



CITY OF BRYAN GPS MONUMENT NO. 34 BEARS: N 32°42'05" W - 1411.05'

N/F BETTY TAUBER, WILLIAM FRANK TAUBER, JR. BETTY JANE TAUBER HANCOCK KATHLEEN TAUBER STUBBLEFIELD 393/43 90' X 275' TRACT

N/F BURTON CREEK DEVELOPMENT, LTD 6532/267

N/F BURTON CREEK DEVELOPMENT, LTD 16117 ACRE TRACT 6598/59

N/F LINDA THWEATT (UNPLATTED)

VILLA MARIA ROAD 100' R.O.W.

POINT OF BEGINNING 3/4" IRON PIPE FOUND

LOT 1, BLOCK 1 ASSISTED LIVING CONCEPTS PLAT 2529/337

0.887 AC. DETENTION POND AND DRAINAGE EASEMENT (PRIVATE) 6827/103 (PORTION OF LOT 18)

METES AND BOUNDS DESCRIPTION OF A 5.92 ACRE TRACT JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS...

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 3/4 INCH IRON PIPE FOUND ON THE EAST LINE OF VILLA MARIA ROAD...

THENCE: N 11° 17' 50" W ALONG THE EAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 40.10 FEET TO A 1-1/4 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO BETTY TAUBER, WILLIAM FRANK TAUBER, JR., BETTY JANE TAUBER HANCOCK AND KATHLEEN TAUBER STUBBLEFIELD...

THENCE: N 78° 15' 00" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID TAUBER TRACT FOR A DISTANCE OF 274.87 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID TAUBER TRACT AND A SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 3.62 ACRE TRACT DESCRIBED AS TRACT #1 BY A DEED TO WANDA VICKI KELSEY...

THENCE: S 87° 20' 38" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID REMAINDER OF 3.62 ACRE TRACT FOR A DISTANCE OF 221.08 FEET TO A 1 INCH IRON PIPE FOUND MARKING N ANGLE POINT IN SAID LINE;

THENCE: S 61° 43' 44" E CONTINUING ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID REMAINDER OF 3.62 ACRE TRACT FOR A DISTANCE OF 179.61 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO JESSE ALMANZA AND WIFE, LINDA ALMANZA...

THENCE: N 38° 24' 48" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID ALMANZA TRACT FOR A DISTANCE OF 185.72 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 64.5 ACRE TRACT AS DESCRIBED BY A DEED TO J. H. NASH...

THENCE: S 52° 44' 26" E ALONG THE COMMON LINE OF SAID REMAINDER OF 24.427 ACRE TRACT AND SAID REMAINDER OF 64.5 ACRE TRACT, AT 20.00 FEET PASS THE MOST WESTERLY CORNER OF BRIAR MEADOWS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6866, PAGE 28 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS...

THENCE: S 48° 00' 54" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND BRIAR MEADOWS SUBDIVISION FOR A DISTANCE OF 288.57 FEET TO A 5/8 INCH IRON ROD SET MARKING THE MOST EASTERLY NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 37.391 ACRE TRACT FOR THE FOLLOWING CALLS: S 21° 41' 40" W FOR A DISTANCE OF 146.59 FEET TO A 5/8 INCH IRON ROD SET;

S 25° 07' 06" W FOR A DISTANCE OF 164.19 FEET TO A 5/8 INCH IRON ROD SET;

S 02° 01' 44" W FOR A DISTANCE OF 197.93 FEET TO A 5/8 INCH IRON ROD SET;

S 62° 05' 50" E FOR A DISTANCE OF 174.42 FEET TO A 5/8 INCH IRON ROD SET;

S 15° 16' 32" W FOR A DISTANCE OF 55.23 FEET TO A 5/8 INCH IRON ROD SET;

S 14° 51' 05" W FOR A DISTANCE OF 113.42 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHERLY LINE OF 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 COMMON LINE OF SAID 37.391 ACRE TRACT AND BRIARCREST PARK, 2ND INSTALLMENT, FOR THE FOLLOWING CALLS: N 68° 12' 58" W FOR A DISTANCE OF 108.44 FEET TO A 3/8 INCH IRON ROD FOUND ON THE EAST LINE OF DEBBIE DRIVE (60' R.O.W.);

N 14° 33' 18" E ALONG THE EAST LINE OF DEBBIE DRIVE FOR A DISTANCE OF 75.10 FEET TO A 3/8 INCH IRON ROD FOUND;

N 75° 18' 31" W FOR A DISTANCE OF 207.74 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: N 06° 20' 27" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND THE REMAINDER OF A CALLED 24.427 ACRE TRACT AS DESCRIBED BY A DEED TO JEFFREY N. CHAPMAN AND WIFE, ANN YAGER CHAPMAN, RECORDED IN VOLUME 1866, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 24.427 ACRE TRACT BEING FURTHER DESCRIBED IN VOLUME 264, PAGE 425 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 295.20 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: N 11° 47' 50" W CONTINUING ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID REMAINDER OF 24.427 ACRE TRACT FOR A DISTANCE OF 98.34 FEET TO A 1/2 INCH IRON PIPE FOUND 3/4 MARKING THE SOUTHEAST CORNER OF ASSISTED LIVING CONCEPTS;

THENCE: ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND ASSISTED LIVING CONCEPTS FOR THE FOLLOWING CALLS: N 11° 19' 03" W FOR A DISTANCE OF 209.57 FEET TO A 3/4 INCH IRON PIPE FOUND;

N 89° 58' 53" W FOR A DISTANCE OF 300.15 FEET TO A 1/2 INCH IRON PIPE FOUND;

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
4. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C, DATED JULY 2, 1992.
5. SUBJECT PROPERTY IS CURRENTLY ZONED "SF-5".
6. DETENTION POND TO BE PRIVATELY MAINTAINED.
7. NO FENCE SHALL BE CONSTRUCTED WITHIN THE PRIVATE DRAINAGE AND LANDSCAPE BUFFER EASEMENT ACROSS LOTS 1-8. EASEMENT LINE SHALL BE CONSIDERED MAXIMUM REAR FENCE LINE.
8. LOTS 1-6 (INCLUSIVE) AND LOTS 11-15 (INCLUSIVE) ARE INTENDED FOR ZERO LOT LINE DEVELOPMENT. SETBACKS ON THESE LOTS WILL THEREFORE BE IN ACCORDANCE WITH CURRENT CITY OF BRYAN ORDINANCES. THE ZERO SETBACK PROPERTY LINE IS SHOWN FOR EACH OF THESE LOTS AS A

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 12 day of April, 2006.

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 12 day of April, 2006.

CERTIFICATE OF THE COUNTY CLERK
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 day of April, 2006, in the Official Public Records of Brazos County, Texas, in Volume 17410, Page 39.

STATE OF TEXAS COUNTY OF BRAZOS
KAREN MCQUEEN
County Clerk
Brazos County, Texas
By: Denise L. Cohen Deputy Clerk

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS COUNTY OF BRAZOS
(We) Burton Creek Development, LTD, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land is conveyed to me (us, it) in the Official Records of Brazos County, in Volume 7015, Page 33, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.
By: Jenny Black, its General Partner
By: Jenny Black, its President

STATE OF TEXAS COUNTY OF BRAZOS
Before me, Notary Public, on this day personally appeared Donna L. Spelce known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this 21st day of February, 2006.

DONNA L. SPELCE
Notary Public, Brazos County, Texas
My Commission Expires June 14, 2009

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

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Art Hughes, 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 12 day of April, 2006, and same was duly approved on the 12 day of April, 2006.
Chairman

FINAL PLAT
OF
BRIAR MEADOWS CREEK SUBDIVISION
PHASE I
5.92 ACRES, JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: AUG. 2005
PLAT DATE: 07-22-06
REVISED: 01-09-07
JOB NUMBER: 06-437
CAD NAME: 06-437
CRS FILE: MARIA (cont); 05-449 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: BURTON CREEK DEVELOPMENT
1414 HARRIS FERRY
COLLEGE STATION, TEXAS 77845
PHONE (979) 255-2407

ENGINEER: BLEVL & ASSOCIATES
1720 BROADMOOR, STE 210
BRYAN, TEXAS 77802
PHONE (979) 260-3849

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD			
C7	175.00	1'31"32"	41.31	20.75	N 07°48'06" E	41.22			
C8	225.00	2°00'44"	102.15	51.97	N 14°02'42" E	101.27			
C9	176.24	12°43'55"	39.16	19.66	N 20°39'45" E	39.08			
C10	225.00	2°26'46"	107.82	54.97	N 27°57'17" E	106.79			
C11	175.14	27°20'57"	83.60	42.61	S 27°54'33" W	82.81			
C12	225.00	12°49'20"	50.35	25.28	S 20°38'24" W	50.25			
C13	175.00	2°00'44"	79.45	40.42	S 14°02'42" W	78.77			
C14	25.00	84°44'17"	36.97	22.80	S 41°19'48" E	33.70			
L1	10.66'	N 14°33'52" E	C15	225.00	21°36'06"	84.83	42.92	S 72°53'53" E	84.33
L2	18.91'	S 62°05'50" E	C16	175.00	20°26'07"	62.42	31.54	N 72°18'54" W	62.09
L3	30.11'	N 62°05'50" W	C17	25.00	82°54'11"	36.17	22.08	S 56°00'57" W	33.10
L4	14.19'	S 14°33'52" W							