

SCALE: 1" = 100'

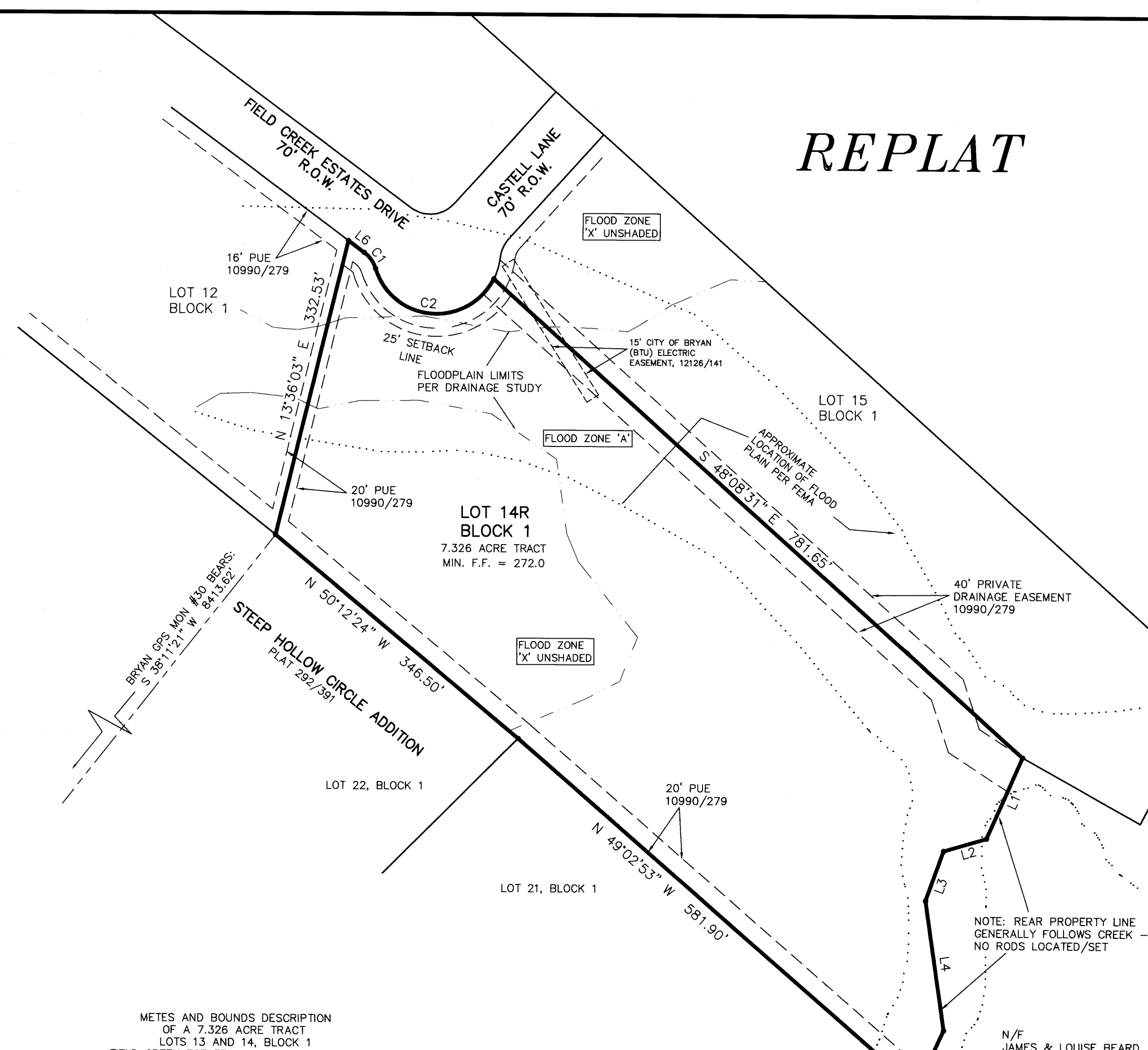


LINE	BEARING	DISTANCE
L1	S 23°42'37" W	97.24'
L2	S 73°26'37" W	48.83'
L3	S 19°45'37" W	57.85'
L4	S 08°21'23" E	143.84'
L5	S 24°35'37" W	70.29'
L6	S 53°16'23" E	21.60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.96'	35.00'	136°01'02"	S 35°17'01" E	21.60'
C2	166.17'	70.00'	136°01'02"	S 85°18'32" E	129.81'

**GENERAL NOTES**

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0210 E, DATED MAY 16, 2012.
- ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF'S) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
- ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROUGH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
- ANY POTENTIAL OSSF SITE WITHIN A 100-YEAR FLOODPLAIN IS SUBJECT TO SPECIAL PLANNING REQUIREMENTS. THE OSSF SHALL BE LOCATED SO THAT A FLOOD WILL NOT DAMAGE THE OSSF DURING A FLOOD EVENT, RESULTING IN CONTAMINATION OF THE ENVIRONMENT. PLANNING MATERIALS SHALL INDICATE HOW TANK FLOTATION IS ELIMINATED.
- ALL DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, BRAZOS COUNTY "FLOOD DAMAGE PREVENTION ORDER". A FLOOD PLAN PERMIT SHALL BE OBTAINED FROM COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF ANY STRUCTURE WITHIN THE FLOOD PLAIN.
- 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
- CONTOURS SHOWN HEREON ARE FROM AN ACTUAL ON-THE-GROUND SURVEY PERFORMED PRIOR TO CONSTRUCTION OF THE HOUSE SHOWN HEREON.
- LOCATION OF WATER LINE IS APPROXIMATE ONLY.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH BRAZOS COUNTY SUBDIVISION REGULATIONS AND ANY OTHER DEED RESTRICTIONS IN EFFECT AT THE TIME OF CONSTRUCTION.



**METES AND BOUNDS DESCRIPTION**  
OF A 7.326 ACRE TRACT  
OF LOTS 13 AND 14, BLOCK 1,  
FIELD CREEK ESTATES SUBDIVISION, PHASE 2  
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARDSON PERRY LEAGUE, ABSTRACT NO. 44, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 13 AND 14, BLOCK 1, FIELD CREEK ESTATES SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 10990, PAGE 279 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF FIELD CREEK ESTATES DRIVE (70' R.O.W. MARKING THE NORTHWEST CORNER OF SAID LOT 13 AND THE NORTHEAST CORNER OF LOT 12, BLOCK 1;

THENCE: ALONG THE SOUTHWEST LINE OF FIELD CREEK ESTATES DRIVE FOR THE FOLLOWING CALLS:  
S 53° 16' 23" E FOR A DISTANCE OF 21.60 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 56' 38" FOR AN ARC DISTANCE OF 21.96 FEET (CHORD BEARS: S 35° 17' 01" E - 21.60 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 70.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 136° 01' 02" FOR AN ARC DISTANCE OF 166.17 FEET (CHORD BEARS: S 85° 18' 32" E - 129.81 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 14 AND THE WEST CORNER OF LOT 15, BLOCK 1;

THENCE: S 48° 08' 31" E ALONG THE COMMON LINE OF SAID LOT 14 AND SAID LOT 15 FOR A DISTANCE OF 781.65 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 14 ON THE WESTERLY LINE OF A CALLED 13.63 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES AND LOUISE BEARD RECORDED IN VOLUME 804, PAGE 370 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID LOT 14 AND SAID 13.63 ACRE TRACT FOR THE FOLLOWING CALLS:  
S 23° 42' 37" W FOR A DISTANCE OF 97.24 FEET;

S 73° 26' 37" W FOR A DISTANCE OF 48.83 FEET;  
S 19° 45' 37" W FOR A DISTANCE OF 57.85 FEET;  
S 08° 21' 23" E FOR A DISTANCE OF 143.84 FEET;

S 24° 35' 37" W FOR A DISTANCE OF 70.29 FEET TO THE EAST CORNER OF LOT 21, BLOCK 1, STEEP HOLLOW CIRCLE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 292, PAGE 391 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 49° 02' 53" W ALONG THE COMMON LINE OF SAID LOT 14 AND SAID LOT 21 FOR A DISTANCE OF 581.90 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 21 AND THE EAST CORNER OF LOT 22, BLOCK 1, STEEP HOLLOW CIRCLE ADDITION;

THENCE: N 50° 12' 24" W ALONG THE COMMON LINE OF SAID LOT 14, SAID LOT 15 AND SAID LOT 22 FOR A DISTANCE OF 346.50 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 15 AND THE SOUTH CORNER OF SAID LOT 12;

THENCE: N 13° 36' 03" E ALONG THE COMMON LINE OF SAID LOT 13 AND SAID LOT 12 FOR A DISTANCE OF 332.53 FEET TO THE POINT OF BEGINNING CONTAINING 7.326 ACRES OF LAND AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAZOS COUNTY, TEXAS  
BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, **DAVID & RONICA CASE**, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 11360 & 11836, Page 41 & 213, 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.

*David & Ronica Case*  
Owner(s)

Before me, the undersigned authority, on this day personally appeared **DAVID & RONICA CASE**, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal on this 20th day of July, 2015.

*Louise Barker*  
Notary Public, Brazos County, Texas

**LOUISE BARKER**  
Notary Public, State of Texas  
My Commission Expires  
MAY 2, 2016

**CERTIFICATION 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 appropriate codes and ordinances of the City of Bryan and was approved on the 14th day of September, 2015.

*[Signature]*  
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 appropriate codes and ordinances of the City of Bryan and was approved on the 15th day of September, 2015.

*[Signature]*  
City Engineer, City of Bryan

**CERTIFICATE OF APPROVAL**  
This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 14th day of August, 2015.  
Signed this the 14th day of August, 2015.

*[Signature]*  
County Judge, Brazos County, Texas

**FILED FOR RECORDS**  
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.

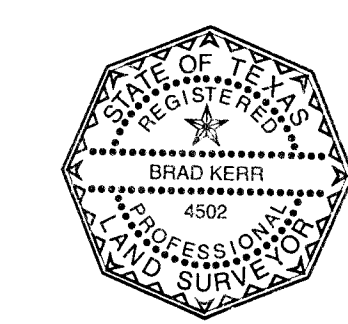
Oct 23, 2015  
KAREN McQUEEN, Brazos County Clerk  
BRAZOS COUNTY

**CERTIFICATE OF 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 on the day of October, 2015, in the Official Public Records of Brazos County, Texas, in Volume 13010, Page 10.

*Karen McQueen*  
County Clerk  
Brazos County, Texas  
By: *[Signature]*

**CERTIFICATE OF SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Brad Kerr, Registered Public Surveyor No. 4502 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.

*Brad Kerr*  
County Clerk  
Brazos County, Texas  
R.P.L.S. No. 4502



**FINAL PLAT**  
OF  
LOT 14R, BLOCK 1  
FIELD CREEK ESTATES SUBDIVISION  
PHASE 2  
BEING A  
**REPLAT**  
OF  
LOTS 13 & 14, BLOCK 1  
FIELD CREEK ESTATES SUBDIVISION  
PHASE 2  
VOLUME 10990, PAGE 279  
7.326 AC., RICHARDSON PERRY LEAGUE, A-44  
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET  
SURVEY DATE: APRIL, 2015  
PLAT DATE: 06-18-15  
REVISED: 07-20-15  
JOB NUMBER: 15-288  
CAD NAME: 15-288  
CR5 FILE: 15-288

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

PREPARED FOR: RONICA CASE  
7686 FIELD CREEK ESTATES DRIVE  
BRYAN, TEXAS 77808  
PHONE (979) 776-0105