

LINE TABLE

LINE	LENGTH	BEARING
L1	191.57'	S41°04'31"W
L2	54.51'	N28°28'58"E
L3	70.00'	S61°31'02"W
L4	187.61'	S28°28'58"E
L5	37.76'	S44°04'13"W
L6	70.00'	N45°55'47"W
L7	86.48'	S22°01'20"W
L8	111.83'	S22°01'20"W
L9	111.77'	N81°24'22"W
L10	111.77'	N81°24'22"W
L11	121.52'	S03°37'03"E
L12	41.71'	S84°45'19"E
L13	280.94'	S18°46'22"W
L14	93.33'	S23°54'21"E
L15	66.07'	S07°49'08"E
L16	81.09'	S43°07'37"E
L17	89.82'	S19°03'33"E
L18	335.80'	S72°56'00"E
L19	169.45'	N45°34'02"W
L20	31.72'	S44°25'58"W
L21	92.98'	N80°08'15"E
L22	208.98'	N61°31'14"E
L23	107.28'	N88°18'49"E
L24	116.19'	N48°56'14"E
L25	50.14'	S38°45'05"E
L26	53.41'	S78°40'41"E
L27	127.67'	S39°05'44"E
L28	81.94'	S79°54'53"E
L29	146.49'	N54°46'45"E

- NOTES:**
- LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) WHICH MUST COMPLY WITH ALL COUNTY & 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 THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES OPERATIONAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE THE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
 - WATER SERVICE WILL BE PROVIDED BY THE WICKSON CREEK SPECIAL UTILITY DISTRICT.
 - BEARINGS FOR THIS PROJECT ARE BASED ON TRUE NORTH AS DETERMINED BY GPS OBSERVATION. PROJECT BENCHMARK: BRAZOS COUNTY MONUMENT NUMBER GPS-28, ELEVATION = 333.83 FEET.
 - A PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 48041C0155 C, EFFECTIVE DATE JULY, 1992. THE FLOODPLAIN BASE FLOOD ELEVATIONS SHOWN ARE BASED ON THE FLOODPLAIN ANALYSIS PERFORMED FOR STONE CREEK FARMS, DATED MAY 2003.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES.
 - THE DEED FOR THIS FINAL PLAT IS FOUND IN VOL. 5936, PG. 287 IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 - THE SUBJECT TRACT IS WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.
 - THERE WILL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. THE EASEMENT WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 - LOT 3, BLOCK 1 AND LOTS 1, 2 & 3, BLOCK 2 WILL NOT BE ALLOWED ORWAY ACCESS TO FM 1179. THE EXISTING ORWAY FROM FM 1179 WITHIN THE PRIVATE ACCESS EASEMENT ON LOT 1.
 - AN EXCEPTION TO THE MINIMUM LOT WIDTH FOR SUBDIVISIONS IN THE ETJ WAS APPROVED BY THE CITY OF BRYAN PLANNING & ZONING COMMISSION ON MARCH 20, 2003.
 - 1/2" IRON ROOS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	558.08'	1472.39'	21°43'00"	282.43'	554.74'	N55°17'28"E
C2	38.98'	25.00'	89°20'03"	24.71'	35.15'	N74°39'00"W
C3	81.92'	215.00'	21°49'51"	41.46'	81.43'	N19°04'02"W
C4	42.30'	28.00'	96°58'34"	28.23'	37.43'	N40°19'11"E
C5	261.48'	335.00'	44°43'14"	137.81'	254.89'	S66°25'51"W
C6	180.28'	285.00'	38°58'45"	93.79'	176.83'	S63°33'56"W
C7	41.81'	25.00'	118°58'22"	42.42'	43.98'	N32°27'51"W
C8	251.22'	285.00'	50°30'17"	134.43'	243.17'	S03°13'49"E
C9	189.52'	215.00'	50°30'17"	101.41'	183.44'	S03°13'49"E
C10	11.28'	285.00'	2°18'06"	5.84'	11.28'	N20°23'17"E
C11	34.40'	25.00'	78°50'24"	20.55'	31.75'	S59°10'26"W
C12	404.40'	435.00'	53°15'53"	218.14'	389.99'	N71°57'41"E
C13	17.08'	25.00'	39°08'09"	8.89'	16.75'	S64°54'19"W
C14	221.27'	50.00'	29°33'45"	66.88'	80.09'	N42°17'59"W
C15	14.85'	25.00'	33°34'20"	7.54'	14.44'	N22°42'19"E
C16	344.66'	365.00'	54°05'09"	186.39'	331.99'	N71°32'33"E
C17	34.40'	25.00'	78°50'24"	20.55'	31.75'	S41°59'10"E
C18	136.38'	285.00'	27°25'00"	69.52'	135.08'	N16°16'28"W
C19	37.95'	25.00'	86°04'16"	23.34'	34.12'	S13°03'10"W

LEGEND

- PLAT BOUNDARY
- ROW LINE
- PROPERTY CORNER
- BUILDING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED LANDSCAPE EASEMENT
- CENTERLINE PIPELINE EASEMENT
- 100-YEAR FLOODPLAIN BOUNDARY (FEMA)
- 100-YEAR FLOODPLAIN BOUNDARY (FLOODPLAIN ANALYSIS)
- BASE FLOOD ELEVATION (BFE) (FLOODPLAIN ANALYSIS)
- EXISTING POND/LAKE

VICINITY MAP

REPLAT
(SEE SHEET 2 OF 2 FOR ORIGINAL FINAL PLAT)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Carey O. Smith, managing member of SNS Investments, LLC, owner of the 43.968 acre tract shown on this plat as Stone Creek Farms, Phase 1, found in Volume 5963, Page 287 in the Deed Records of Brazos County, a subdivision in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

Carey O. Smith, Managing Member
SNS Investments, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Carey O. Smith 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 purpose and consideration therein stated.

Given under my hand and seal on this 20th day of September, 2004.

GINGER L. URSO
Notary Public, State of Texas
My Commission Expires
September 05, 2007

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kam M. Quan, 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 18th day of August, 2004, in the Official Records of Brazos County, Texas, in Volume 6312, Page 20.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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 18th day of August, 2004.

Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim 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 18th day of August, 2004, and some was duly approved on the 18th day of August, 2004, by said Commission.

Chairman, Planning & Zoning Commission,
Bryan, Texas

CERTIFICATE OF COUNTY JUDGE

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 18th day of September, 2004.

Signed this 12th day of October, 2004.

County Judge, Brazos County

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 25th day of October, 2004.

City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

I, Brad Kerr, Registered Professional Land 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 made on the ground under my supervision.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATION OF THE ENGINEER

I, Joseph P. Schultz, Registered Professional Engineer No. 65889, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Joseph P. Schultz, P.E. No. 65889
9-17-04

REPLAT
STONE CREEK FARMS
PHASE 1
43.968 ACRES

BLOCK 1, LOTS 1 THRU 8
BLOCK 2, LOTS 1 THRU 3
BLOCK 3, LOT 1

RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

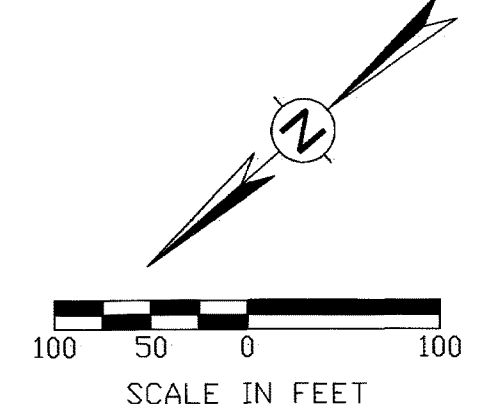
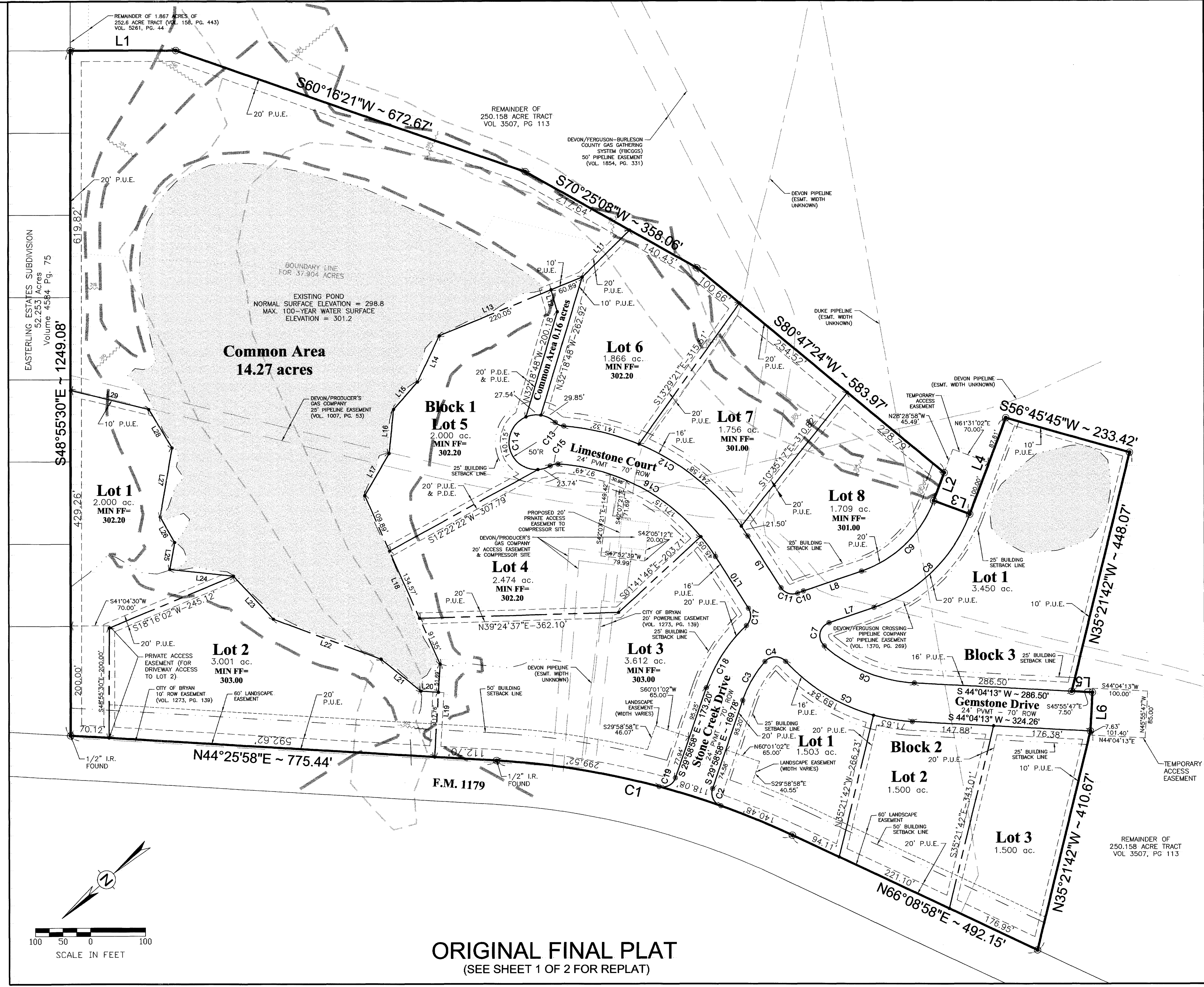
SCALE: 1"=100' JULY, 2004

OWNER/DEVELOPER:
SNS Investments, LLC
1707 Graham Road
College Station, TX 77845
(979) 690-7711

ENGINEER:
TEXCON
General Contractors
Joseph P. Schultz, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 690-7711

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-3195

SHEET 1 OF 2



ORIGINAL FINAL PLAT
(SEE SHEET 1 OF 2 FOR REPLAT)

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Doc 00874615 Bk OR Vol 6383 Pg 9

Filed for Record in:
BRAZOS COUNTY
On: Nov 12, 2004 at 10:54A
As a
Plat,
Document Number: 00874615
Amount: 58.00
Receipt Number: 255000
By: Mary Garcia
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.
Nov 12, 2004
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

REFER TO SHEET 1 OF 2 FOR NOTES PERTAINING TO THIS REPLAT.

REPLAT
STONE CREEK FARMS
PHASE 1
43.968 ACRES
BLOCK 1, LOTS 1 THRU 8
BLOCK 2, LOTS 1 THRU 3
BLOCK 3, LOT 1

RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

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SHEET 2 OF 2

