Notary Public, 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 authentication was filed for record in my office on the 27th day of January, 2014, in the Official Public Records of Brazos County, Texas, in Volume 11814, Page 47.

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). PREPARED BY: KERR SURVEYING, LLC. 409 N. TEXAS AVENUE BRYAN, TEXAS 77803. PHONE (979) 268-3185. PREPARED FOR: NEIL & JENNY BLACK 1414 HARPERS FERRY ROAD COLLEGE STATION, TEXAS 77845. PHONE (979) XXX-XXXX.