



ORIGINAL PLAT

LOTS 11, 12 & 13 IN BLOCK 2, BRIAR MEADOWS CREEK - PHASE IV
RECORDED IN VOLUME 9982, PAGE 144 &
LOT 14A IN BLOCK 2, AMENDING PLAT OF BRIAR MEADOWS CREEK -
PHASE IV, RECORDED IN VOLUME 11814, PAGE 47

REPLAT

REPLAT OF LOTS 11, 12 & 13 IN BLOCK 2, BRIAR MEADOWS CREEK - PHASE IV
RECORDED IN VOLUME 9982, PAGE 144 &
LOT 14A IN BLOCK 2, AMENDING PLAT OF BRIAR MEADOWS CREEK -
PHASE IV, RECORDED IN VOLUME 11814, PAGE 47

- GENERAL NOTES:**
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distances to the monuments shown hereon are consistent with the plat recorded in Volume 9982, Page 144 of the Official Records of Brazos County, Texas.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 45041C0215F effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
 3. This property is currently zoned Residential District-5000 (RD-5).
 4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
 5. Conditional Use Permit Case No. CU08-10 was approved by the Planning and Zoning Commission on October 23, 2008 to allow nine clusters of townhouses on property zoned Residential District-5000 (RD-5).
 6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 7. Abbreviations:
 - ⊙ = 1/2" Iron Rod Found
 - P.O.B. = Point of Beginning
 - P.U.E. = Public Utility Easement
 - U.E. = Utility Easement
 - ⊕ = Contour Elevation

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, EDG 91 Trust owner and developer of LOTS 11R, 12R & 13R, BLOCK 2, BRIAR MEADOWS CREEK, PHASE IV, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12698, Page 237 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.

Elaine D. McGee
Owner

APPROVAL OF THE CITY PLANNER

I, *Martin Zimmermann*, the undersigned, City Planner and/or designated Secretary of the Planning and 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 11 day of April, 2021.

Martin Zimmermann
City Planner, Bryan, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, in Bryan, Brazos County, Texas and being all of Lots 11, 12 and 13, Block 2, BRIAR MEADOWS CREEK SUBDIVISION according to the Final Plat recorded in Volume 9982, Page 144 of the Official Records of Brazos County, Texas (O.R.B.C.) and all of Lot 14A, Block 2, BRIAR MEADOWS CREEK SUBDIVISION according to the Amending Plat recorded in Volume 11814, Page 47 (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 north corner of this herein described tract, said iron rod also marking the north corner of said Lot 14A, Block 2 and the east corner of Lot 10A, Block 2 of said BRIAR MEADOWS CREEK SUBDIVISION (11814/47) and being in the southwest right-of-way line of Reagan Court (based on a 50-foot width);

THENCE: along the southwest right-of-way line of said Reagan Court for the following three (3) calls:

- 1) S 62°05'50" E for a distance of 28.61 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
- 2) 20.70 feet along the arc of said curve having a central angle of 1°35'00", a radius of 85.00 feet, a tangent of 10.40 feet and a long chord bearing S 55°07'20" E at a distance of 20.64 feet to a found 1/2-inch iron rod for the Point of Tangency, and
- 3) S 48°08'50" E for a distance of 111.61 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the east corner of said Lot 11, Block 2 and the north corner of Lot 10, Block 2 of said BRIAR MEADOWS CREEK SUBDIVISION (9982/144);

THENCE: S 41°51'10" W along the common line of said Lots 11 and 10, Block 2 for a distance of 100.58 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the south corner of said Lot 11, Block 2, the west corner of said Lot 10, Block 2 and being in the northeast line of Lot 3, Block 3, BRIARCREST PARK, SECOND INSTALLMENT according to the Final Plat recorded in Volume 372, Page 855 of the Brazos County Deed Records (B.C.D.R.);

THENCE: along the northeast line of said BRIARCREST PARK, SECOND INSTALLMENT for the following two (2) calls:

- 1) N 48°34'56" W for a distance of 75.99 feet to a found 1/2-inch iron rod marking an angle point, and
- 2) N 68°12'59" W for a distance of 41.07 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also marking the west corner of said Lot 14A, Block 2, the south corner of Lot 9A, Block 2 of said BRIAR MEADOWS CREEK SUBDIVISION (11814/47) and being in the northeast line of Lot 1, Block 3 of said BRIARCREST PARK, SECOND INSTALLMENT;

THENCE: N 18°41'00" E along the common line of said Lots 14A, 9A and 10A, Block 2 for a distance of 115.13 feet to the POINT OF BEGINNING and containing 0.332 acres of land.

APPROVAL OF THE CITY ENGINEER

I, *Paul Kasper*, 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 11 day of April, 2021.

Paul Kasper
City Engineer, Bryan, Texas

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
Gregory Hopcus, R.P.L.S. No. 6047

**STATE OF TEXAS
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared *Elaine D. McGee* 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 30 day of April, 2021.

Dorothy L. Laster
Notary Public, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/13/2021 9:13:33 AM
In the PLAT records

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Karen McQueen
County Clerk, Brazos County, Texas

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 62°05'50" E	28.61'
L2	N 68°12'59" W	41.07'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	1°35'00"	85.00'	20.70'	10.40'	S 55°07'20" E	20.64'

FINAL PLAT

**LOTS 11R, 12R & 13R IN BLOCK 2
BRIAR MEADOWS CREEK
PHASE IV**

BEING A REPLAT OF LOTS 11, 12 & 13 IN BLOCK 2,
OF BRIAR MEADOWS CREEK - PHASE IV,
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LOT 14A IN BLOCK 2, AMENDING PLAT
OF BRIAR MEADOWS CREEK - PHASE IV,
RECORDED IN VOLUME 11814, PAGE 47
0.332 ACRES

JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2021
SCALE: 1" = 20'

OWNER:
EDG 91 Trust
6855 Glockzin Ranch Road
Bryan, Texas 77808

SURVEYOR:
McClure & B., Inc. Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 105
College Station, Texas 77845
(979) 693-3838

