



**LEGEND:**  
 □ GAS LINE RISER  
 ▲ TRANSFORMER  
 ○ TELECOMMUNICATIONS PEDESTAL  
 ⊕ STORM DRAIN MANHOLE  
 ● FIRE HYDRANT  
 ✕ LIGHT POLE  
 ○ UTILITY POLE  
 ○ WATER VALVE  
 — AERIAL ELECTRIC LINES  
 — WOOD FENCE  
 — CONCRETE SIDEWALK

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I (We) Burton Creek Development, LTD., owner(s) and developer(s) of the land shown on this plat, being part of the tract of land as conveyed to me (us, 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.

*Jenny Black*  
 By (Burton Creek) Management, LLC, its General Partner  
 By Jenny Black, its President

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared *Jenny 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/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 27<sup>th</sup> day of September, 2013

*Donna L. Spelce*  
 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 27<sup>th</sup> day of September, 2013.

*W. Paul Kagan*  
 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 27<sup>th</sup> day of September, 2013.

*W. Paul Kagan*  
 City Engineer, City of Bryan

**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 a practical 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*  
 Brad Kerr, R.P.L.S. No. 4502

**CERTIFICATE OF THE COUNTY CLERK**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Karen Hoover, 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 27<sup>th</sup> day of September, 2013, in my Official Public Records of Brazos County, Texas, in Volume 11652, Page 174.

*Karen Hoover*  
 Karen Hoover, County Clerk, Texas

**METES AND BOUNDS DESCRIPTION**  
 OF  
 LOT 1, BLOCK 2  
 BRIAR MEADOWS CREEK SUBDIVISION, PHASE II  
 BRYAN, BRAZOS COUNTY, TEXAS

**METES AND BOUNDS DESCRIPTION**  
 OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, BLOCK 2, BRIAR MEADOWS CREEK SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8654, PAGE 188 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 NORTHWEST LINE OF JANICE TRAIL (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF BLOCK 3, BRIARCREST NORTHWEST, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2903, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 15' 19" W ALONG THE NORTHWEST LINE OF JANICE TRAIL FOR A DISTANCE OF 85.00 FEET TO A 1/2 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 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 86° 15' 19" W - 35.36 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PETERSON WAY (50' R.O.W.) MARKING THE END OF SAID CURVE;

THENCE: N 48° 44' 41" W ALONG THE NORTHEAST LINE OF PETERSON WAY FOR A DISTANCE OF 40.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF LOT 2, BLOCK 2;

THENCE: N 41° 20' 07" E ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2 FOR A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THE AFOREMENTIONED BLOCK 3 MARKING THE COMMON CORNER OF SAID LOTS 1 AND 2;

THENCE: S 48° 44' 41" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID BLOCK 3 FOR A DISTANCE OF 60.93 FEET TO THE POINT OF BEGINNING CONTAINING 0.161 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**METES AND BOUNDS DESCRIPTION**  
 OF  
 LOTS 5, 6 AND 7, BLOCK 2  
 BRIAR MEADOWS CREEK SUBDIVISION, PHASE II  
 BRYAN, BRAZOS COUNTY, TEXAS

**METES AND BOUNDS DESCRIPTION**  
 OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 5, 6 AND 7, BLOCK 2, BRIAR MEADOWS CREEK SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8654, PAGE 188 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 NORTHWEST LINE OF JANICE TRAIL (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 5 AND THE WEST CORNER OF LOT 4, BLOCK 2;

THENCE: N 48° 44' 41" W ALONG THE NORTHEAST LINE OF PETERSON WAY FOR A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF LOT 1, BLOCK 1, 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;

THENCE: N 41° 20' 07" E ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 1 FOR A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BLOCK 3, BRIARCREST NORTHWEST, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2903, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE COMMON CORNER OF SAID LOTS 7 AND 1;

THENCE: S 48° 44' 41" E ALONG THE COMMON LINE OF SAID LOTS 5, 6 AND 7 AND SAID BLOCK 3 FOR A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 5 AND THE NORTH CORNER OF SAID LOT 4, BLOCK 2;

THENCE: S 41° 20' 07" W ALONG THE COMMON LINE OF SAID LOT 5 AND SAID LOT 4 FOR A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.417 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**AMENDING PLAT**  
 OF  
**LOTS 1, 5, 6 & 7, BLOCK 2**  
**BRIAR MEADOWS CREEK SUBDIVISION**  
**PHASE II**  
 0.578 ACRES, JOHN AUSTIN LEAGUE, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET  
 SURVEY DATE: 04-08-13  
 PLAT DATE: 04-11-13  
 REVISED: 08-13-13  
 JOB NUMBER: 12-132  
 CAD NAME: 12-132A  
 CR5 FILE: MARIA (cont); 05-449 (job)

OWNER:  
 BURTON CREEK DEVELOPMENT  
 1414 HARPERS FERRY  
 COLLEGE STATION, TEXAS 77845  
 PHONE (979) 255-2407

THE PURPOSE OF THIS PLAT IS TO CORRECT/ADJUST THE 20' ELECTRICAL EASEMENT AT THE REAR OF THE LOTS AND TO ADJUST THE LOT LINES BETWEEN LOTS 5, 6 AND 7 TO ACCOMMODATE AN ADDITIONAL EASEMENT REQUESTED BY B.T.U.

**AMENDING PLAT**  
 OF  
**LOTS 1, 5, 6 & 7, BLOCK 2**  
**BRIAR MEADOWS CREEK SUBDIVISION**  
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 BURTON CREEK DEVELOPMENT  
 1414 HARPERS FERRY  
 COLLEGE STATION, TEXAS 77845  
 PHONE (979) 255-2407

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

BRAD KERR  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR No. 4502

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