

FIELD NOTES

All that certain lot, tract or parcel of land being 17.27 acres situated in the John Austin LEAGUE, Abstract No. 2, Brazos County, Texas, and being a part of that certain Called 21.846 acre tract as described in deed from Breyer Interests, Inc. d/b/a Breyer & Associates, a Texas Corporation to 7 Oaks Development, Ltd. of record in Volume 12025, Page 295, Official Records of Brazos County, Texas, and a Called 0.027 acre tract as described in Warranty Deed Correction Affidavit of record in Volume 12623, Page 44, Official Records of Brazos County, Texas, said 17.27 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found for the most northerly corner, said corner also being the most easterly corner of the Called 7.51 acre tract known as Briar Meadows Creek Subdivision Phase II as described in Volume 8654, Page 188, said corner also being in a southerly line of the Called 5.028 acre tract known as Briarcrest West I Subdivision as described in Volume 1137, Page 23;

THENCE S 48°44'41" E, along a northeasterly line of said Called 21.846 acre tract and a southerly line of said Called 5.028 acre tract a distance of 13.55 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE S 47°50'42" E, along a northeasterly line of said Called 21.846 acre tract and a southerly line of said Called 5.028 acre tract a distance of 575.02 feet to a 1/2" Iron Rod with Cap set for angle point, said corner being the most southerly corner of said Called 5.028 acre tract, said corner also being a westerly corner of the Called 0.398 acre tract known as the Reserve Tract of Briarcrest Estates Section 5 Replat as described in Volume 2509, Page 217;

THENCE S 48°50'48" E, along a northeasterly line of said Called 21.846 acre tract and a southerly line of said Called 0.398 acre tract a distance of 215.26 feet to a 1/2" Iron Rod with Cap found for the most easterly corner, said corner being the most easterly corner of said 21.846 acre tract, said corner also being the most southerly corner of the Called 0.398 acre tract, said corner also being located in the northwesterly line of the Briarcrest Estates Section Five as described in Volume 401, Page 585;

THENCE S 41°20'07" W, along a southeasterly line of said Called 21.846 acre tract and a northwesterly line of said Briarcrest Estates Section Five a distance of 676.66 feet to a 1/2" Iron Rod with Cap set for angle point, said corner being a northwesterly corner of the Called 5.02 acre as described in Volume 1745, Page 46;

THENCE S 41°41'26" W, along a southerly line of said Called 21.846 acre tract and a northwesterly line of said Called 5.02 acre tract a distance of 207.06 feet to a 1/2" Iron Rod in Concrete found for the most southerly corner, said corner being the most southerly corner of said Called 21.846 acre tract, said corner also being the most easterly corner of the Called 16.25 acre tract as described in Volume 323, Page 6;

THENCE N 48°07'32" W, along a southerly line of said 21.846 acre tract and the northwesterly line of said 16.25 acre tract a distance of 1243.18 feet to a 1/2" Iron Rod with Cap set for the most easterly corner, said corner being the most easterly corner of said Called 21.846 acre tract, said corner also being a southerly corner of Briarcrest Park Second Installment as described in plot in Volume 372, Page 855;

THENCE N 41°55'53" E, along a northwesterly line of said Called 21.846 acre tract and a southerly line of said Briarcrest Park Second Installment a distance of 120.08 feet to a 1/2" Iron Rod with Cap set for an exterior corner, said corner also being an exterior corner of said Called 21.846 acre tract, said corner also being a westerly corner of said Called 7.51 acre tract;

THENCE S 48°06'19" E, along a northeasterly line of said Called 21.846 acre tract and a southerly line of said Called 7.51 acre tract a distance of 63.50 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner being an interior corner of said Called 21.846 acre tract, said corner also being a southerly corner of said Called 7.51 acre tract;

THENCE N 41°53'57" E, along a northwesterly line of said Called 21.846 acre tract and a southerly line of said Called 7.51 acre tract a distance of 50.00 feet to a point for an exterior corner, said corner being an exterior corner of said Called 21.846 acre tract, said corner also being an interior corner of said Called 7.51 acre tract;

THENCE S 48°06'02" E, along a northeasterly line of said Called 21.846 acre tract and a southerly line of said Called 7.51 acre tract a distance of 96.50 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner also being an interior corner of said Called 21.846 acre tract, said corner also being a southerly corner of said Called 7.51 acre tract;

THENCE N 41°53'57" E, along a northwesterly line of said Called 21.846 acre tract and a southerly line of said Called 7.51 acre tract a distance of 168.70 feet to a 1/2" Iron Rod with Cap set for a northerly corner, said corner being the northerly corner of said Called 0.027 acre tract, said corner also being an interior corner of said Called 7.51 acre tract;

THENCE S 20°52'12" E, along a northeasterly line of said Called 0.027 acre tract and a southerly line of said Called 7.51 acre tract a distance of 74.93 feet to a 1/2" Iron Rod with Cap set for angle point, said corner being the northerly corner of said Called 0.027 acre tract, said corner also being an angle point of said Called 7.51 acre tract;

THENCE S 48°44'41" E, along a northeasterly line of said Called 21.846 acre tract and a southerly line of said Called 7.51 acre tract a distance of 176.73 feet to a 1/2" Iron Rod with Cap set for an angle point, said corner being a southerly corner of said Called 7.51 acre tract, said corner being located in the northwest line of the Chapman Well Site Called 1.66 acre tract as described in Volume 8322, Page 126;

THENCE S 24°04'05" W, along the northwest line of said Called 1.66 acre a distance of 172.84 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner being an exterior corner of said Called 1.66 acre tract;

THENCE S 29°29'38" E, along a southerly line of said Called 1.66 acre tract a distance of 52.40 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner being an exterior corner of said Called 1.66 acre tract;

THENCE S 59°19'29" E, along a southerly line of said Called 1.66 acre tract a distance of 239.81 feet to a 1/2" Iron Rod with Cap set for a southerly corner, said corner being a southerly corner of said Called 1.66 acre tract;

THENCE N 27°20'08" E, along a southeasterly line of said Called 1.66 acre tract a distance of 253.37 feet to a 1/2" Iron Rod with Cap set for an easterly corner, said corner being an easterly corner of said Called 1.66 acre tract;

THENCE N 59°44'30" W, along a southerly line of said Called 21.846 acre tract and a northeasterly line of said Called 1.66 acre tract a distance of 251.86 feet to a 1/2" Iron Rod with Cap set for an angle point, said corner being a southerly corner of said Called 7.51 acre tract;

THENCE N 41°20'07" E, along a southeasterly line of said Called 7.51 acre tract a distance of 252.47 feet to a 1/2" Iron Rod with Cap found for an interior corner, said corner being an exterior corner of said Called 7.51 acre tract;

THENCE N 48°44'41" W, along a northeasterly line of said Called 7.51 acre tract a distance of 6.52 feet to a 5/8" Iron Rod with Cap found for a westerly corner, said corner being an interior corner of said 7.51 acre tract;

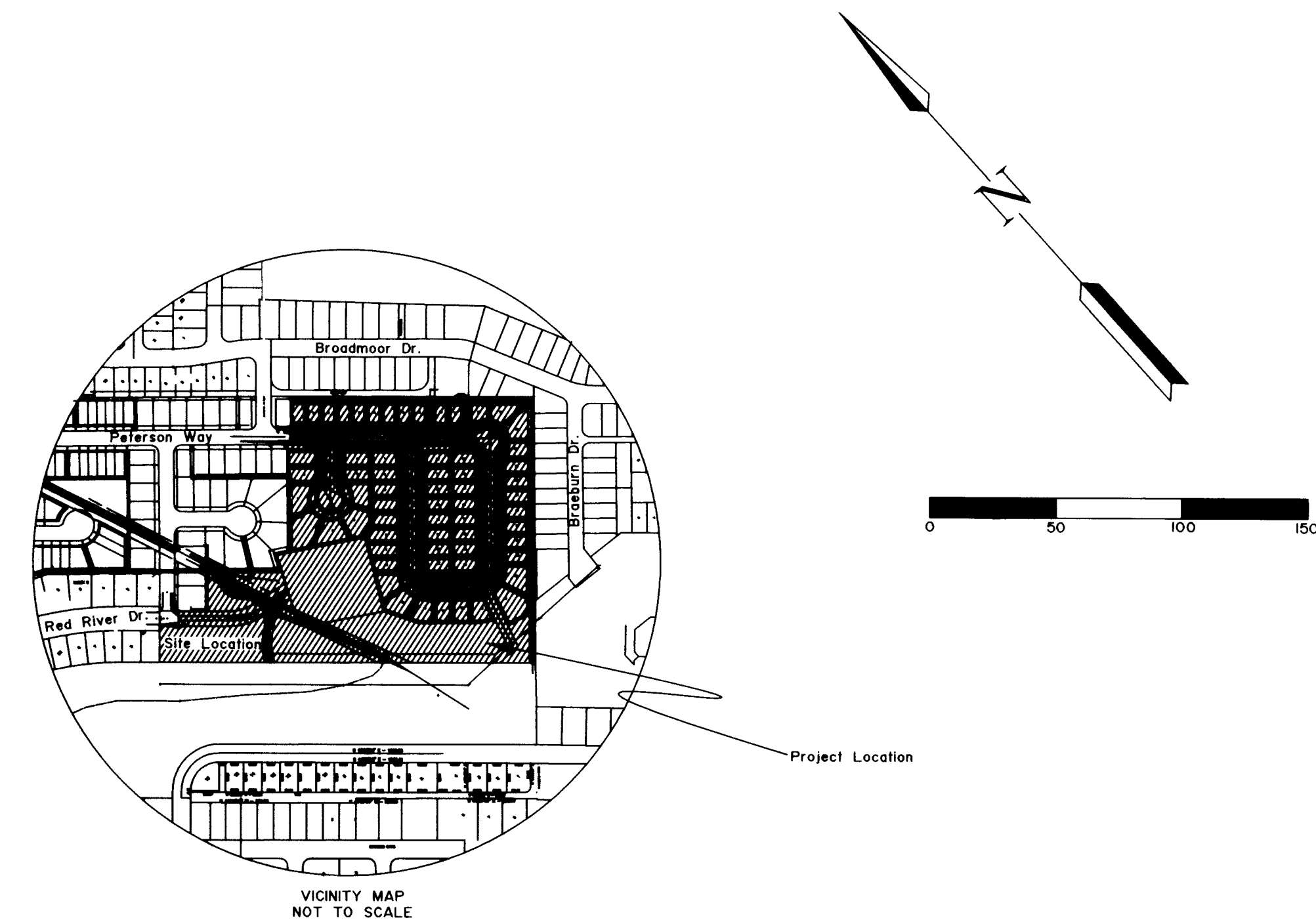
THENCE N 41°20'07" E, along a southerly line of said 7.51 acre tract a distance of 105.00 feet to a 5/8" Iron Rod with Cap found for a northerly corner, said corner being an interior corner of said 7.51 acre tract, said corner also being in the southerly right-of-way line of Peterson Way;

THENCE S 48°44'41" E, along the southerly right-of-way line of said Peterson Way a distance of 12.86 feet to a 5/8" Iron Rod with Cap found for an interior corner, said corner being a southerly corner of said Called 7.51 acre tract;

THENCE N 41°20'07" E, along a southeasterly line of said Called 7.51 acre tract a distance of 160.00 feet to the PLACE OF BEGINNING CONTAINING AN AREA OF 17.27 ACRES OF LAND MORE OR LESS, according to a survey performed on the ground during the month of October, 2013 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under Firm No. 10093500. North Orientations is based on rotating the northwest line to Briar Meadows Creek Subdivision Phase Two as recorded in Volume 8654, Page 188. For other information see accompanying plot.

LINE	BEARING	DISTANCE
L1	S 48°44'41" E	13.55'
L2	N 48°39'53" W	6.52'
L3	S 48°44'41" E	12.86'
L4	S 29°29'38" E	52.40'
L5	S 28°32'17" E	42.23'
L6	S 19°57'50" E	20.74'
L7	S 35°26'20" E	34.56'
L8	S 19°29'09" E	43.96'
L9	S 35°15'22" E	49.76'
L10	S 23°15'54" W	58.77'
L11	S 27°36'07" W	49.98'
L12	S 32°41'35" E	87.28'
L13	S 34°37'38" W	41.34'
L14	S 28°32'17" E	36.14'
L15	S 13°57'50" E	31.92'
L16	S 35°26'20" E	36.04'
L17	S 19°29'09" E	43.96'
L18	S 35°15'22" E	43.96'
L19	S 23°15'54" W	57.64'
L20	S 27°36'07" W	48.75'
L21	S 32°41'35" E	87.28'
L22	S 34°37'38" W	37.53'
L23	S 20°52'12" E	17.99'

CURVE	RADIUS	ARC LEN	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	16.09'	15.81'	N 66°18'02" W	36°52'12"	8.33'
C2	50.00'	142.28'	98.91'	S 03°13'05" E	163°02'07"	335.26'
C3	25.00'	16.13'	15.85'	N 59°49'03" E	36°57'52"	8.36'
C4	75.00'	17.81'	106.07'	S 86°20'07" W	90°00'00"	75.00'
C5	75.00'	17.81'	106.07'	N 03°39'53" W	90°00'00"	75.00'
C6	25.00'	38.92'	35.11'	S 03°15'52" E	89°11'58"	24.65'
C7	25.00'	39.82'	35.60'	N 86°44'08" E	90°48'02"	25.35'
C8	25.00'	21.03'	20.41'	N 17°14'29" E	48°11'23"	11.18'
C9	50.00'	241.9'	66.67'	N 48°39'53" W	276°22'46"	44.72'
C10	25.00'	21.03'	20.41'	S 65°25'48" W	48°11'23"	11.18'
C11	25.00'	38.92'	35.11'	S 03°15'52" E	89°11'58"	24.65'
C12	25.00'	39.82'	35.60'	N 86°44'08" E	90°48'02"	25.35'
C13	25.00'	38.92'	35.11'	S 03°15'52" E	89°11'58"	24.65'
C14	25.00'	39.27'	35.36'	S 86°20'07" W	90°00'00"	25.00'
C15	25.00'	39.27'	35.36'	N 03°39'53" W	90°00'00"	25.00'
C16	52.49'	53.61'	51.31'	S 05°59'44" E	58°31'17"	29.41'
C17	23.42'	24.64'	23.52'	N 02°32'44" W	60°17'42"	13.60'
C18	52.01'	16.06'	16.00'	N 41°32'32" W	17°41'53"	8.10'
C19	42.88'	63.62'	57.95'	S 07°52'50" E	85°01'06"	39.30'
C20	22.48'	22.97'	21.98'	S 05°59'44" E	58°31'17"	12.60'
C21	53.42'	56.22'	53.66'	N 02°32'44" W	60°17'42"	31.03'
C22	82.01'	25.33'	25.23'	N 41°32'32" W	17°41'53"	12.77'
C23	12.87'	19.10'	17.40'	S 07°52'50" E	85°01'06"	11.80'



Doc Bk Vol Pg  
01258038 BR 13226 215

I, Lindsey Guidi, the undersigned, City Planner 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 day of March 10, 2016.

City Planner, Bryan, Texas Lindsey Guidi for Martin Zimmermann

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Donna L. Spalce, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 10 day of March, 2016.

I, Karan 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 11 day of March, 2016 in the Official Records of Brazos County in Volume 13276 Page 216.  
County Clerk Brazos County, Texas: Karan McQueen  
By: Debbie Baker  
Deputy Clerk

(SEAL)

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Paul Spalce, the owner(s) and developer(s) of the land shown on this plat, being part of the tract of land conveyed to us in the Official Records of Brazos County in Volume 12447, Page 77, and Volume 12623, Page 44, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

By Paul Spalce  
Paul Spalce (President of B-Trace Holdings)

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Paul Spalce, the undersigned authority, on this day and personally appeared Paul Spalce, 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 of office this 3 day of March, 2016.

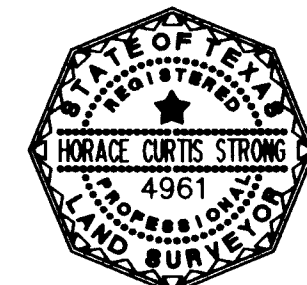
Notary Public, Brazos County, Texas: Donna L. Spalce

(NOTARY SEAL)



STATE OF TEXAS  
COUNTY OF BRAZOS  
I, H. Curtis Strong, Registered Professional Surveyor No. 4961 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 close geographic form.

Registered Professional Land Surveyor: H. Curtis Strong



# FINAL PLAT

OF

## BRIAR MEADOWS CREEK SUBDIVISION

### PHASE FIVE

#### 17.27 ACRE TRACT

#### OUT OF THE

#### 7 OAKS DEVELOPMENT, LTD.

#### CALLED REMAINDER OF 21.846 ACRE TRACT

#### VOLUME 12447, PAGE 77

#### AND THE CALLED 0.027 ACRE TRACT

#### VOLUME 12623, PAGE 44

JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=50' JANUARY 26, 2015  
SHEET 1 OF 2 REVISED: FEBRUARY 4, 2015

Property Owner: 7 Oaks Development, LTD  
Address: 1722 Broadmoor, Suite 212  
Bryan, Texas 77802  
Phone No: (979)-255-2407



