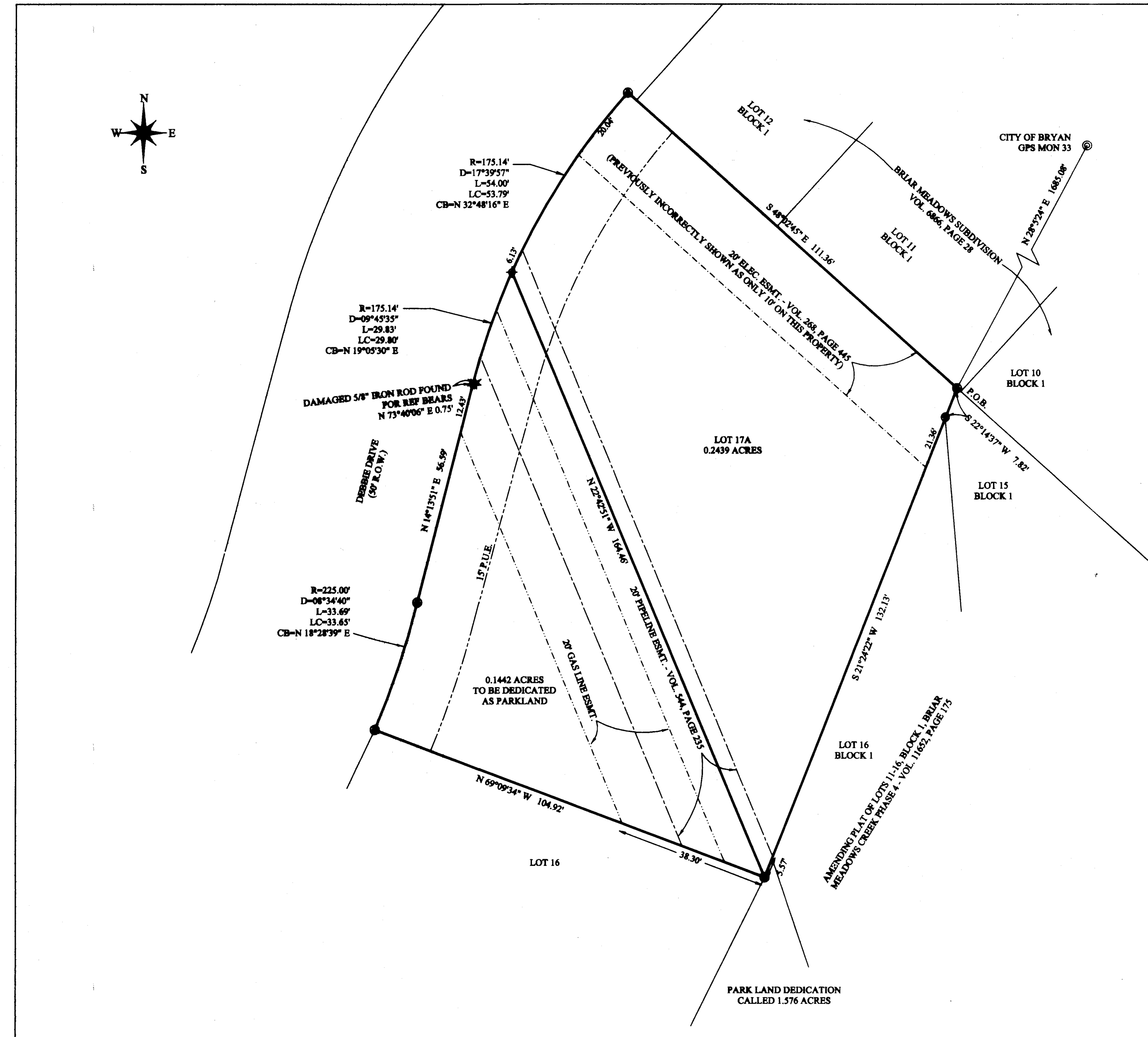
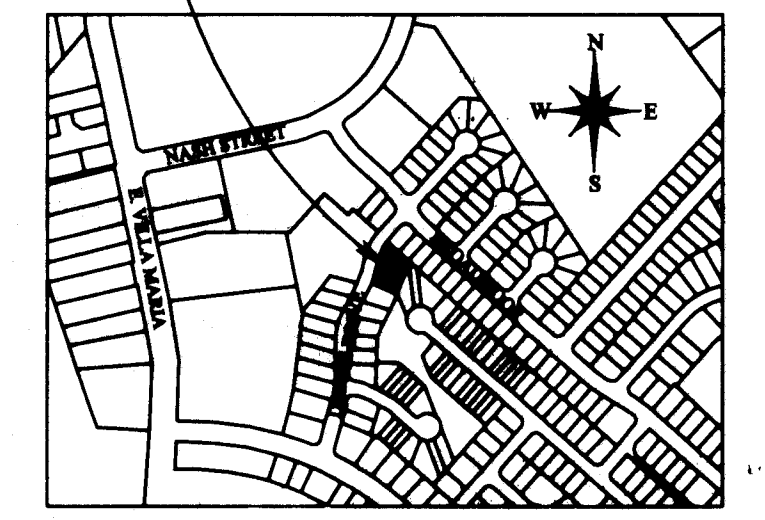


ORIGINAL PLAT



FINAL PLAT

PROJECT LOCATION



VICINITY MAP N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.3870 acres, and being all of Lot 17, in the Briar Meadows Creek Subdivision, Phase 1, as recorded in Vol. 7910, Page 39 of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 5/8" iron rods with yellow plastic cap marked "KERR - RPLS 4502" found and referred to the previously recorded plat, and as surveyed on the ground on November 7th of 2017. This description is also referred to the plat prepared by ATM Surveying, Project No. 2017-0326, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found for the east corner of this tract, also being the south corner of Lot 11, Block 1, of the Briar Meadows Subdivision, as recorded in Vol. 6866, Page 28, of the B.C.O.R.; also being the southwest corner of Lot 10, Block 1 of said Briar Meadows Subdivision, and also being the northwest corner of Lot 15, Block 1 of the Amending Plat of Lots 11-16, Block 1 of the Briar Meadows Creek Phase 4, as recorded in Vol. 11652, Page 175 of the B.C.O.R., from which a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for reference bears South 22°14'37" West, a distance of 7.82 feet, for the southeast corner of said Lot 15, Block 1 tract;

THENCE South 21°24'22" West, a distance of 132.13 feet along the common line between this tract, and said Lot 15, Block 1, and then along Lot 16, Block 1, of said Amending Plat of Lots 11-16, Block 1 of the Briar Meadows Creek Phase 4, and then along Lot Park Land Dedication, called 1.576 acre tract, of said Amending Plat of Lots 11-16, Block 1 of the Briar Meadows Creek Phase 4 to a disturbed 5/8" iron rod found for the southeast corner of this tract, also being a point along the west line of said 1.576 acre tract, and also being the east corner of Lot 16;

THENCE North 69°09'34" West, a distance of 104.92 feet along the common line between this tract, and said Lot 16 to a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found for the southwest corner of this tract, also being the northwest of said Lot 16, and also being a point along the east right-of-way line of Debbie Drive (50' R.O.W.);

THENCE along the common line between this tract and said Debbie Drive for the following call:

Around a curve to the left having a delta angle of 08°34'40", an arc distance of 33.69 feet, a radius of 225.00 feet, and a chord of North 18°28'39" East, a distance of 33.65 feet to a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found;

North 14°13'51" East, a distance of 56.59 feet to a 1/2" iron rod with a macon plastic cap marked "ATM SURV - RPLS 6132" set for a point of curvature;

Around a curve to the right having a delta angle of 27°25'32", an arc distance of 83.83 feet, a radius of 175.14 feet, and a chord of North 77°52'28" East, a distance of 83.04 feet to a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found for the north corner of this tract, also being the west corner of Lot 12, Block 2 of said Briar Meadows Subdivision;

THENCE South 48°02'45" East, a distance of 111.36 feet along the common line between this tract and said Lot 12, then along Lot 10 to the PLACE OF BEGINNING containing 0.3870 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Heubacher Contracting LLC, the owner and developer of the land shown on this plat, being the tract of land as compared to us, it in the Official Records of Brazos County in Volume 14320, Page 218 and volume same to substituted hereto, hereby dedicate to the use of the public for use of streets, alleys, parks, boulevards, drains, easements and public places herein shown for the purposes identified.

*Terry A. Heubacher*  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Heubacher Contracting LLC, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 20th day of July, 2018.

*Debra Ann*  
Notary Public, Brazos County, Texas

APPROVAL 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 applicable codes and ordinances of the City of Bryan and was approved on the 20th day of July, 2018.

*[Signature]*  
NAME OF CITY PLANNER: 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 applicable codes and ordinances of the City of Bryan and was approved on the 20th day of July, 2018.

*[Signature]*  
NAME OF CITY ENGINEER: City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobby Gutierrez*, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat is in compliance with the applicable codes and ordinances of the City of Bryan and was approved on the 20th day of July, 2018.

*[Signature]*  
Chairman

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 11/6/2018 11:34:57 AM  
In the PLAT Records

Doc Number: 2018 - 1345148  
Volume - Page: 15000 - 141  
Number of Pages: 1  
Amount: 73.00  
Order#: 20181105000049  
By: MG



*Karen Y. McGowan*  
County Clerk  
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 are described as stated herein.

*Adam Wallace*  
Adam Wallace  
Texas Registered Professional  
Land Surveyor, Number 6132

**SURVEY LEGEND**

SUBJECT PROPERTY LINE  
ADJOINING PROPERTY LINE  
PUBLIC UTILITY EASEMENT  
ELECTRICAL LINE  
SAX SEWER EMT.  
SEWER LINE  
WATER LINE  
5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUND  
1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND  
1/2" IRON ROD WITH MACON PLASTIC CAP MARKED "ATM SURV - RPLS 6132" SET  
5/8" IRON ROD FOUND  
5/8" IRON ROD WITH YELLOW PLASTIC CAP FOUND

SEWER MANHOLE  
WATER METRE  
WATER VALVE  
ELECTRIC METRE  
POWER POLE  
LIGHT POLE  
GAS METRE

Survey Notes:  
1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to a 5/8" iron rods with yellow plastic caps marked "KERR - RPLS 4502" found and referred to the previously recorded plat.  
2) Drawing Scale is 1"=20'  
3) Drawn by: Adam Wallace  
4) This property does not lie within 100-year floodplain per FEMA D-FIRM Panel No. 48041C0215F effective date, April 2, 2014  
5) Current Zoning of all lots is "SF-5"  
6) All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.  
7) Underground utilities were not located with this survey and are provided per the City of Bryan GIS data, and would need to be located physically before any use for construction.

**ATM Surveying**  
P.O. Box 1013, College Station, TX 77840  
PHONE: (979)209-9291 email: Adam@ATMSurveying.com  
www.ATMSurveying.com - FIRM #101744-0

**FINAL PLAT**  
**LOT 17A, AND PARKLAND DEDICATION**  
**0.3880 ACRES**  
**Being a Replat of**  
**Lot 17 of**  
**Briar Meadows Creek**  
**Subdivision, Phase 1**  
**Recorded in Vol. 7910, Page**  
**39, of the B.C.O.R.**  
**Bryan, Brazos County, Texas**

SCALE: 1"=20'  
January 2018  
SURVEYOR:  
Adam Wallace, RPLS 6132  
OWNER/DEVELOPER:  
HOELSCHER CONTRACTING LLC  
4473 COUNTY ROAD 236  
CALDWELL, TX 77836-5051  
(979) 218-1180

ATM Surveying  
1403 Lemon Tree  
College Station TX 77840  
(979) 209-9291