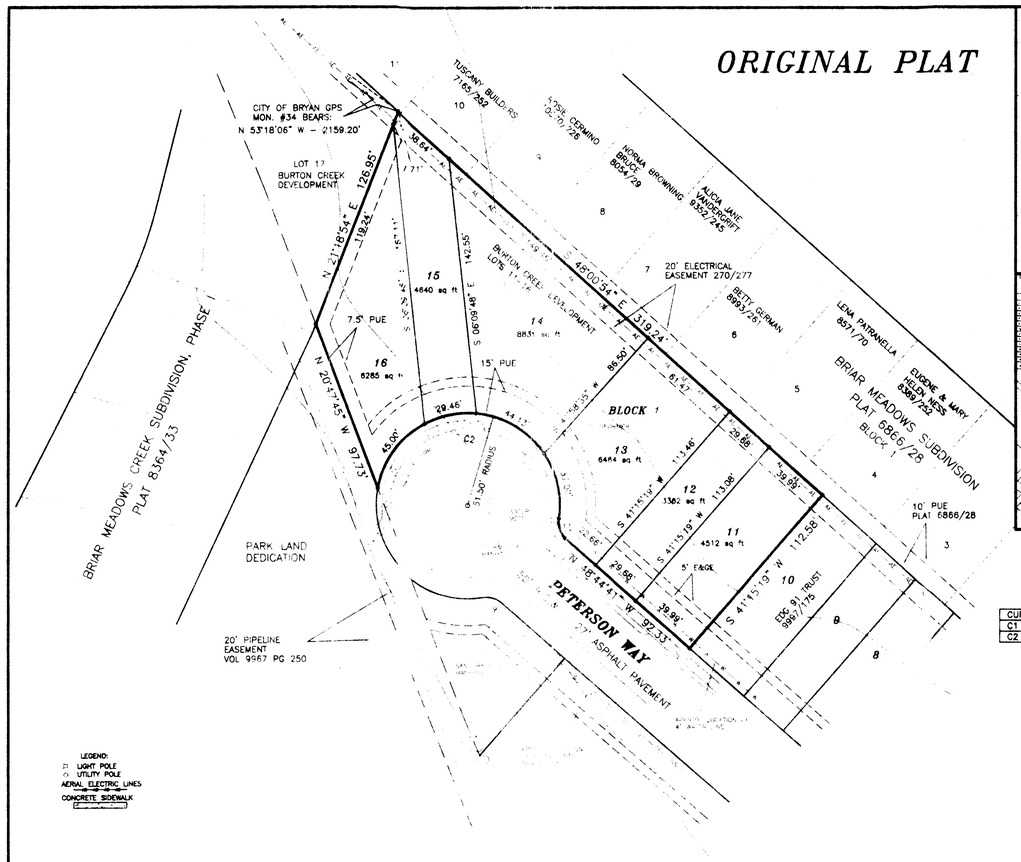

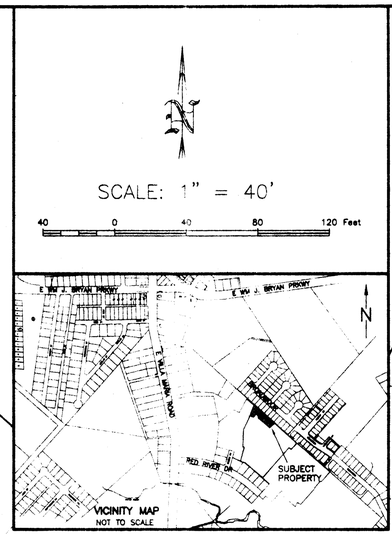

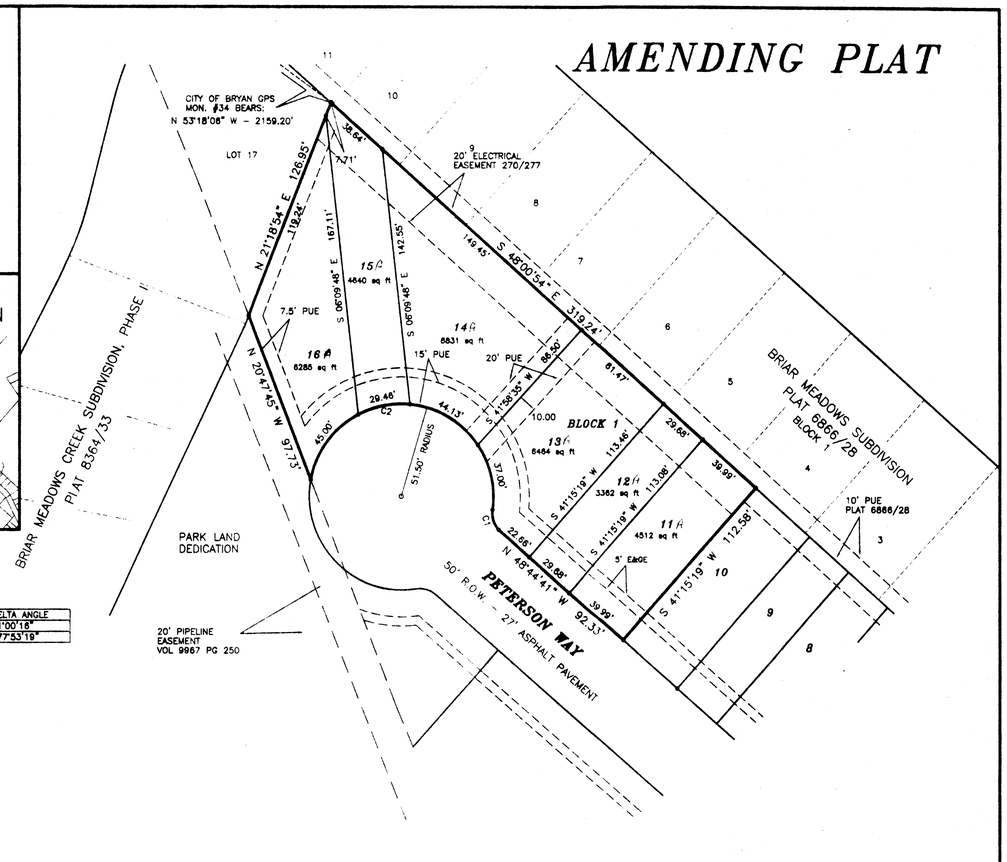

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.50'	12.02'	11.62'	N 17°18'05" W	51°00'18"
C2	51.50'	159.89'	102.98'	S 80°44'36" E	177°53'19"

LEGEND:
LIGHT POLE
UTILITY POLE
AERIAL ELECTRIC LINES
CONCRETE SIDEWALK

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 E, DATED 05-16-2012.
3. 1/2 INCH IRON ROD AT ALL LOT CORNERS.
4. PUE – PUBLIC UTILITY EASEMENT
   E&GE – ELECTRIC & GAS EASEMENT
5. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
6. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
7. SQUARE FOOTAGE OF LOTS ROUNDED UP/DOWN TO NEAREST FOOT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) BURTON CREEK DEVELOPMENT, LTD., owner(s) and developer(s) of the land shown on this plat, being part of the tract of land as conveyed to me (us) in the Official Records of Brazos County, in Volume 7015, Page 33, 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.

_____
By Burton Creek Development, LTD
By Jenny Black, Its President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20__

_____
Notary Public, Brazos County, Texas

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

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 ____ day of _____, 20___.

_____
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 ____ day of _____, 20___.

_____
City Engineer, City of Bryan

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 authentification was filed for record in my office on the _____ day of _____, 20___, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF LOTS 11–16, BLOCK 1 BRIAR MEADOWS CREEK SUBDIVISION, PHASE IV BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 11–16, BLOCK 1, BRIAR MEADOWS CREEK SUBDIVISION, PHASE IV, ACCORDING TO THE PLAT RECORDED IN VOLUME 9982, PAGE 144 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 NORTHEAST LINE OF PETERSON WAY (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 11 AND THE WEST CORNER OF LOT 10, BLOCK 1;

THENCE: N 48° 44' 41" W ALONG THE NORTHEAST LINE OF PETERSON WAY FOR A DISTANCE OF 92.33 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 13.50 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 00' 16" FOR AN ARC DISTANCE OF 12.02 FEET (CHORD BEARS: N 17° 18' 05" W – 11.62 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 51.50 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 177° 53' 19" FOR AN ARC DISTANCE OF 159.89 FEET (CHORD BEARS: N 80° 44' 36" W – 102.98 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE EASTERLY LINE OF A PARK LAND DEDICATION MARKING THE SOUTH CORNER OF SAID LOT 16;

THENCE: N 20° 47' 45" W ALONG THE COMMON LINE OF SAID LOT 16 AND SAID PARK LAND DEDICATION FOR A DISTANCE OF 97.73 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 8364, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE MOST WESTERLY CORNER OF SAID LOT 16;

THENCE: N 21° 18' 54" E ALONG THE COMMON LINE OF SAID LOT 16 AND BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, FOR A DISTANCE OF 126.95 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BRIAR MEADOWS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6866, PAGE 28 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID LOT 15;

THENCE: S 45° 00' 54" E ALONG THE COMMON LINE OF SAID LOTS 11–16 AND BRIAR MEADOWS SUBDIVISION FOR A DISTANCE OF 319.24 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 11 AND THE NORTH CORNER OF SAID LOT 10, BLOCK 1;

THENCE: S 41° 15' 19" W ALONG THE COMMON LINE OF SAID LOT 11 AND SAID LOT 10 FOR A DISTANCE OF 112.58 FEET TO THE POINT OF BEGINNING CONTAINING 0.783 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

THE PURPOSED OF THIS PLAT IS TO ADJUST/CORRECT THE 20' ELECTRICAL EASEMENT AT THE REAR OF THE LOTS SHOWN AND TO INCORPORATE AN ADDITIONAL EASEMENT AS REQUESTED BY B.T.U. NO CHANGES HAVE BEEN MADE TO THE LOT LINES.

AMENDING PLAT
OF
LOTS 11–16, BLOCK 1
BRIAR MEADOWS CREEK SUBDIVISION PHASE IV

VOLUME 9982, PAGE 144
0.783 ACRES
JOHN AUSTIN LEAGUE, A–2
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 40 FEET
SURVEY DATE: APRIL 2013
PLAT DATE: 09–22–09

JOB NUMBER: 12–132
CAD NAME: 12–132–B
CR5 FILE: MARIA

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

OWNER:
BURTON CREEK DEVELOPMENT
1414 HARPERS FERRY
COLLEGE STATION, TEXAS 77845
PHONE (979) 255–2407

RECEIVED
AUG 01 2013
Development & Engineering Services