

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	404.70'	1105.92'	20°58'00"	204.64'	402.44'	N55°29'58"E
C2	66.80'	365.00'	10°29'10"	33.49'	56.71'	S49°18'48"W
C3	950.27'	535.00'	101°46'07"	657.95'	830.19'	S03°40'20"W
C3A	39.27'	25.00'	90°00'00"	25.00'	35.36'	N87°47'16"E
C4	825.93'	465.00'	101°46'07"	571.86'	721.56'	N03°40'20"E
C5	79.61'	435.00'	10°29'10"	39.92'	79.50'	N49°18'48"E
C6	48.59'	50.00'	44°29'17"	24.54'	45.43'	S73°43'47"W
C7	77.65'	100.00'	44°29'17"	40.90'	75.71'	S79°43'47"W
C8	47.27'	35.00'	77°22'41"	28.03'	43.76'	S83°49'31"E
C9	87.78'	65.00'	77°22'41"	52.05'	81.26'	S83°49'31"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.00'	S45°55'47"E
L2	37.76'	N44°04'13"E
L3	241.41'	S42°47'16"W
L4	34.11'	S47°12'44"E
L6	126.88'	N41°40'58"E
L7	23.16'	N49°49'04"E
L8	40.90'	N42°39'04"W
L9	231.04'	N45°10'58"E
L10	128.75'	N66°08'58"E
L11	138.36'	S54°33'23"W
L12	169.74'	S47°12'44"E
L13	110.63'	N47°24'4"W
L14	138.36'	N54°33'23"E
L15	84.95'	N78°01'35"W
L16	35.00'	S42°47'16"W
L17	73.69'	N17°20'12"E
L18	39.00'	S72°39'48"E
L19	87.87'	N17°20'12"E
L20	77.23'	N78°01'35"W
L21	270.05'	N57°29'08"E
L22	416.56'	S45°08'11"E
L23	414.90'	S43°08'11"E
L24	122.69'	S47°12'44"E
L25	100.00'	S42°47'16"W
L26	88.58'	S47°12'44"E

- NOTES:**
- LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) 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 DISPOSAL AREAS SHALL NOT ENDOURCH 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.
 - IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
 - NO 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.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - THE DEED FOR THIS PROPERTY IS FOUND IN VOL. 7186, PG. 1 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 LINE. THE EASEMENT WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 - LOTS 4 THRU 9 OF BLOCK 2 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO FM 1179, EXCEPT FOR THE EMERGENCY ACCESS ROAD ON LOT 9.
 - 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.
 - AN EMERGENCY ACCESS ROAD, 20' WIDE WITH AN ALL WEATHER SURFACE, WILL BE CONSTRUCTED THROUGH LOT 9, BLOCK 2, TO CONNECT GEMSTONE DRIVE TO F.M. 1179. THIS WILL PROVIDE ADDITIONAL ACCESS TO THE SUBDIVISION IF REQUIRED BY AN EMERGENCY. THIS ACCESS ROAD WILL BE FOR EMERGENCY USE ONLY, AND IT WILL BE GATED AT F.M. 1179 TO PREVENT NORMAL TRAFFIC USE OF THE ROAD. MAINTENANCE OF THIS ROAD WILL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION (HOA).
 - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHT-OF-WAY DEDICATION AREAS, AND PUBLIC UTILITY EASEMENTS.
 - SNS INVESTMENTS, LLC, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT THEY SHALL BE FOREVER BARRED FROM PETITIONING BRAZOS COUNTY TO REPAIR OR ACCEPT MAINTENANCE OF THE EMERGENCY ACCESS ROAD FOR THIS SUBDIVISION UNTIL SNS INVESTMENTS, LLC AND/OR THE STONE CREEK FARMS HOME OWNERS' ASSOCIATION HAS IMPROVED THE EMERGENCY ACCESS ROAD TO THE STANDARDS REQUIRED BY BRAZOS COUNTY. SNS INVESTMENTS, LLC AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE STONE CREEK FARMS HOME OWNERS' ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE EMERGENCY ACCESS ROAD FOR THIS SUBDIVISION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Carey D. Smith, managing member of SNS Investments, LLC, owner of the 27.409 acre tract shown on this plat, conveyed to SNS Investments, LLC in the Deed Records of Brazos County in Volume 7186, Page 1, and designated herein as Stone Creek Farms, Phase 2A, 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.

C. D. Smith
 Carey D. Smith, Managing Member
 SNS Investments, LLC

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Carey D. 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 17th day of April, 2006

Ginger L. Urso
 Ginger L. Urso
 Notary Public in and for the State of Texas

Printed Name: Ginger L. Urso
 My Commission Expires: 9-5-2007

Filed for Record in:
 BRAZOS COUNTY

On: Apr 21, 2006 at 10:22:26
 As a Plat
 Document Number: 06923478
 Amount: 58.00
 Receipt Number: 289016
 By: Susie Cohen

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 the 21st day of April, 2006 in the Official Records of Brazos County, Texas, in Volume 7267, Page 259

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

Karen McQueen
 Karen McQueen
 County Clerk
 Brazos County, Texas
Susie L. Cohen
 Susie L. Cohen
 Deputy Clerk

CERTIFICATE OF THE ENGINEER

I, Ginger L. Urso, Licensed Professional Engineer No. 89503, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Ginger L. Urso
 Ginger L. Urso, P.E. No. 89503

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 17th day of April, 2006.

W. P. Ballinger for Linda Huff
 W. P. Ballinger for Linda Huff
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Art Hughes, 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 14th day of March, 2006 and same was duly approved on the 15th day of March, 2006 by said Commission.

Art Hughes
 Art Hughes
 Chairman, Planning & Zoning Commission,
 Bryan, 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 17th day of April, 2006.

Kevin Russell
 Kevin Russell
 Planning Administrator, 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, was prepared from an actual survey of the property made on the ground under my supervision.

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

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 17th day of April, 2006.

W. P. Ballinger for Linda Huff
 W. P. Ballinger for Linda Huff
 City Engineer, 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 17th day of April, 2006.
 Signed this the 17th day of April, 2006

Randy Sem
 Randy Sem
 County Judge, Brazos County

APPROVAL OF PLANNING AND ZONING COMMISSION

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Art Hughes
 Art Hughes
 Chairman, Planning & Zoning Commission,
 Bryan, 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 17th day of April, 2006.

Kevin Russell
 Kevin Russell
 Planning Administrator, 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, was prepared from an actual survey of the property made on the ground under my supervision.

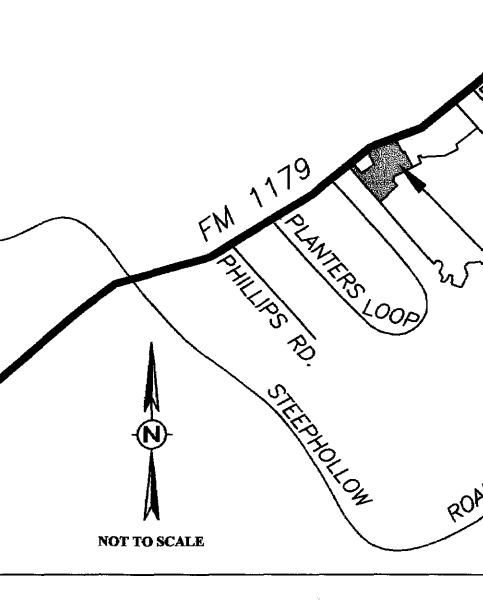
Brad Kerr
 Brad Kerr, R.P.L.S. No. 4502



LEGEND

- PLAT BOUNDARY
- ROW LINE
- PROPERTY LINE
- PROPERTY CORNER
- BUILDING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED PRIVATE DRAINAGE EASEMENT

VICINITY MAP



FINAL PLAT
STONE CREEK FARMS
PHASE 2A
27.409 ACRES
 BLOCK 2, LOTS 4 THRU 13
 BLOCK 3, LOTS 2 THRU 8

RICHARDSON PERRY LEAGUE, A-44
 BRAZOS COUNTY, TEXAS

SCALE: 1"=80'
 NOVEMBER, 2005 (REV.)
 REVISED MARCH, 2006

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

ENGINEER:
TEXCON
 General Contractors
 Ginger L. Urso, P.E.
 1707 Graham Road
 College Station, Texas 77845
 (979) 764-7743

Doc: 00923478
 Bl: DR
 Vol: 7267
 Pg: 259

CINDY STURDEVANT
 3.58 Acres
 Vol 1583, Pg 182

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 designated in the official public records of:
 BRAZOS COUNTY
 as stated hereon by me.
 Apr 21, 2006
 HONORABLE KAREN MCQUEEN, COUNTY CLERK, BRAZOS COUNTY

STATE OF TEXAS
 COUNTY OF BRAZOS
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 BRAZOS COUNTY
 as stated hereon by me.
 Apr 21, 2006
 HONORABLE KAREN MCQUEEN, COUNTY CLERK, BRAZOS COUNTY