

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Kenneth L. Neatherlin and John N. Lusk, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 2241, Page 196 and Volume 2242, Page 101, and designated herein as Timbercreek at Steep Hollow in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

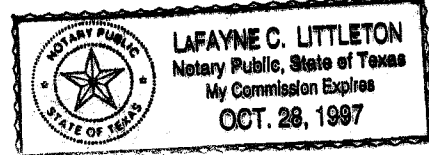
*Kenneth L. Neatherlin*  
Kenneth L. Neatherlin  
*John N. Lusk*  
John N. Lusk

Liendholder Approval

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kenneth L. Neatherlin, 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 of office this 6<sup>th</sup> day of June, 1995.

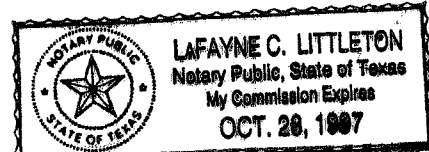


*Lafayne C. Littleton*  
Lafayne C. Littleton  
Notary Public in and for Brazos County,  
Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John L. Lusk, 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 of office this 6<sup>th</sup> day of June, 1995.



*Lafayne C. Littleton*  
Lafayne C. Littleton  
Notary Public in and for Brazos County,  
Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, Registered Professional Engineer No. \_\_\_\_\_ in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

(ENGINEER'S SEAL)

Registered Professional Engineer

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Mary Ann Ward, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in by office the day of June, 1995, in the Official Public Records of Brazos County in Volume 2367, Page 173 A, 173 B + 173 C.

(SEAL)

*Mary Ann Ward*  
Mary Ann Ward  
County Clerk, Brazos County, Texas

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

*Robert S. ...*  
City Planner, Bryan, Texas

I, JOHN GODFREY, Chairman of the City 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 City Planning and Zoning Commission of the City of Bryan on the 16<sup>th</sup> day of MAY, 1995, and same was duly approved on the 1<sup>st</sup> day of JUNE, 1995 by said Commission.

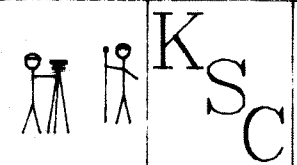
*John Godfrey*  
Chairman, City Planning and Zoning Commission,  
Bryan, Texas

Curve and line data on sheet 2.

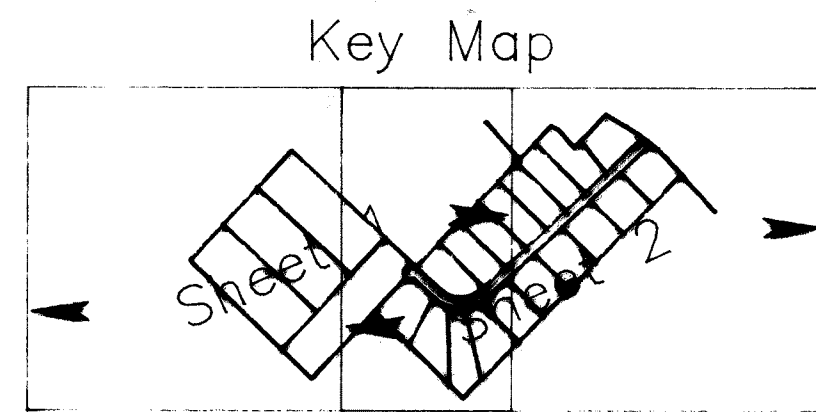
5/8" Iron rods set at all corners except as noted.

Final Plat, Sheet 1 of 3

**TIMBERCREEK AT STEEP HOLLOW**  
**67.37 ACRE TRACT**  
**JAMES W. SCOTT LEAGUE, A-49**  
**RICHARDSON PERRY LEAGUE, A-44**  
**BRAZOS COUNTY, TEXAS**



SCALE: 1 INCH = 100 FEET  
SURVEY DATE: 01-11-95  
PLAT DATE: 05-24-95  
JOB NUMBER: 94-633  
CRS NAME: 94-633  
CAD NAME: 94-633-F  
PREPARED BY:  
KERR SURVEYING CO.  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (409) 268-3195



Certificate of 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.

A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, MAP NUMBER 48041C 0155 C and 48041C 0134 C, EFFECTIVE DATE: 07-02-1992.

*Brad Kerr*  
Registered Professional  
Land Surveyor No. 4502

Note: No private sewage facility may be installed on any lot in this subdivision without the prior issuance of a license by the Brazos County Health Unit under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County pursuant to the provisions of Section 21.084 of the Texas Water Code.

WICKSON CREEK SPECIAL UTILITY DISTRICT HAD AN EXISTING EASEMENT ALONG F.M. 1179 AND STEEPHOLLOW ROAD BEFORE THE FILING OF THIS PLAT. THIS EASEMENT ALONG WITH ITS PRIVILEGES SUPERSEDES THE DEDICATED EASEMENT IN THE RESPECTIVE LOCATIONS.

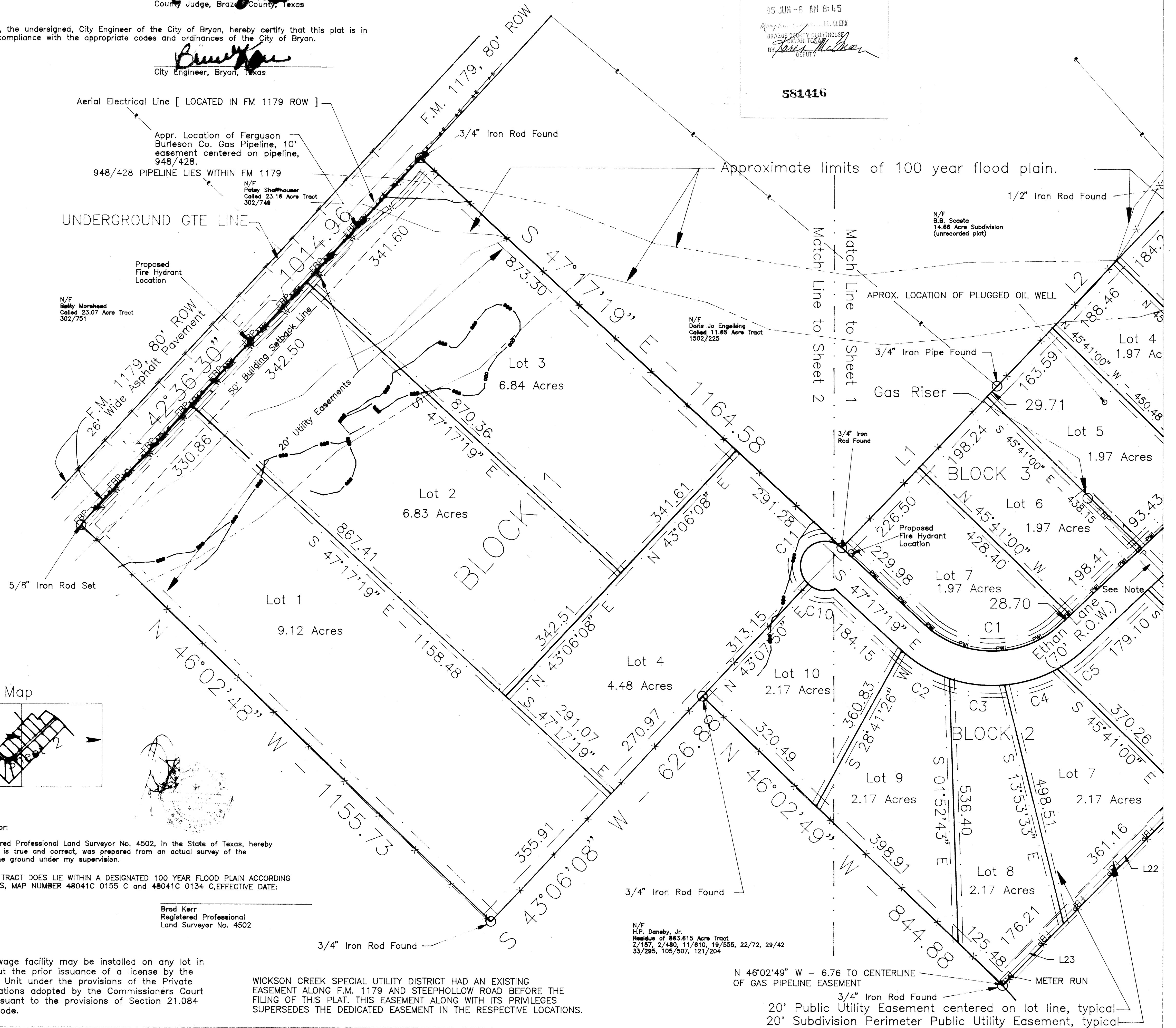
I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the 2<sup>nd</sup> day of MARCH, 1995.

*Alvin W. Jones*  
County Judge, Brazos County, Texas

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.

*Bill ...*  
City Engineer, Bryan, Texas

FILED  
95 JUN - 8 AM 8:45  
CLERK  
Brazos County Courthouse  
Bryan, Texas  
581416



20' Public Utility Easement centered on lot line, typical  
20' Subdivision Perimeter Public Utility Easement, typical

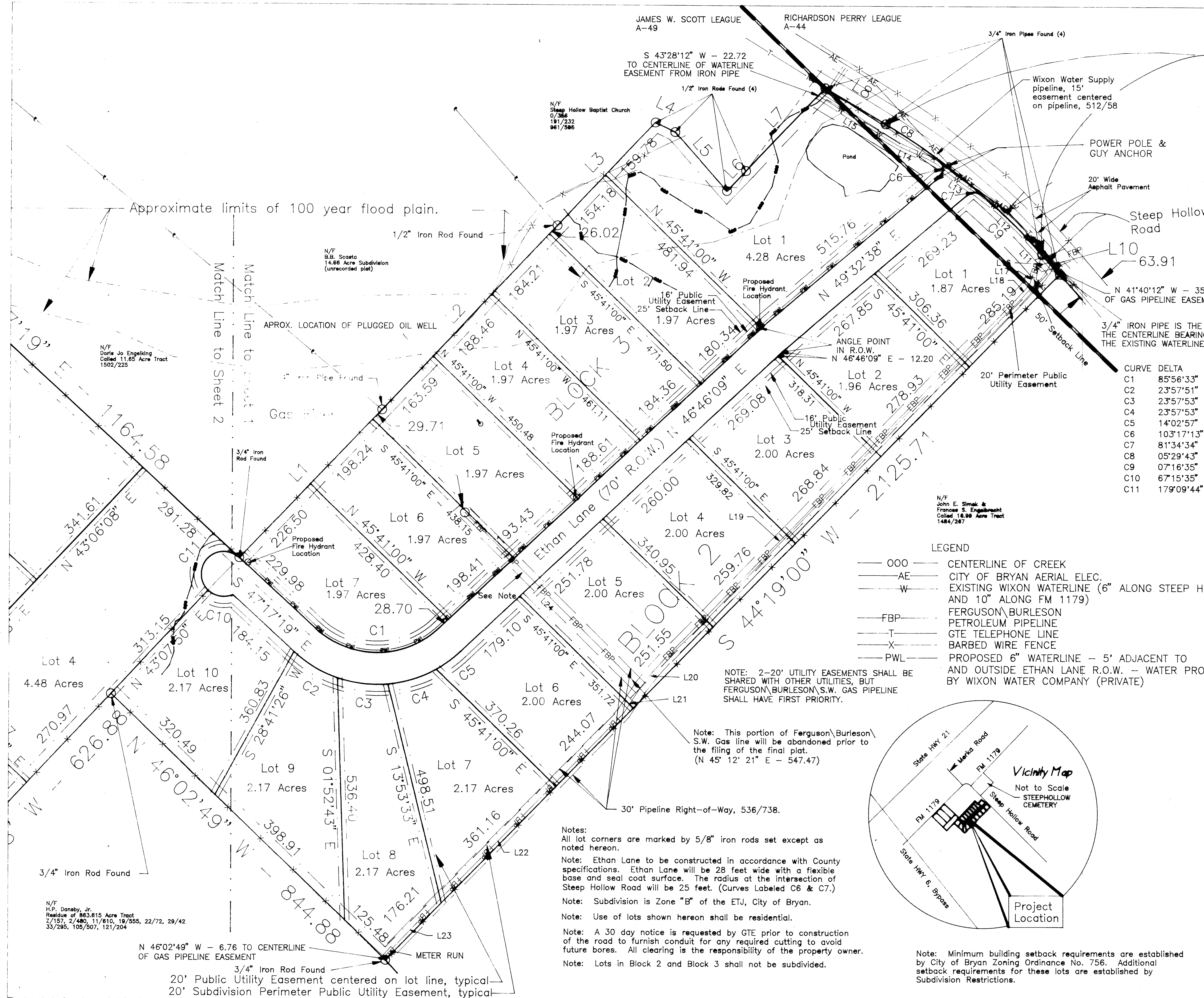


JAMES W. SCOTT LEAGUE  
A-49

RICHARDSON PERRY LEAGUE  
A-44

$\Delta = 17^{\circ}38'05''$   
 $R = 1465.00$   
 $L = 450.91$   
 $T = 227.25$   
 $LC = 449.13$   
 $CB = S 50^{\circ}25'16'' E$

NEW R.O.W. LINE WAS ESTABLISHED  
35' FROM CENTER OF ROAD FOR THIS  
SUBDIVISION ONLY.



LINE	BEARING	DISTANCE
L1	N 43°44'47" E	454.44
L2	N 43°22'18" E	562.27
L3	N 43°26'08" E	313.96
L4	S 64°15'45" E	48.31
L5	S 41°38'11" E	172.86
L6	N 43°27'09" E	61.18
L7	N 43°03'48" E	259.47
L8	S 57°01'47" E	156.45
L10	S 41°40'12" E	59.58

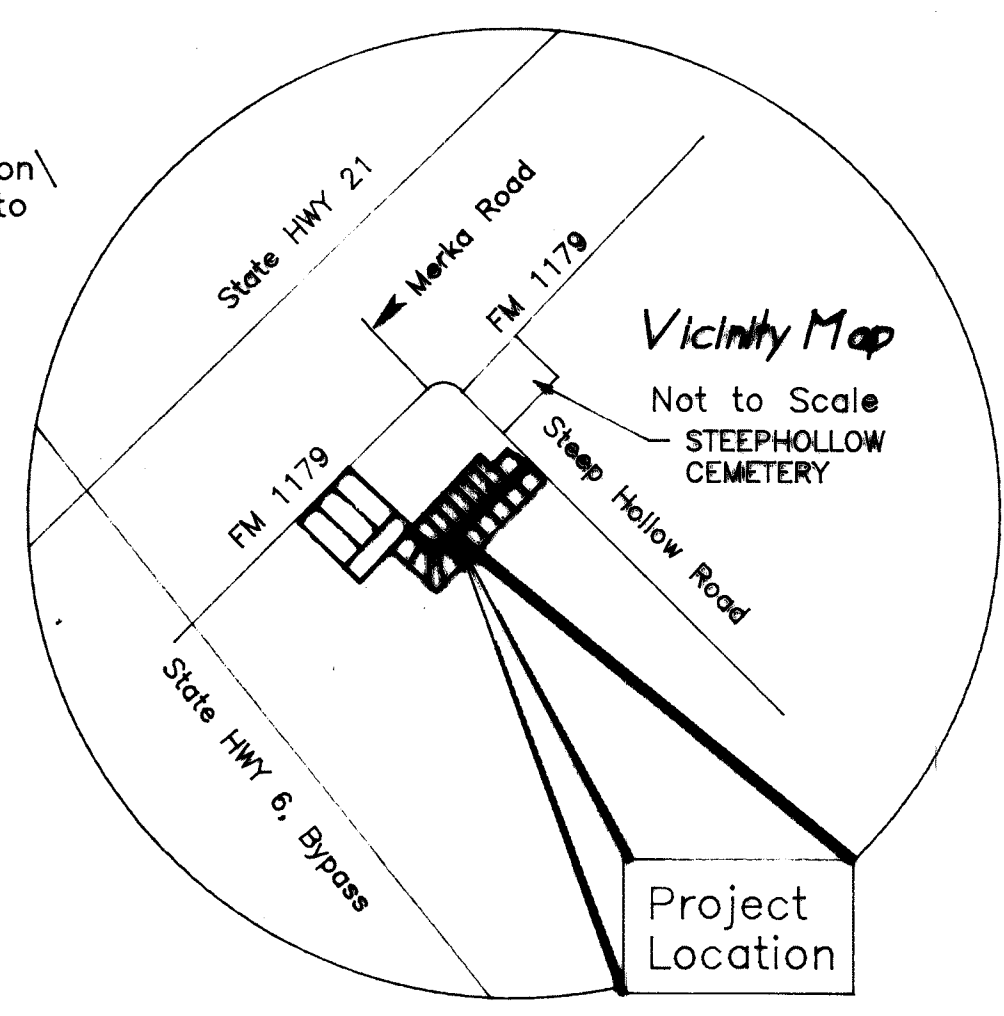
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	85°56'33"	200.00	300.00	186.32	N 89°44'25" E	272.65
C2	23°57'51"	270.00	112.93	57.30	S 59°16'14" E	112.11
C3	23°57'53"	270.00	112.93	57.30	S 83°14'06" E	112.11
C4	23°57'53"	270.00	112.93	57.30	N 72°48'01" E	112.11
C5	14°02'57"	270.00	66.21	33.27	N 53°47'36" E	66.04
C6	103°17'13"	25.00	45.07	31.59	N 02°05'59" W	39.21
C7	81°34'34"	25.00	35.59	21.57	S 89°40'05" E	32.66
C8	05°29'43"	1465.00	140.51	70.31	S 56°29'27" E	140.46
C9	07°16'35"	1465.00	93.15	53.15	S 45°14'30" E	185.93
C10	67°15'35"	50.00	58.70	33.26	N 80°04'50" W	55.38
C11	179°09'44"	50.00	156.35	6837.77	N 43°07'50" E	100.00

LINE	BEARING	DISTANCE
L11	N 42°11'16" W	125.50
L12	N 46°43'27" W	80.78
L13	N 54°58'33" W	186.08
L14	N 64°27'31" W	90.40
L15	N 57°48'55" W	187.08
L16	S 66°22'20" W	33.52
L17	S 19°08'19" W	38.74
L18	S 42°15'54" W	63.93
L19	S 44°08'17" W	1127.68
L20	S 38°00'25" W	46.91
L21	S 33°14'24" W	68.18
L22	S 44°19'10" W	625.28
L23	S 43°54'17" W	131.74
L24	N 45°12'21" W	547.47

LEGEND

- 000 — CENTERLINE OF CREEK
- AE — CITY OF BRYAN AERIAL ELEC. EXISTING WIXON WATERLINE (6" ALONG STEEP HOLLOW ROAD AND 10" ALONG FM 1179)
- W — FERUGSON BURLESON PETROLEUM PIPELINE
- T — GTE TELEPHONE LINE
- X — BARBED WIRE FENCE
- PWL — PROPOSED 6" WATERLINE - 5' ADJACENT TO AND OUTSIDE ETHAN LANE R.O.W. - WATER PROVIDED BY WIXON WATER COMPANY (PRIVATE)

OWNERS & DEVELOPERS:  
 Kenneth L. Neatherlin John N. Lusk  
 P.O. Box 3321 P.O. Box 3321  
 Bryan, Texas 77804 Bryan, Texas 77804



NOTE: 2-20' UTILITY EASEMENTS SHALL BE SHARED WITH OTHER UTILITIES, BUT FERUGSON BURLESON S.W. GAS PIPELINE SHALL HAVE FIRST PRIORITY.

Note: This portion of Ferguson/Burleson S.W. Gas line will be abandoned prior to the filing of the final plat. (N 45° 12' 21" E - 547.47)

- Notes:
- All lot corners are marked by 5/8" iron rods set except as noted hereon.
- Note: Ethan Lane to be constructed in accordance with County specifications. Ethan Lane will be 28 feet wide with a flexible base and seal coat surface. The radius at the intersection of Steep Hollow Road will be 25 feet. (Curves Labeled C6 & C7.)
- Note: Subdivision is Zone "B" of the ETJ, City of Bryan.
- Note: Use of lots shown hereon shall be residential.
- Note: A 30 day notice is requested by GTE prior to construction of the road to furnish conduit for any required cutting to avoid future bores. All clearing is the responsibility of the property owner.
- Note: Lots in Block 2 and Block 3 shall not be subdivided.

Note: Minimum building setback requirements are established by City of Bryan Zoning Ordinance No. 756. Additional setback requirements for these lots are established by Subdivision Restrictions.

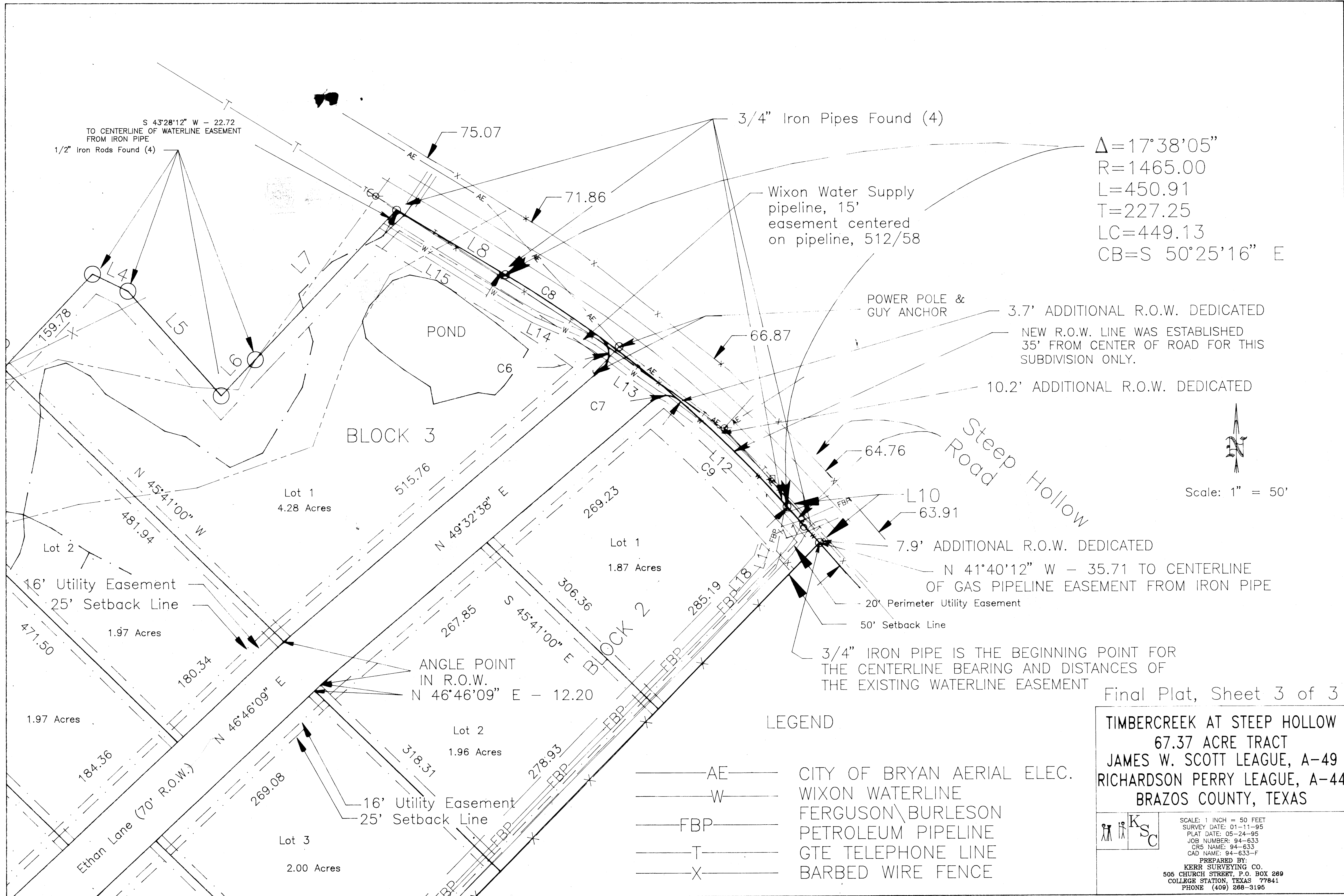
Flood Plain information on sheet 1.

Final Plat, Sheet 2 of 3

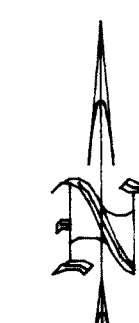
TIMBERCREEK AT STEEP HOLLOW  
 67.37 ACRE TRACT  
 JAMES W. SCOTT LEAGUE, A-49  
 RICHARDSON PERRY LEAGUE, A-44  
 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET  
 SURVEY DATE: 01-11-95  
 PLAT DATE: 05-24-95  
 JOB NUMBER: 94-633  
 CRS NAME: 94-633  
 CAD NAME: 94-633-F  
 PREPARED BY:  
 KERR SURVEYING CO.  
 505 CHURCH STREET, P.O. BOX 289  
 COLLEGE STATION, TEXAS 77841  
 PHONE (409) 288-3195

eris plus



$\Delta = 17^\circ 38' 05''$   
 $R = 1465.00$   
 $L = 450.91$   
 $T = 227.25$   
 $LC = 449.13$   
 $CB = S 50^\circ 25' 16'' E$

  
 Scale: 1" = 50'

3.7' ADDITIONAL R.O.W. DEDICATED  
 NEW R.O.W. LINE WAS ESTABLISHED  
 35' FROM CENTER OF ROAD FOR THIS  
 SUBDIVISION ONLY.

10.2' ADDITIONAL R.O.W. DEDICATED

7.9' ADDITIONAL R.O.W. DEDICATED  
 N 41°40'12" W - 35.71 TO CENTERLINE  
 OF GAS PIPELINE EASEMENT FROM IRON PIPE

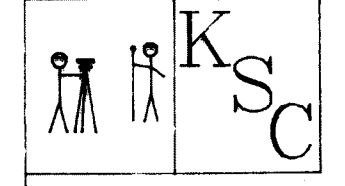
3/4" IRON PIPE IS THE BEGINNING POINT FOR  
 THE CENTERLINE BEARING AND DISTANCES OF  
 THE EXISTING WATERLINE EASEMENT

LEGEND

- AE — CITY OF BRYAN AERIAL ELEC.
- W — WIXON WATERLINE
- FBP — FERGUSON/BURLESON PETROLEUM PIPELINE
- T — GTE TELEPHONE LINE
- X — BARBED WIRE FENCE

Final Plat, Sheet 3 of 3

**TIMBERCREEK AT STEEP HOLLOW**  
 67.37 ACRE TRACT  
 JAMES W. SCOTT LEAGUE, A-49  
 RICHARDSON PERRY LEAGUE, A-44  
 BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 50 FEET  
 SURVEY DATE: 01-11-95  
 PLAT DATE: 05-24-95  
 JOB NUMBER: 94-633  
 CR5 NAME: 94-633  
 CAD NAME: 94-633-F  
 PREPARED BY:  
 KERR SURVEYING CO.  
 505 CHURCH STREET, P.O. BOX 289  
 COLLEGE STATION, TEXAS 77841  
 PHONE (409) 268-3195

eriplat