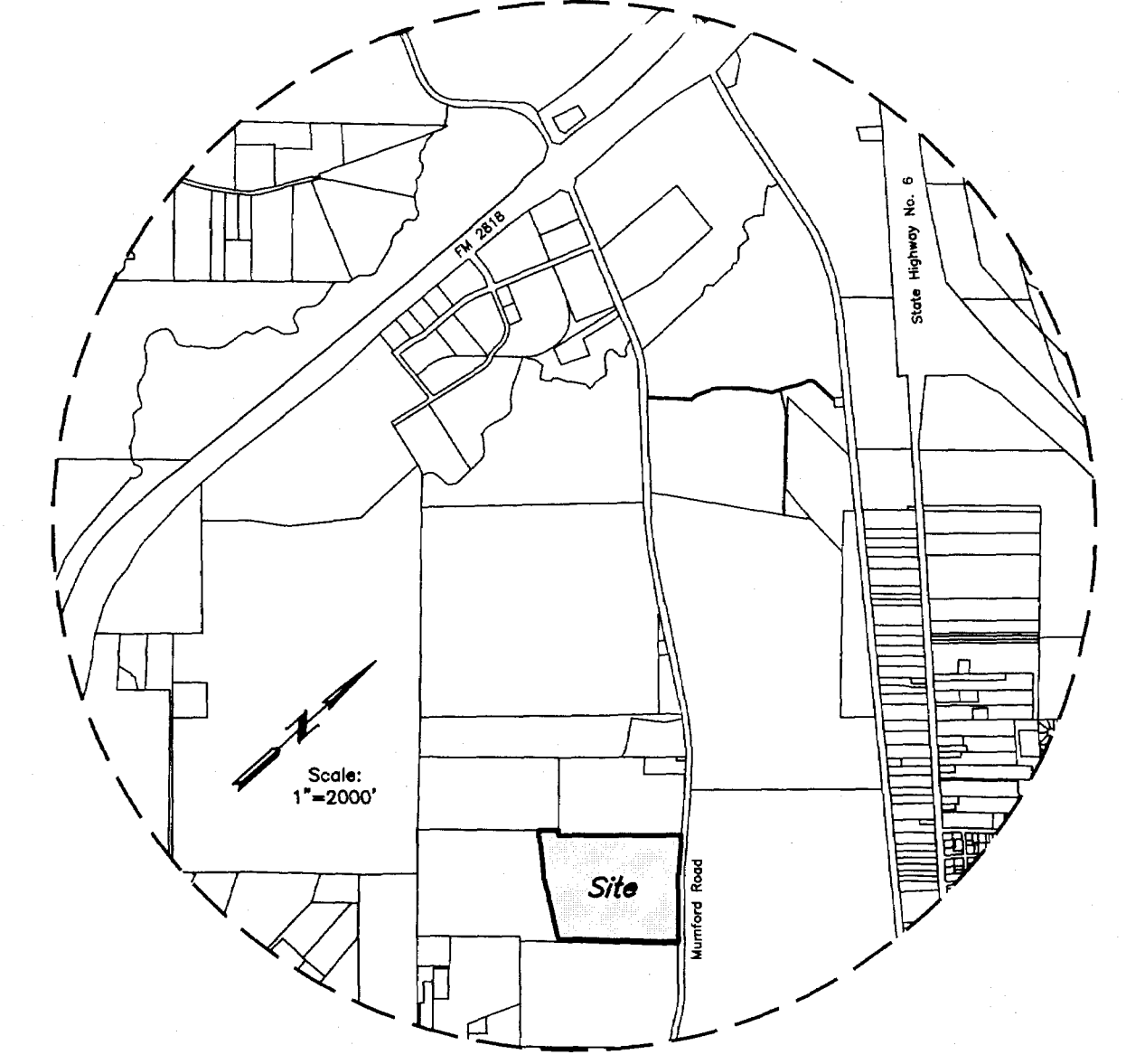


Scale: 1" = 100'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°43'32" W	135.07'
L2	N 48°43'32" W	150.85'
L3	S 47°48'27" E	43.52'
L4	N 47°48'27" W	41.88'
L5	N 47°48'27" W	16.11'

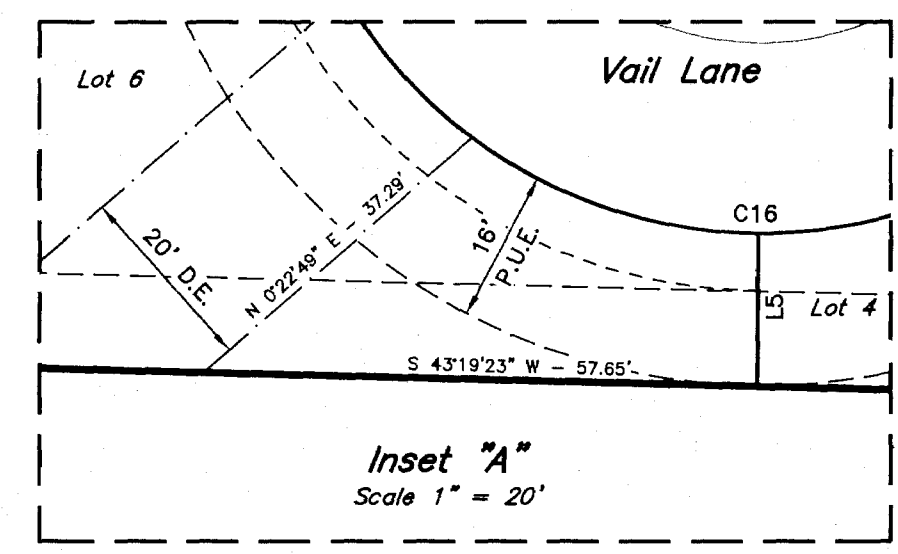
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C1	89°52'54"	25.00'	37.47'	S 1°54'42" E
C2	90°00'00"	25.00'	39.27'	S 8°51'48" W
C3	22°54'05"	485.00'	185.86'	N 36°41'10" W
C4	23°29'24"	335.00'	137.34'	S 35°58'50" E
C5	90°44'10"	25.00'	39.59'	N 37°12'27" W
C6	35°52'12"	25.00'	16.09'	S 60°28'44" W
C7	164°28'33"	50.00'	14.53'	N 37°12'27" W
C8	35°52'12"	25.00'	16.09'	S 67°09'37" E
C9	23°29'24"	265.00'	108.64'	S 35°58'50" E
C10	22°54'05"	535.00'	213.84'	N 36°41'10" W
C11	90°00'00"	25.00'	39.27'	S 30°8'12" E
C12	90°00'00"	25.00'	39.27'	S 8°51'48" W
C13	24°44'36"	465.00'	200.81'	N 35°45'55" W
C14	24°24'51"	535.00'	227.97'	S 35°36'02" E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C15	36°52'12"	25.00'	16.06'	N 29°22'32" W
C16	25°31'44"	50.00'	220.37'	N 42°47'52" E
C17	35°39'33"	30.00'	18.67'	S 85°38'14" E
C18	19°04'25"	465.00'	154.80'	S 38°16'15" E
C19	95°56'54"	25.00'	42.30'	S 19°44'24" W
C20	24°53'28"	50.00'	232.42'	N 55°46'07" E
C21	85°52'10"	25.00'	36.78'	S 87°45'28" W
C22	91°07'50"	25.00'	39.76'	N 21°32' E
C23	25°34'44"	465.00'	207.59'	N 56°06'45" E
C24	87°42'17"	25.00'	38.27'	S 67°14'45" E
C25	24°44'36"	535.00'	231.04'	N 35°45'55" W
C26	90°00'00"	25.00'	39.27'	S 30°8'12" E
C27	84°07'08"	25.00'	41.07'	S 85°58'20" W

- GENERAL NOTES: (Original Configuration)**
- NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHEAST LINE TO GRID NORTH BY UTILIZING CITY OF BRYAN GPS MONUMENTATION.
 - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 - AREAS DISTRIBUTION
 - STREET R.O.W.: 7.735 ACRES
 - COMMON AREA: 0.779 ACRES
 - RESIDENTIAL LOTS (38): 47.919 ACRES (1.260 AC. AVG.)
 - THE PROPERTY IS LOCATED IN THE UNSHADED FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.I.R.M. (FLOOD INSURANCE RATE MAP), MAP NUMBER(S): 480410019 C AND 4084100133 C, EFFECTIVE DATE: JULY 2, 1992.
 - ALL FRONT SETBACK LINES SHALL BE 25'. ALL SIDE-AND-REAR SETBACK LINES SHALL BE 25'. ALL SETBACK LINES FROM MUMFORD ROAD SHALL BE 25'.
 - DEDICATED EASEMENTS: 1) A 16' WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS. 2) A 10' WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ALONG ALL SIDES AND BACKS OF ALL LOTS. 3) A 20' WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ALONG MUMFORD ROAD.
 - ALL WATER SUPPLY TO THE SUBDIVISION SHALL BE VIA PRIVATE WELL. ALL PRIVATE WELLS SHALL BE INSTALLED WITHIN 30' OF THE FRONT PROPERTY LINE (NOT WITHIN 16' P.U.E.). IN ADDITION TO THE AFORESAID REQUIREMENT, THE FOLLOWING REQUIREMENTS APPLY TO THE FOLLOWING LOTS:
 - BLOCK 1, LOT 1: THE PRIVATE WELL SHALL BE INSTALLED WITHIN 30' OF THE PROPERTY LINE ADJACENT TO MUMFORD ROAD.
 - BLOCK 4, LOTS 1 AND 2: THE PRIVATE WELLS FOR THESE LOTS SHALL ALSO BE INSTALLED WITHIN 30' OF THE COMMON PROPERTY LINE OF THE TWO LOTS.
 - BLOCK 4, LOT 3: THE PRIVATE WELL FOR THIS LOT SHALL ALSO BE INSTALLED WITHIN 30' OF THE COMMON PROPERTY LINE WITH BLOCK 4, LOT 4.
 - BLOCK 5, LOTS 1 AND 2: THE PRIVATE WELLS FOR THESE LOTS SHALL ALSO BE INSTALLED WITHIN 30' OF THE COMMON PROPERTY LINE OF THE TWO LOTS.
 - BLOCK 5, LOT 3: THE PRIVATE WELL FOR THIS LOT SHALL ALSO BE INSTALLED WITHIN 30' OF THE COMMON PROPERTY LINE WITH BLOCK 5, LOT 4.
 - KNOWN EASEMENT AFFECTING THIS PLAT:
 - 20' CITY OF BRYAN ELECTRICAL EASEMENT, VOL. 137, PG. 520, HAVING NO DEFINED LOCATION (BLANKET). IT IS RECOMMENDED THAT THE CITY OF BRYAN ELECTRICAL DEPARTMENT BE CONTRACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT. THE EASEMENT IS NOT SHOWN HEREON.
 - 20' CITY OF BRYAN ELECTRICAL EASEMENT, VOL. 322, PG. 270, HAVING AN AMBIGUOUS DESCRIPTION. IT IS RECOMMENDED THAT THE CITY OF BRYAN ELECTRICAL DEPARTMENT BE CONTRACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT. THIS EASEMENT IS NOT SHOWN HEREON.
 - SANITARY CONTROL EASEMENT (S.C.E.): NO WASTEWATER DISPOSAL SHALL BE ALLOWED WITHIN THE S.C.E. WASTEWATER TREATMENT TANKS MAY BE LOCATED WITHIN THE S.C.E., BUT MUST BE A MINIMUM OF 50' FROM ANY PRIVATE WELL. THE LOCATION AND ARRANGEMENT OF THE S.C.E. IS BASED UPON THE JURISDICTION OF WASTEWATER FOR EACH SITE (I.E. AEROBIC TREATMENT FACILITIES). THE ON-SITE SEWAGE FACILITY FOR EACH LOT SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CURRENT STATE REGULATIONS.
 - NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUBDIVISION WITHOUT PRIOR ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH DISTRICT UNDER THE "PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF THE TEXAS HEALTH AND SAFETY CODE.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BRAZOS COUNTY TYPICAL RURAL SECTION WITH A CHIP SEAL SURFACE.
 - ALL RIGHT-OF-WAY (R.O.W.) SHALL BE 70', UNLESS NOTE OTHERWISE.
 - KNOWN EASEMENT AFFECTING THIS PLAT:
 - 20' CITY OF BRYAN ELECTRICAL EASEMENT, VOL. 137, PG. 520, HAVING NO DEFINED LOCATION (BLANKET). IT IS RECOMMENDED THAT THE CITY OF BRYAN ELECTRICAL DEPARTMENT BE CONTRACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT. THE EASEMENT IS NOT SHOWN HEREON.
 - 20' CITY OF BRYAN ELECTRICAL EASEMENT, VOL. 322, PG. 270, HAVING AN AMBIGUOUS DESCRIPTION. IT IS RECOMMENDED THAT THE CITY OF BRYAN ELECTRICAL DEPARTMENT BE CONTRACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT. THIS EASEMENT IS NOT SHOWN HEREON.



Filed for Record in:
BRAZOS COUNTY
On: Sep 11, 2012 at 09:10:08
As a
Plats
Document Number: 01131948
Amount: 63.00
Receipt Number - 447953
By:
Victoria Elliott

EXISTING CONFIGURATION

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY
as stamped hereon by me.
See 11, 2012
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

Doc Bk Vol Pg
01131948 DR 10874 267

REPLAT Page 1 of 2

ORIGINAL PLAT OF
FALLS CREEK RANCH
SUBDIVISION
RECORDED IN VOLUME 5513, PAGE 298
56.43 ACRES
MOSES BAINE LEAGUE, A-3
BRAZOS COUNTY, TEXAS
JUNE, 2011
SCALE: 1" = 100'

Owners:
Texas State Affordable Housing Corp.
2200 E. Martin Luther King Blvd.
Austin, TX 78702
(512) 477-3562

Owners:
Sergio Alvarez
& Cynthia Rodriguez
4092 Telluride Way
Bryan, TX 77807

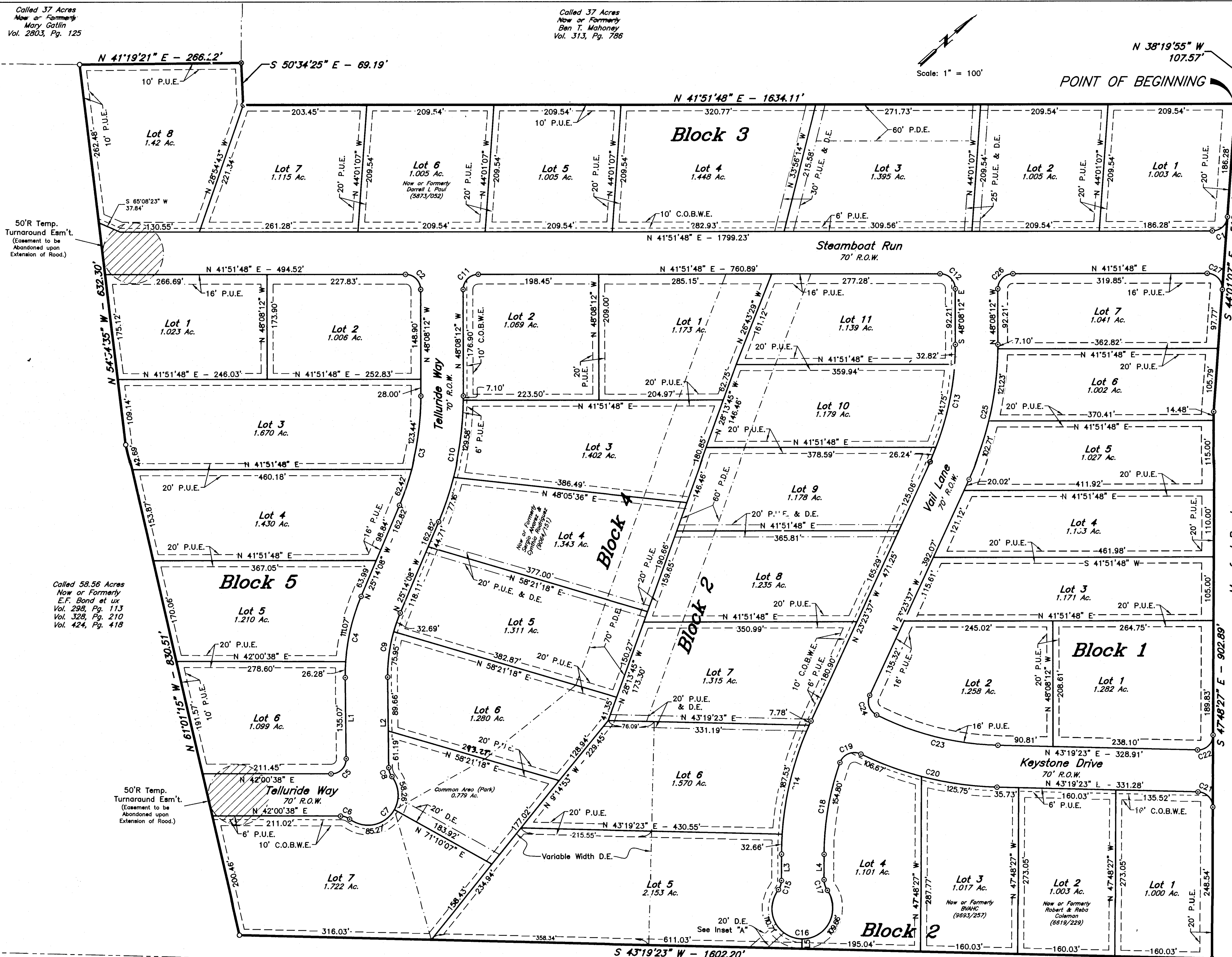
Owners:
Brazos Valley Affordable Housing Corp.
4001 29th Street, Suite 180
Bryan, Texas 77802
(979) 595-2809

Owners:
Robert and Reta Coleman
943 Keystone Drive
Bryan, TX 77807

Paul Darrell
1110 Steamboat Run
Bryan, Texas 77807
(979) 685-3636

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 685-3636





LINE TABLE

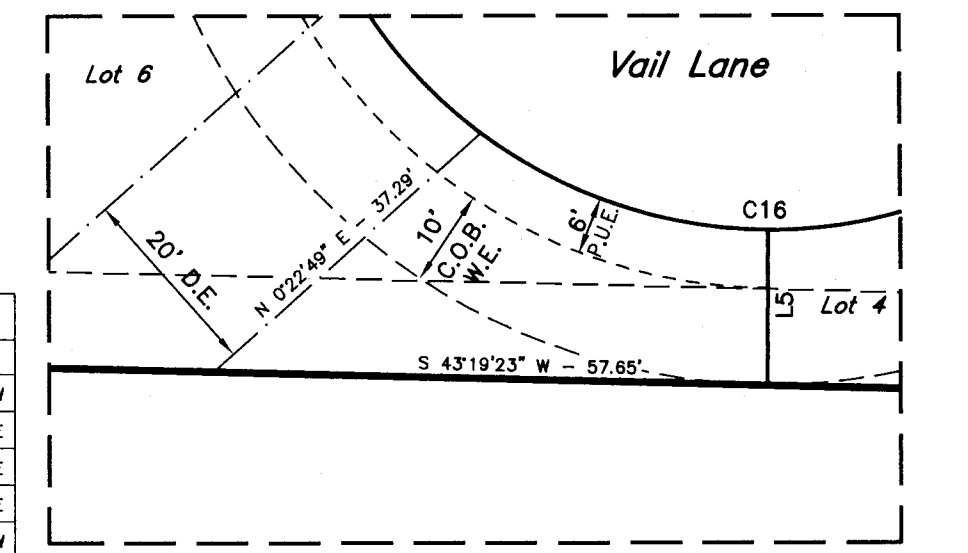
LINE	BEARING	DISTANCE
L1	N 48°43'32" W	135.07'
L2	N 48°43'32" W	150.85'
L3	S 47°48'27" E	43.52'
L4	N 47°48'27" W	41.88'
L5	N 47°48'27" W	16.11'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C1	95°52'54"	25.00'	37.47'	S 19°44'07" E
C2	90°00'00"	25.00'	39.27'	S 88°51'48" W
C3	22°54'05"	465.00'	185.98'	N 36°41'10" W
C4	22°29'24"	335.00'	137.54'	S 36°58'50" E
C5	90°44'10"	25.00'	39.59'	S 32°12'27" W
C6	36°52'12"	25.00'	16.09'	S 60°26'44" W
C7	164°28'33"	50.00'	143.53'	S 32°12'27" W
C8	36°52'12"	25.00'	16.09'	S 67°09'37" E
C9	22°29'24"	265.00'	108.64'	S 36°58'50" E
C10	22°54'05"	535.00'	213.64'	N 36°41'10" W
C11	90°00'00"	25.00'	39.27'	S 30°8'12" E
C12	90°00'00"	25.00'	39.27'	S 88°51'48" W
C13	24°44'36"	465.00'	200.81'	N 35°45'58" W
C14	24°24'51"	535.00'	227.97'	S 39°36'02" E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C15	36°52'12"	25.00'	16.09'	N 29°22'22" W
C16	252°31'44"	50.00'	220.37'	N 42°47'52" E
C17	35°39'33"	30.00'	18.87'	S 65°36'14" E
C18	190°24'28"	465.00'	154.80'	S 36°16'15" E
C19	95°58'54"	25.00'	42.30'	S 19°44'24" W
C20	24°53'28"	535.00'	232.42'	N 58°46'07" E
C21	88°52'10"	25.00'	36.76'	S 87°45'28" W
C22	91°07'50"	25.00'	39.76'	N 21°43'22" W
C23	29°34'44"	465.00'	207.98'	N 56°08'45" E
C24	87°42'17"	25.00'	38.27'	S 67°14'45" E
C25	24°44'36"	535.00'	231.04'	N 35°45'55" W
C26	90°00'00"	25.00'	39.27'	S 30°8'12" E
C27	94°07'08"	25.00'	41.07'	S 88°58'20" W



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, **TEXAS STATE AFFORDABLE HOUSING CORPORATION**, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10894, Page 268 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 purposes identified.

Owner: *[Signature]*
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, **SERGIO ALVAREZ**, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10894, Page 268 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 purposes identified.

Owner: *[Signature]*
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, **SERGIO ALVAREZ and Cynthia Rodriguez**, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 9064, Page 151 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 purposes identified.

Owner: *[Signature]*
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, **Robert and Reba Coleman**, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 6619, Page 229 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 purposes identified.

Owner: *[Signature]*
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, **Paul Darrell**, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5873, Page 052, 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 purposes identified.

Owner: *[Signature]*
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, **Robert and Reba Coleman**, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 6619, Page 229 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 purposes identified.

Owner: *[Signature]*
 Notary Public, Brazos County, Texas

GENERAL NOTES: (Replatted Configuration)

- ORIGIN OF BEARING SYSTEM: Monuments found and record bearings shown are consistent with FALLS CREEK RANCH SUBDIVISION recorded in Volume 5513, Page 298 of the Official Records Brazos County and were used as the BASIS OF BEARINGS shown on this replat.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0129 C and 40841C0133 C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.
- Building setback lines shall be 25' from all roadway right-of-ways.
- All property corners are monumented by capped 1/2" Iron Rods unless otherwise noted.
- All distances shown along curves are arc distances.
- There is a 10' wide Public Utility Easement along the sides and rear of all lots.
- The purpose of this replat is to remove the Sanitary Control Easement recorded on the original plat in Volume 5513, Page 298 where possible. Public Water Lines are being built throughout the subdivision in order to eliminate the need for water wells for the lots. A 10' Public Utility Easement is being added along the existing right-of-ways as shown. An additional lot was added to Block 1.
- No private sewage facility may be installed on any lot in this subdivision without prior issuance of a license by the Brazos County Health Department under the provisions of the private sewage facility regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of the Texas Health and Safety Code.
- No Sewage treatment facility shall be located within 100' of a water well.
- Drainage Easements shall be maintained by the homeowner's association.
- All water infrastructure constructed within this subdivision shall comply with City of Bryan standards and will meet fire requirements of the International Fire Code.
- Abbreviations:
 - C.O.B.W.E. - City of Bryan Water Easement
 - D.E. - Drainage Easement (PRIVATE)
 - P.U.E. - Public Utility Easement

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MOSES BAINE LEAGUE, Abstract No. 3 in Brazos County, Texas and being all of the 56.43 acre FALLS CREEK RANCH SUBDIVISION as recorded in Volume 5513, Page 298 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the north corner of said FALLS CREEK RANCH SUBDIVISION, the east corner of the called 37 acre Mahoney tract recorded in Volume 313, Page 786 of the Brazos County Deed Records (B.C.D.R.) and said iron rod also being in the southwest right-of-way line of Mumford Road (width varies);

TENENCE: S 44° 01' 07" E along the northeast line of said subdivision, said line being common with said southwest line of said Mumford Road for a distance of 510.15 feet to a found 1/2-inch iron rod corner;

TENENCE: S 47° 48' 27" E continuing along said common line for a distance of 902.89 feet to a found 3/8-inch iron rod marking the east corner of said subdivision, said iron rod also marking the north corner of the called 58.56 acre Bond tract recorded in Volume 424, Page 418 (B.C.D.R.);

TENENCE: along the common line of said FALLS CREEK RANCH SUBDIVISION and the called 58.56 acre Bond tract for the following three (3) calls:

- S 43° 19' 23" W for a distance of 1802.20 feet to a found 1-inch iron rod marking the south corner of said subdivision,
- N 61° 01' 15" W for a distance of 830.51 feet to a found 1-inch iron rod for corner, and
- N 54° 54' 35" W for a distance of 632.30 feet to a found 1-inch iron rod marking the west corner of said subdivision, said iron rod also being in the southwest line of the called 37 acre Gatlin tract recorded in Volume 2803, Page 125 (O.R.B.C.);

TENENCE: N 41° 19' 21" E along the common line of said subdivision and the called 37 acre Gatlin tract for a distance of 266.22 feet to a found 3/8-inch iron rod marking the east corner of the called 37 acre Mahoney tract, said iron rod also being in the southwest line of the called 37 acre Mahoney tract;

TENENCE: continuing along the common line of the said subdivision and the called 37 acre Mahoney tract for the following two (2) calls:

- S 50° 34' 25" E for a distance of 69.19 feet to a found 3/8-inch iron rod for corner and
- N 41° 51' 48" E for a distance of 1634.11 feet to the POINT OF BEGINNING and containing 56.43 acres of land, more or less.

REPLATTED CONFIGURATION

Called 66.74 Acres
 Now or Formerly
 Ben T. Mahony
 Vol. 313, Pg. 786

CERTIFICATION OF COUNTY JUDGE

I, *[Signature]* County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County Commissioners' Court on the 14th day of June, 2012.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, *[Signature]* Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 personal supervision and that the metes and bounds describing the property are a closed geometric figure.

APPROVAL OF THE CITY PLANNER

I, *[Signature]* Kevin Russell, 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 22nd day of June, 2012.

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 22nd day of June, 2012.

APPROVAL OF THE CITY PLANNER

I, *[Signature]* Kevin Russell, 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 22nd day of June, 2012.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *[Signature]* Michael Beckendorf, 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 13th day of June, 2012 and same was duly approved on the 13th day of June, 2012 by said Commission.

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, *[Signature]* Karen McQuinn, 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 14th day of June, 2012 in the Official Records of Brazos County, Texas in Volume 10894, Page 217.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, **TEXAS STATE AFFORDABLE HOUSING CORPORATION**, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10894, Page 268 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 purposes identified.

Owner: *[Signature]*
 Notary Public, Brazos County, Texas

REPLAT Page 2 of 2

FALLS CREEK RANCH SUBDIVISION

56.43 ACRES

MOSES BAINE LEAGUE, A-3
 BRAZOS COUNTY, TEXAS

JUNE, 2011
 SCALE: 1" = 100'

OWNER:
 Sergio Alvarez & Cynthia Rodriguez
 4092 Telluride Way
 Bryan, TX 77807

OWNER:
 Robert and Reba Coleman
 943 Keystone Drive
 Bryan, TX 77807

OWNER:
 Paul Darrell
 1108 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

SURVEYOR:
 McClure & Browne Engineering/Surveying, Inc.
 300 E. 26th St.
 Bryan, TX 77803
 (979) 693-3838