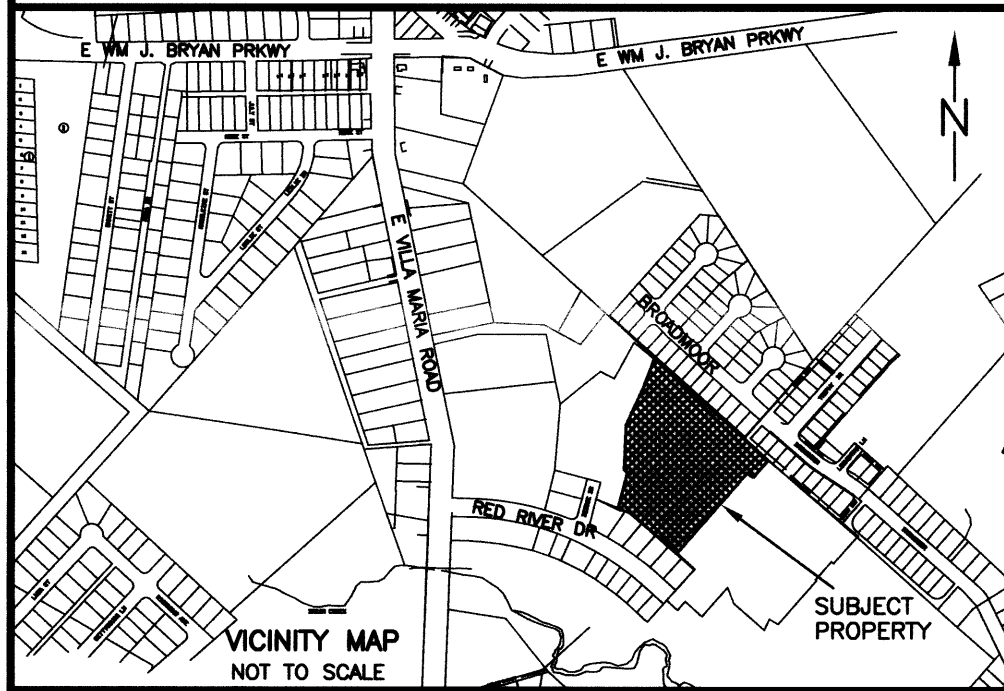




SCALE: 1" = 40'

40 0 40 80 120 Feet



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	135.00	13°57'00"	32.87	16.52	S 55°07'20" E	32.79
C2	13.50	79°21'41"	18.70	11.20	S 87°49'40" E	17.24
C3	51.50	259°21'40"	233.13	62.07	S 02°10'19" W	79.27
C4	85.00	13°57'00"	20.70	10.40	N 55°07'20" W	20.64
C5	13.47	57°34'06"	13.53	7.40	N 72°32'53" W	12.97
C6	51.50	286°47'36"	257.78	38.25	N 44°48'16" E	61.42
C7	13.50	51°00'16"	12.02	6.44	S 17°18'05" E	11.62

LINE	DISTANCE	BEARING
L1	32.59'	N 48°44'41" W
L2	48.08'	N 68°12'59" W
L3	55.23'	N 15°16'32" E
L4	17.42'	N 62°05'50" W
L5	54.82'	S 62°05'50" E
L6	43.61'	N 62°05'50" W
L7	5.97'	N 03°50'13" E

GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C, DATED 07-02-1992.
- 5/8" IRON ROD FOUND AT ALL EXTERIOR PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 1/2" IRON ROD SET AT ALL INTERIOR LOT CORNERS.
- P.U.E. - PUBLIC UTILITY EASEMENT
- E&G - ELECTRIC & GAS EASEMENT
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- PARKLAND DEDICATION REQUIREMENTS WILL BE SATISFIED THROUGH CASH PAYMENT OR LAND DEDICATION ACCORDING TO THE CITY OF BRYAN CODE OF ORDINANCES SECTION 110-60.
- THE HOME OWNERS ASSOCIATION COVENANTS AND DECLARATIONS ARE RECORDED IN VOL. _____ PG. _____ OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
- SIGNAGE EASEMENTS ARE FOR SUBDIVISION IDENTIFICATION SIGNS AND MUST MEET ALL THE REQUIREMENTS STIPULATED IN THE CITY OF BRYAN'S CODE OF ORDINANCES. SIGNS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- SQUARE FOOTAGE OF LOTS ROUNDED UP/DOWN TO NEAREST FOOT.
- STREET NAME OF "BETHANY LANE" REFLECTED ON THE PLAT OF BRIAR MEADOWS CREEK PHASE I SHALL BE CONSIDERED A PORTION OF "REAGAN COURT" AS DEDICATED BY THIS PLAT.

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



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) in the Official Records of Brazos County, in Volume 7015, Page 33, and whose name is subscribed hereon, hereby dedicate to the use of the public for all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

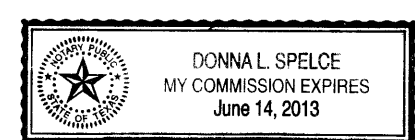
Jenny Black
By: Burton Creek Development, Management, LLC, its General Partner
By: Jenny Black, its President

STATE OF TEXAS
COUNTY OF BRAZOS

I, before me, undersigned authority, on this day personally appeared _____ 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 and consideration therein stated.

Given under my hand and seal on this 3rd day of January, 2011.

Donna L. Spelce
Notary Public, Brazos County, Texas



METES AND BOUNDS DESCRIPTION

OF A
6.686 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 A PORTION OF THE REMAINDER OF CALLED 37.391 ACRE TRACT AS DESCRIBED BY A DEED TO BURTON CREEK DEVELOPMENT RECORDED IN VOLUME 7015, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8" IRON ROD FOUND ON THE SOUTHWEST LINE OF BRIAR MEADOWS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6866, PAGE 28 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; MARKING THE NORTH CORNER OF SAID PORTION OF 37.391 ACRE TRACT AND THE NORTHEAST CORNER OF 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;

THENCE: S 48° 00' 54" E ALONG THE COMMON LINE OF SAID PORTION OF 37.391 ACRE TRACT AND BRIAR MEADOWS SUBDIVISION FOR A DISTANCE OF 521.43 FEET TO A 3/8" IRON ROD FOUND MARKING THE COMMON CORNER OF BRIAR MEADOWS SUBDIVISION AND 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 48° 44' 41" E ALONG THE COMMON LINE OF SAID PORTION OF 37.391 ACRE TRACT AND BRIARCREST NORTHWEST, PHASE ONE, FOR A DISTANCE OF 138.69 FEET TO A 5/8" IRON ROD FOUND MARKING THE NORTH CORNER OF 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;

THENCE: ALONG THE COMMON LINE OF SAID PORTION OF 37.391 ACRE TRACT AND BRIAR MEADOWS CREEK SUBDIVISION, PHASE II, FOR THE FOLLOWING CALLS:

S 41° 20' 07" W FOR A DISTANCE OF 110.00 FEET TO A 5/8" IRON ROD FOUND ON THE NORTHEAST LINE OF PETERSON WAY (50' R.O.W.);

N 48° 44' 41" W ALONG THE NORTHEAST LINE OF PETERSON WAY FOR A DISTANCE OF 32.59 FEET TO A 5/8" IRON ROD FOUND;

S 41° 20' 07" W, CROSSING THE RIGHT-OF-WAY OF PETERSON WAY, FOR A DISTANCE OF 464.49 FEET TO A 5/8" IRON ROD FOUND ON THE NORTHEAST LINE OF BRIARCREST PARK, 2ND INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 372, PAGE 855 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON ROD FOUND MARKING THE WEST CORNER OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE II;

THENCE: N 48° 34' 58" W ALONG THE COMMON LINE OF SAID PORTION OF 37.391 ACRE TRACT AND BRIARCREST PARK, 2ND INSTALLMENT, FOR A DISTANCE OF 289.89 FEET TO A 1/2" IRON ROD SET MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 68° 12' 59" W CONTINUING ALONG THE COMMON LINE OF SAID PORTION OF 37.391 ACRE TRACT AND BRIARCREST PARK, 2ND INSTALLMENT, FOR A DISTANCE OF 48.08 FEET TO A 5/8" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID BRIAR MEADOWS CREEK SUBDIVISION, PHASE I;

THENCE: ALONG THE COMMON LINE OF SAID PORTION OF 37.391 ACRE TRACT AND BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, FOR THE FOLLOWING CALLS:

N 14° 51' 06" E FOR A DISTANCE OF 113.42 FEET TO A 5/8" IRON ROD FOUND;

N 15° 16' 32" E, CROSSING THE RIGHT-OF-WAY OF BETHANY LANE (50' R.O.W.), FOR A DISTANCE OF 55.23 FEET;

N 62° 05' 50" W ALONG THE NORTHEAST LINE OF BETHANY LANE FOR A DISTANCE OF 17.42 FEET TO A 5/8" IRON ROD FOUND;

N 02° 01' 44" E FOR A DISTANCE OF 197.93 FEET TO A 5/8" IRON ROD FOUND;

N 25° 07' 06" E FOR A DISTANCE OF 178.82 FEET TO A 5/8" IRON ROD FOUND;

N 21° 18' 55" E FOR A DISTANCE OF 131.98 FEET TO THE POINT OF BEGINNING CONTAINING 6.686 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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 3rd day of January, 2011.

Jim Russell
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 5th day of January, 2011.

W. Paul King
City Engineer, City of Bryan

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 5th day of January, 2011, in the Official Public Records of Brazos County, Texas, in Volume 1987, Page 174.

Karen McQueen
County Clerk
Brazos County, Texas

By: *Senise L. Cohen*
Deputy Clerk

Doc# 01080787 BK Vol# Pg
CR 9992 144

FILED FOR RECORD IN:
BRAZOS COUNTY
01-05-2011 at 04:39P
As a
PLAT
Document Number: 01080787
Amount: \$2.00
Receipt Number: 00420
COUNTY OF BRAZOS
STATE OF TEXAS
I, *Donna L. Spelce*, County Clerk, do hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page or the Official Public Records of Brazos County, Texas, as stated herein by me.
Jan 05, 2011

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Michael Beckwith*, 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 3rd day of January, 2011, and same was duly approved on the 18th day of October, 2009.

Michael Beckwith
Chairman

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

SCALE: 1 INCH = 40 FEET
SURVEY DATE: SEPT. 2009
PLAT DATE: 09-22-09
REVISED: 11-19-10
JOB NUMBER: 09-565
CAD NAME: 09-565
CRS FILE: MARIA

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

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