

NOTES:

- 1. BASIS OF BEARINGS IS THE MONUMENTED WEST PROPERTY LINE OF THE GENERAL MAIL ADDITION... 2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN... 3. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

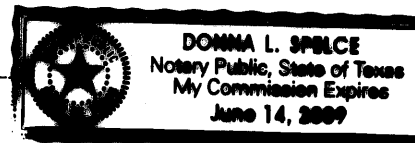
I, Burton Creek Development, LP, Owner of the tract of land as described to me in the Official Records of Brazos County, Texas in Volume 6532, Page 274, and whose name is subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purpose identified.

Jenny Black By Burton Creek Management, LLC, 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 27 day of July, 2005.

Donna L. Spilce 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, R.P.L.S. No. 2003



APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim C. 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 and Zoning Commission of the City of Bryan on the 21st day of September, 2005 and same was duly approved on the 2nd day of December, 2005 by said Commission.

Kim C. Casey Chairman, Planning and 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 5th day of August, 2005.

Kim 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 11.27 ACRE TRACT 2A VOL. 1866, PG. 329

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

CERTIFICATION BY 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 the 5th day of August, 2005, in the Official Records of Brazos County, Texas, in Volume 6848, Page 20.

Karen McQueen Karen McQueen, County Clerk, Brazos County, Texas

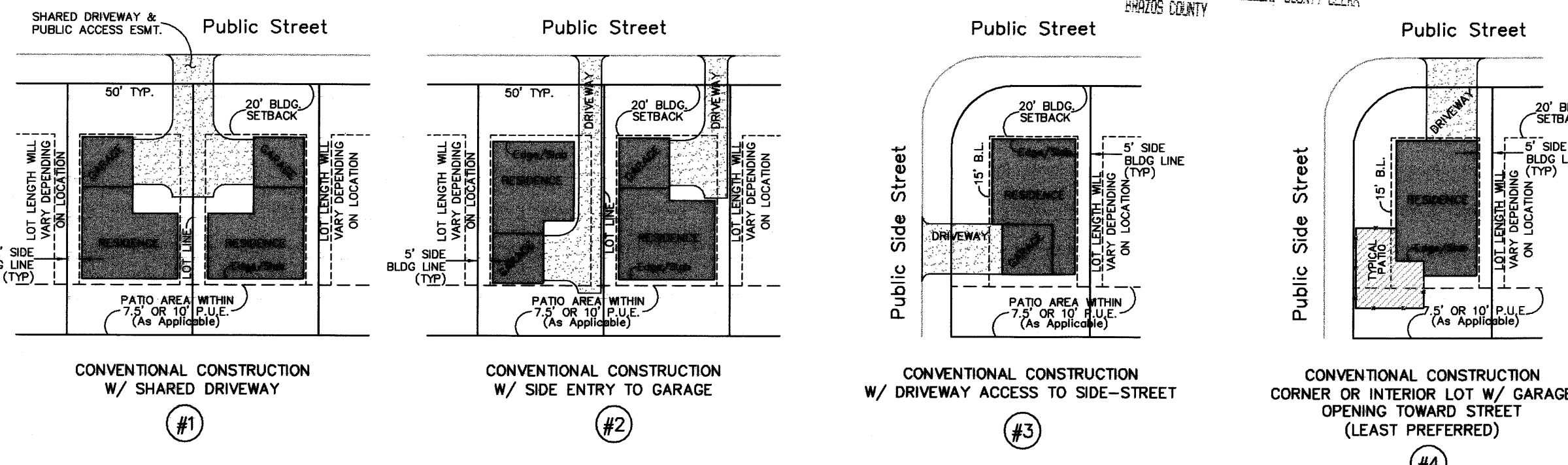
APPROVAL OF THE CITY ENGINEER

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 2nd day of August, 2005.

City Engineer, Bryan, Texas

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CB, CD. Contains data for various curve segments.

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PERMISSIBLE TYPES OF CONSTRUCTION

METES AND BOUNDS DESCRIPTION OF A 9.97 ACRE TRACT

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 SOUTH CORNER OF THE GENERAL MAIL ADDITION, ADJACENT TO A FENCE, FOR A DISTANCE OF 747.72 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THE GENERAL MAIL ADDITION, SAME BEING THE WEST CORNER OF BRIARCREST NORTHWEST - PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 2903, PAGE 289, AND SAME BEING IN THE SOUTHWEST LINE OF THE FOREMENTIONED 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 0°52'32" W - 1.4 FEET;

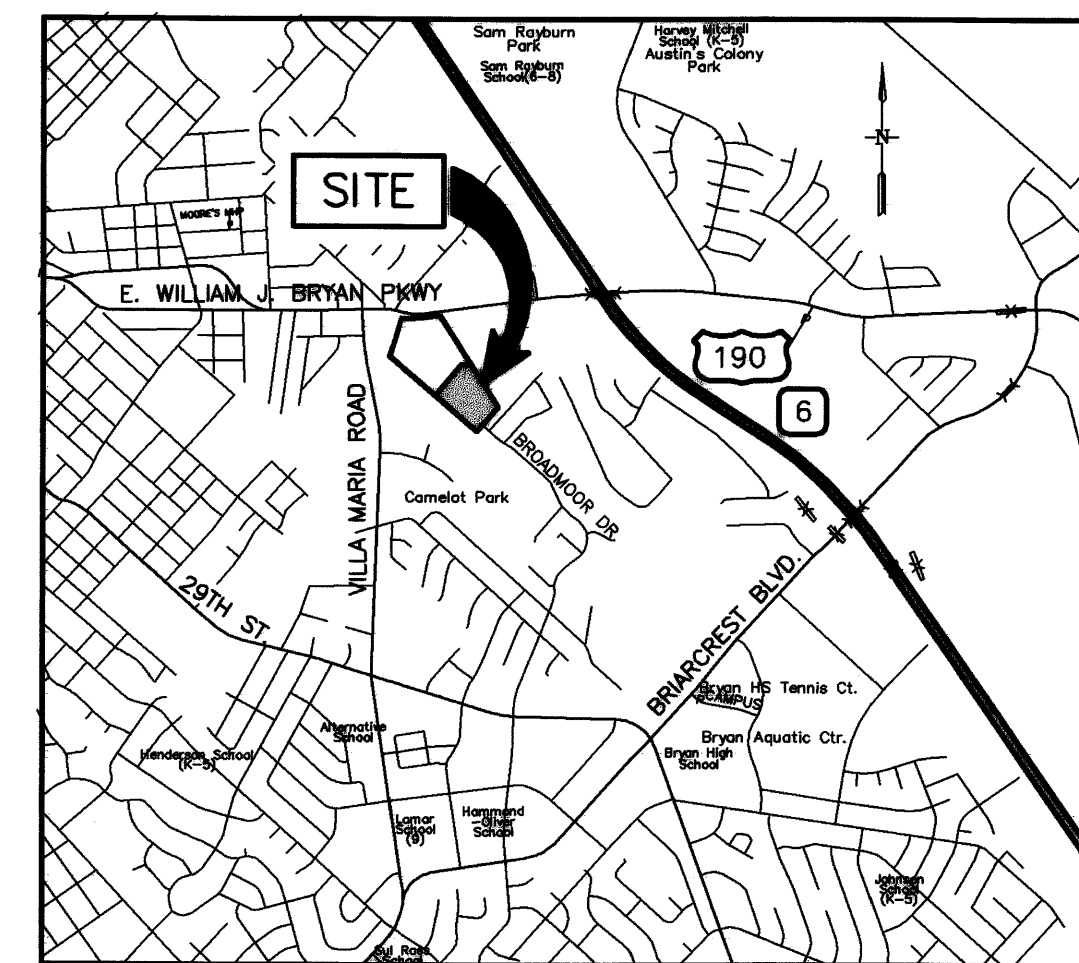
THENCE S 29°48'42" E ALONG THE SOUTHWEST LINE OF THE FOREMENTIONED GENERAL MAIL ADDITION, ADJACENT TO A FENCE, FOR A DISTANCE OF 747.72 FEET TO A 1/2 INCH IRON ROD SET AT THE PLACE OF BEGINNING OF THIS DESCRIPTION;

THENCE S 29°48'42" E CONTINUING ALONG THE SOUTHWEST LINE OF THE FOREMENTIONED GENERAL MAIL ADDITION, ADJACENT TO A FENCE, FOR A DISTANCE OF 747.72 FEET TO A 1/2 INCH IRON ROD FOUND 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 289, AND SAME BEING IN THE SOUTHWEST LINE OF THE FOREMENTIONED 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 0°52'32" W - 1.4 FEET;

THENCE N 44°47'15" W ALONG THE SOUTHWEST LINE OF THE FOREMENTIONED 49 ACRE TRACT, SAME BEING THE NORTHEAST 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;

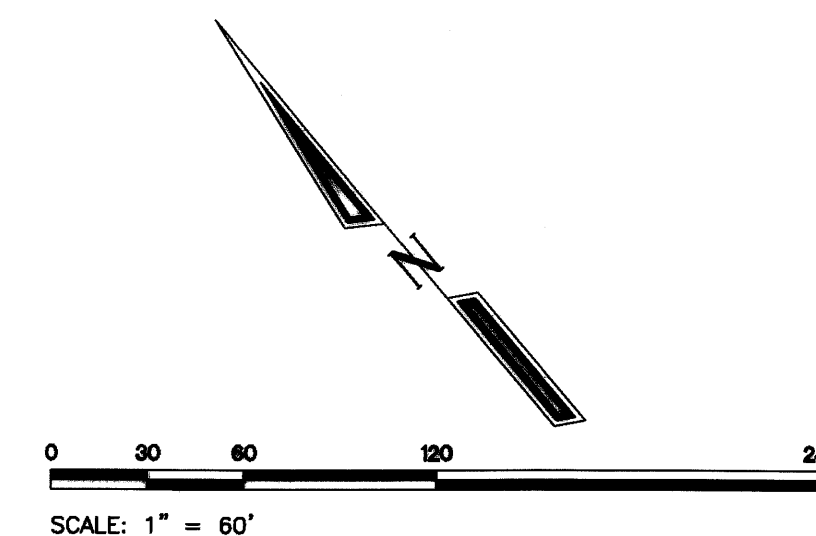
THENCE THROUGH THE INTERIOR OF THE FOREMENTIONED 49 ACRE TRACT, AS FOLLOWS:

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 89.92 FEET TO THE PLACE OF BEGINNING, CONTAINING 9.97 ACRES OF LAND, MORE OR LESS.



VICINITY MAP

SCALE: 1" = 3000'



LEGEND: P.U.E. - PUBLIC UTILITY EASEMENT, P.D.E. - PUBLIC DRAINAGE EASEMENT

Doc 00899932 PL 6848 Vol 20

Filed for Record in: BRAZOS COUNTY

On: Aug 05, 2005 at 10:03a

As a Plat

Document Number: 00000000

Amount: 50.00

Receipt Number - 22465

By: Teresa Ramirez

Public Street

LOT WIDTH WILL VARY DEPENDING ON LOCATION

20' BLDG. SETBACK

5' SIDE BLDG. LINE (TYP)

5' OR 10' P.U.E. (As Applicable)

CONVENTIONAL CONSTRUCTION

INTERIOR LOT W/ GARAGE OPENING TOWARD STREET (LEAST PREFERRED)

#5

Table with columns: REV, DATE, BY, APP, COMMENT. Includes project information like SCALE, DATE, DRAWN BY, PROJECT MANAGER.

Bleyl & Associates Project Engineering & Management. 2251 N. LOOP 336 W. CONROE, TEXAS 77304. (936) 441-7833 PHONE. (936) 760-3833 FAX.

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.