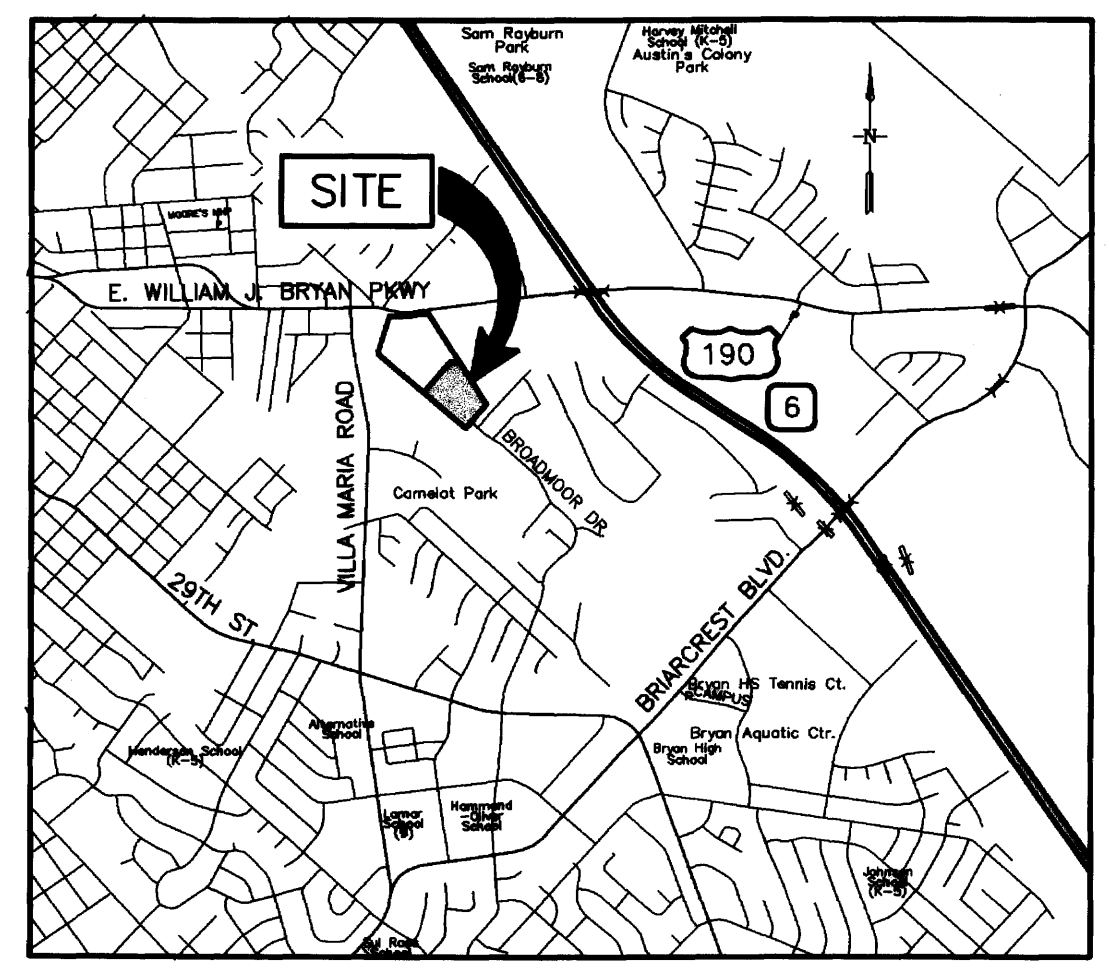


- NOTES:
1. BASIS OF BEARINGS IS THE MONUMENTED WEST PROPERTY LINE OF THE GENERAL MAIL ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 1041, PAGE 249, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041C0134 C, PANEL NO. 134, EFFECTIVE DATE: JULY 2, 1992.
  3. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  4. THIS PLAT CONSISTS OF 58 LOTS.
  5. CURRENT ZONING: PD-H - PER REZONING ORDINANCE NO. 1522.
  6. ALL BUILDING SETBACK LINES PER REZONING ORDINANCE NO. 1522. SETBACKS:  
FRONT 20'  
SIDES 5' (FROM BUILDING SLAB TO PROPERTY LINE)  
REAR 7.5'

**STATE OF TEXAS COUNTY OF BRAZOS**  
I 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 of the named records of: **BRAZOS COUNTY** as stamped herein by me.  
Aug 12, 2005

Filed for Record in:  
**BRAZOS COUNTY**  
On: Aug 12, 2005 at 02:41P  
As a  
**Plats**  
Document Number: **00900864**  
Amount: **58.00**  
Receipt Number - **273860**  
By: **Jaime Hines**  
GENERAL MAIL ADDITION  
LOT 1, BLOCK 1  
VOL. 1041, PG. 249

**METES AND BOUNDS DESCRIPTION**  
OF A  
9.97 ACRE TRACT  
JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
FIELD NOTES OF A 9.97 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF THE CALLED 49 ACRE (NET) TRACT (SOUTH OF EAST WILLIAM JOEL BRYAN PARKWAY) DESCRIBED IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SEE ALSO AFFIDAVIT OF HEIRSHIP RECORDED IN VOLUME 517, PAGE 128, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID 9.97 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE 1/2 INCH IRON ROD SET MARKING THE WEST CORNER OF THE GENERAL MAIL ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 1041, PAGE 249, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST WILLIAM JOEL BRYAN PARKWAY (ALSO KNOWN AS F.M. NO. 158 AND FORMERLY KNOWN AS BOONVILLE ROAD);  
THENCE S 29°48'42" E ALONG THE SOUTHWEST LINE OF THE BEFOREMENTIONED GENERAL MAIL ADDITION (SAID GENERAL MAIL ADDITION BEING OUT OF THE BEFOREMENTIONED 49 ACRE TRACT) ADJACENT TO A FENCE FOR A DISTANCE OF 786.77 FEET TO A 1/2 INCH IRON ROD SET AT THE PLACE OF BEGINNING OF THIS DESCRIPTION;  
THENCE S 29°48'42" E CONTINUING ALONG THE SOUTHWEST LINE OF THE BEFOREMENTIONED GENERAL MAIL ADDITION, ADJACENT TO A FENCE, FOR A DISTANCE OF 747.72 FEET TO A 1/2 INCH IRON ROD MARKING THE SOUTH CORNER OF THE GENERAL MAIL ADDITION, SAME BEING IN THE NORTHWEST LINE OF BRIARCREST NORTHWEST - PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 2903, PAGE 269, AND SAME BEING IN THE SOUTHWEST LINE OF THE BEFOREMENTIONED 49 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF THE 49 ACRE TRACT BEARS N 45°00'27" E - 800.00 FEET, AND FROM WHICH A CHAIN LINK FENCE CORNER BEARS N 00°52'32" W - 1.4 FEET;  
THENCE S 45°00'27" W ALONG THE SOUTHWEST LINE OF THE BEFOREMENTIONED 49 ACRE TRACT, SAME BEING THE NORTHWEST LINE OF THE BEFOREMENTIONED BRIARCREST NORTHWEST - PHASE 1, FOR A DISTANCE OF 447.19 FEET TO A 3/8 INCH IRON ROD FOUND AT AN 8" CREOSOTE POST FENCE CORNER MARKING THE SOUTH CORNER OF THE 49 ACRE TRACT, SAME BEING THE WEST CORNER OF BRIARCREST NORTHWEST - PHASE 1;  
THENCE N 44°47'15" W ALONG THE SOUTHWEST LINE OF THE BEFOREMENTIONED 49 ACRE TRACT, SAME BEING THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHAPMAN - 16.24 AND 11.27 ACRE TRACTS, VOLUME 1866, PAGE 329, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, ADJACENT TO A FENCE, FOR A DISTANCE OF 790.00 FEET TO A 1/2 INCH IRON ROD SET;  
THENCE THROUGH THE INTERIOR OF THE BEFOREMENTIONED 49 ACRE TRACT, AS FOLLOWS:  
N 45°00'27" E FOR A DISTANCE OF 588.11 FEET TO A 1/2 INCH IRON ROD SET,  
S 82°16'44" E FOR A DISTANCE OF 85.92 FEET TO THE PLACE OF BEGINNING, CONTAINING 9.97 ACRES OF LAND, MORE OR LESS.



**VICINITY MAP**  
SCALE: 1" = 3000'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Burton Creek Development, LP, Owner of the tract of land as described to me in the Official Records of Brazos County, Texas in Volume 6532, Page 274, 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 purpose identified.  
*Jenny Black*  
By: *Jenny Black*, 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 whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated. Given under my hand and seal this 11th day of August, 2005.  
*Donna L. Spelce*  
Notary Public, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**  
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.  
*S. M. Kling*  
S. M. Kling, R.P.L.S. No. 2003

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**  
I, *Rita Casey*, 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 11th day of August, 2005 and same was duly approved on the 11th day of August, 2005 by said Commission.  
*Rita Casey*  
Chairman, Planning & Zoning Commission  
City of Bryan, Texas

**APPROVAL OF THE CITY PLANNER**  
I, 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 11th day of August, 2005.  
*Sunday Corralde for Kevin Russell*  
City Planner, City of Bryan, Texas.

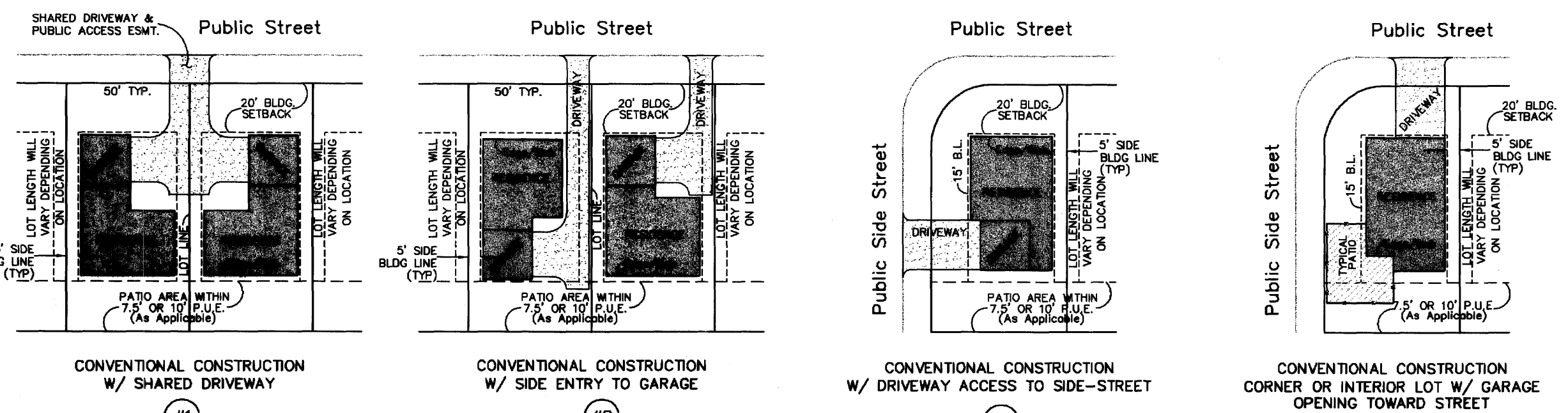
WANDA VICKI KELSEY  
3.25 ACRE TRACT 1  
VOL. 2987, PG. 19

LINDA ALMANZA  
CALLED 0.37 ACRE  
VOL. 370, PG. 75

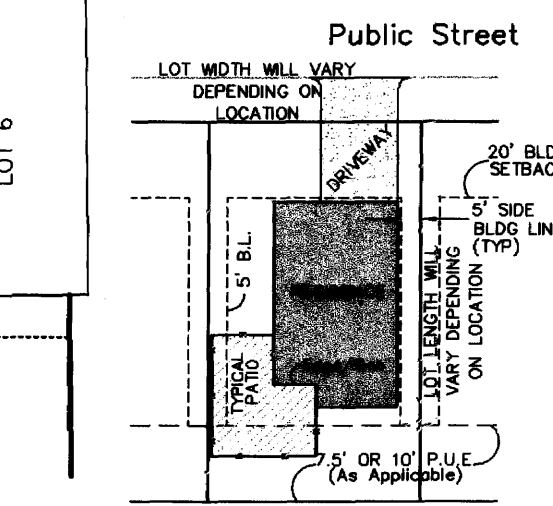
JEFFREY N. & ANN YAGER CHAPMAN  
CALLED 11.21 ACRE TRACT 2A  
VOL. 1866, PG. 329

JEFFREY N. & ANN YAGER CHAPMAN  
CALLED 16.24 ACRE TRACT 2C  
VOL. 1866, PG. 329

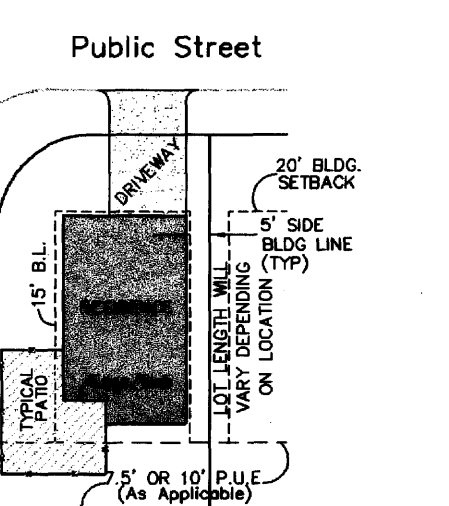
CURVE	DELTA	RADIUS	LENGTH	CB	CD
C1	95°41'01"	430.00'	74.30'	N39°50'14"W	74.21'
C2	95°41'01"	430.00'	74.30'	S39°50'14"E	74.21'
C3	71°14'27"	400.00'	50.24'	N41°11'21"W	50.21'
C4	2°42'14"	400.00'	18.88'	N36°14'21"W	18.87'
C5	2°39'50"	480.00'	21.39'	S46°13'09"E	21.39'
C6	3°58'33"	480.00'	31.91'	S39°21'32"E	31.91'
C7	3°54'41"	480.00'	26.18'	S43°09'25"E	26.18'
C8	9°54'49"	480.00'	79.59'	N39°50'39"W	79.49'
C9	100°06'19"	25.00'	43.68'	S84°56'23"E	38.33'
C10	80°21'27"	25.00'	35.06'	S04°49'44"W	32.26'
C11	9°26'15"	400.00'	68.89'	S40°04'07"E	68.81'
C12	48°11'23"	25.00'	21.03'	N20°54'46"E	20.41'
C13	16°12'38"	50.00'	14.15'	S04°52'23"W	14.10'
C14	48°55'52"	50.00'	43.57'	S37°59'38"W	42.21'
C15	34°38'03"	50.00'	30.22'	S80°16'36"W	29.77'
C16	31°08'26"	50.00'	27.18'	N68°50'10"W	26.84'
C17	37°59'06"	50.00'	33.15'	N21°18'14"W	32.54'
C18	31°40'47"	50.00'	27.65'	N02°33'32"E	27.29'
C19	36°22'43"	50.00'	31.75'	N36°35'17"E	31.22'
C20	38°25'11"	50.00'	33.53'	N73°59'14"E	32.90'
C21	48°12'37"	25.00'	21.03'	S89°06'08"W	20.41'
C22	80°12'48"	25.00'	39.36'	S89°37'45"E	35.42'
C23	89°47'42"	25.00'	39.18'	S00°06'36"W	35.29'
C24	48°11'23"	25.00'	21.03'	N20°54'46"E	20.41'
C25	54°34'12"	50.00'	47.89'	S24°06'10"W	45.84'
C26	35°14'53"	50.00'	30.76'	S69°00'42"W	30.28'
C27	32°12'31"	50.00'	28.11'	N77°15'36"W	27.74'
C28	34°39'18"	50.00'	30.24'	N42°49'42"W	29.78'
C29	32°33'10"	50.00'	28.41'	N101°54'46"E	28.03'
C30	32°05'37"	50.00'	28.01'	N22°05'56"E	27.64'
C31	55°03'05"	50.00'	48.04'	N65°40'17"E	46.21'
C32	48°11'23"	25.00'	21.03'	S69°06'08"W	20.41'
C33	90°21'18"	25.00'	39.36'	S89°37'45"E	35.42'
C34	48°11'23"	25.00'	21.03'	N20°54'46"E	20.41'
C35	28°12'54"	50.00'	24.82'	S10°21'14"W	24.37'
C36	43°26'19"	50.00'	37.91'	S46°11'10"W	37.01'
C37	31°29'37"	50.00'	27.48'	S83°39'08"W	27.14'
C38	31°45'30"	50.00'	27.71'	N64°43'18"W	27.36'
C39	37°29'47"	50.00'	32.72'	N30°09'40"W	32.14'
C40	32°28'38"	50.00'	28.34'	N04°53'33"E	27.96'
C41	45°33'59"	50.00'	39.76'	N43°54'51"E	38.72'
C42	27°03'57"	50.00'	23.62'	N80°13'49"E	23.40'
C43	48°11'23"	25.00'	21.03'	S69°06'08"W	20.41'
C44	89°47'42"	25.00'	39.18'	S00°06'36"W	35.29'
C45	79°53'41"	25.00'	34.86'	N05°03'37"E	34.10'
C46	97°26'29"	25.00'	42.52'	N86°16'19"W	37.58'



**PERMISSIBLE TYPES OF CONSTRUCTION**



Public Street  
LOT WIDTH WILL VARY DEPENDING ON LOCATION.  
20' BLDG SETBACK  
5' SIDE SETBACK  
5' OR 10' P.U.E. (As Applicable)



Public Street  
CONVENTIONAL CONSTRUCTION INTERIOR LOT W/ GARAGE OPENING TOWARD STREET (LEAST PREFERRED)  
20' BLDG SETBACK  
5' SIDE SETBACK  
5' OR 10' P.U.E. (As Applicable)

REV	DATE	BY	APP	COMMENT

PREPARED FOR:  
SCALE: AS NOTED  
DATE: AUGUST 11, 2005  
DRAWN BY: JOSE RODRIGUEZ  
PROJECT MANAGER: PAUL J. LEVENSIS, P.E.

**Bleyl & Associates**  
Project Engineering & Management  
2251 N. LOOP 336 W  
CONROE, TEXAS 77304  
(936) 441-7833 PHONE  
(936) 280-3849 FAX

**AMENDING PLAT**  
**BRIAR MEADOWS SUBDIVISION**  
9.973 ACRES OF LAND  
IN THE JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
BLOCK 1 - LOTS 1 - 14  
BLOCK 2 - LOTS 1 - 44  
OWNED & DEVELOPED BY:  
BURTON CREEK DEVELOPMENT, LP.  
P.O. BOX 6345  
BRYAN, TX 77805-6345  
PROJECT NUMBER  
**7014**  
FILE NAME: 7014-Final\_Plat C.dwg  
SHEET: 1 OF 1