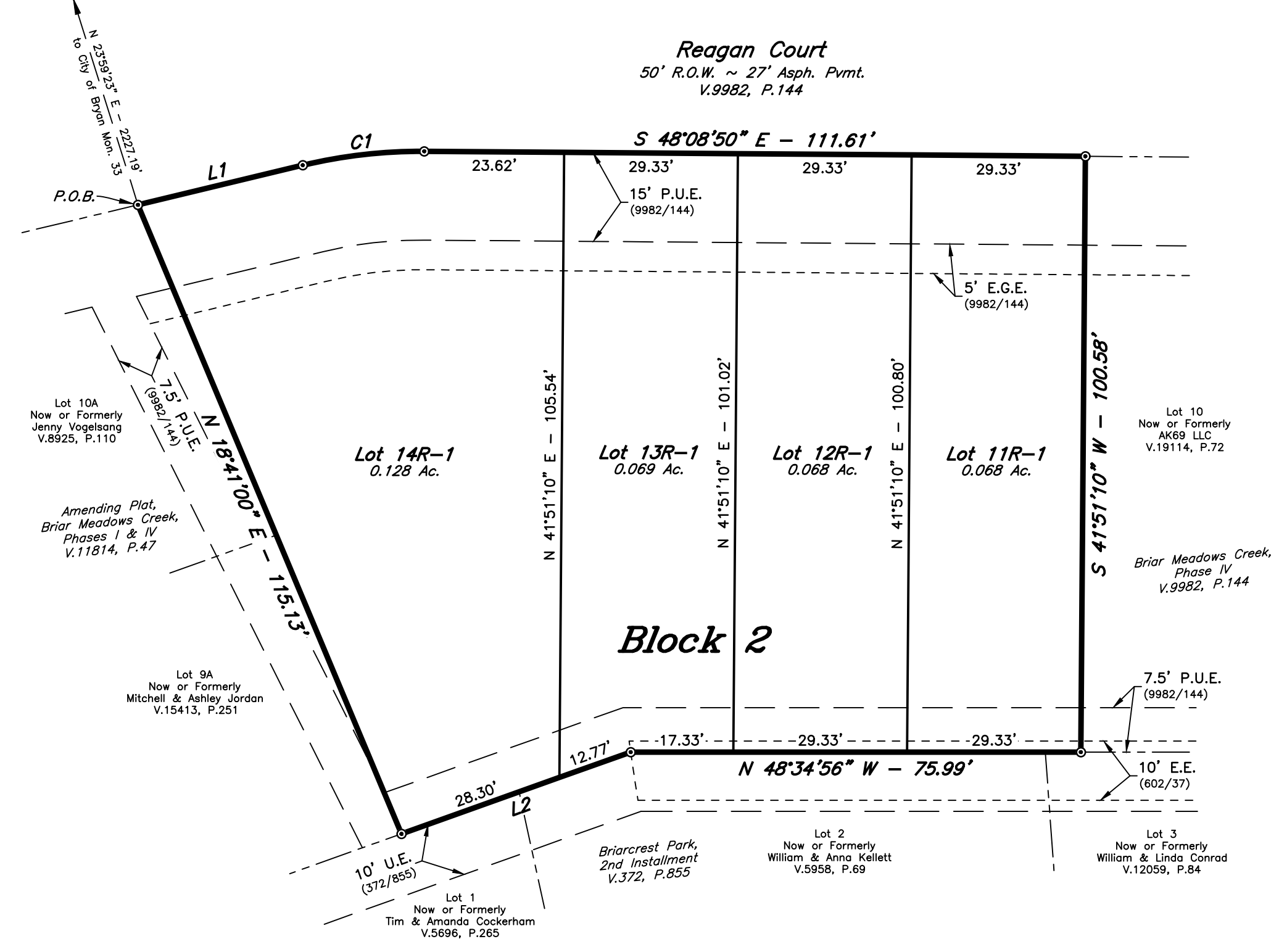
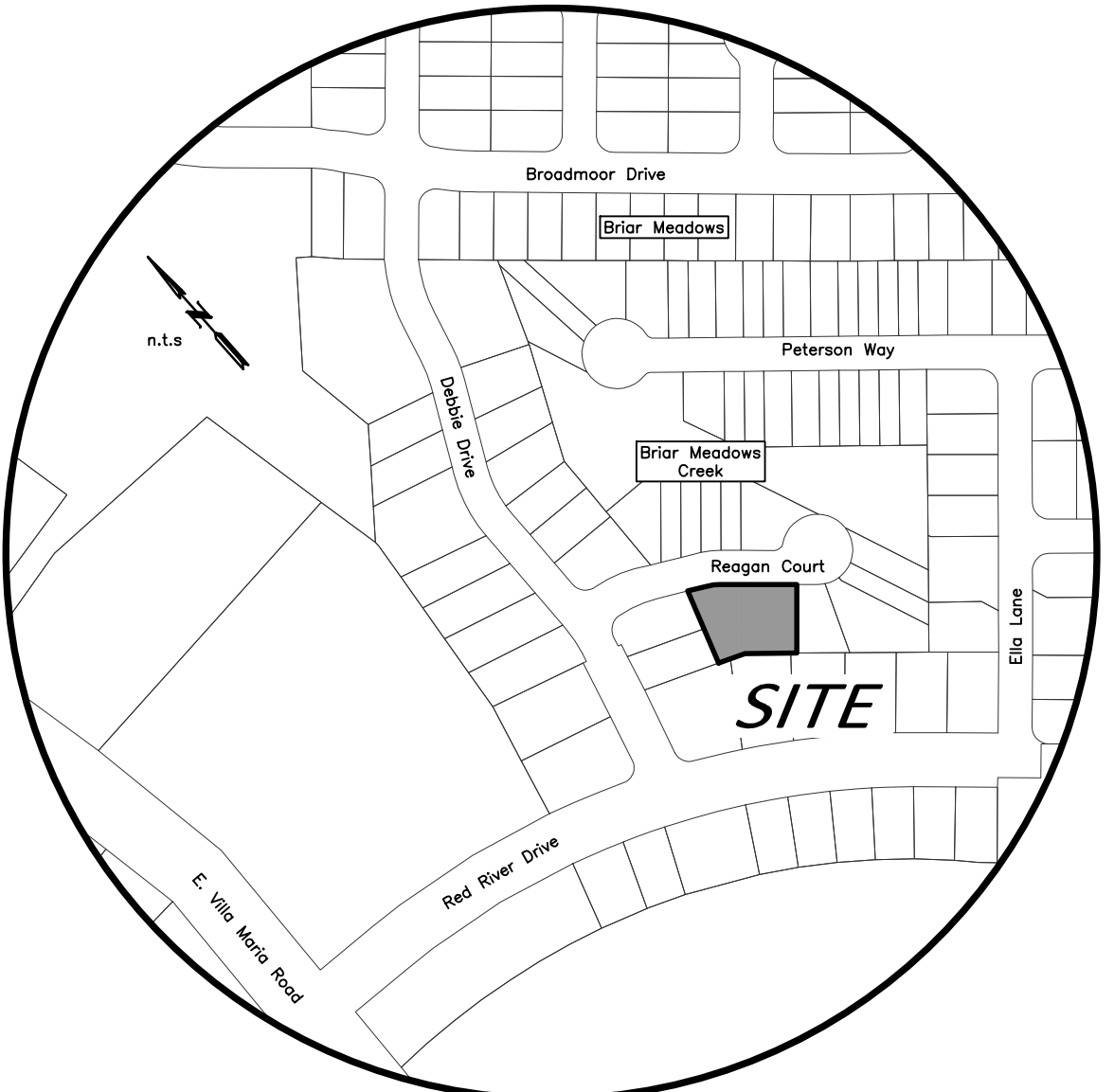


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 62°05'50" E	28.61'
L2	N 68°12'59" W	41.07'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	13°57'00"	85.00'	20.70'	10.40'	S 55°07'20" E	20.64'



**ORIGINAL PLAT**

LOTS 11R, 12R & 13R IN BLOCK 2, REPLAT BRIAR MEADOWS CREEK - PHASE IV  
RECORDED IN VOLUME 16995, PAGE 34

**REPLAT**

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, in Bryan, Brazos County, Texas and being all of Lots 11, 12 and 13, Block 2, BRIAR MEADOWS CREEK SUBDIVISION according to the Final Plat recorded in Volume 9982, Page 144 of the Official Records of Brazos County, Texas (O.R.B.C.) and all of Lot 14A, Block 2, BRIAR MEADOWS CREEK SUBDIVISION according to the Amending Plat recorded in Volume 11814, Page 47 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the north corner of said Lot 13R, Block 2 and the east corner of Lot 10A, Block 2 of said BRIAR MEADOWS CREEK SUBDIVISION (11814/47) and being in the southwest right-of-way line of Reagan Court (based on a 50-foot width);

**THENCE:** along the southwest right-of-way line of said Reagan Court for the following three (3) calls:

- 1) S 62°05'50" E for a distance of 28.61 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
- 2) 20.70 feet along the arc of said curve having a central angle of 13°57'00", a radius of 85.00 feet, a tangent of 10.40 feet and a long chord bearing S 55°07'20" E at a distance of 20.64 feet to a found 1/2-inch iron rod for the Point of Tangency, and
- 3) S 48°08'50" E for a distance of 111.61 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the east corner of said Lot 11, Block 2 and the north corner of Lot 10, Block 2 of said BRIAR MEADOWS CREEK SUBDIVISION (9982/144);

**THENCE:** S 41°51'10" W along the common line of said Lots 11 and 10, Block 2 for a distance of 100.58 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the south corner of said Lot 11, Block 2, the west corner of said Lot 10, Block 2 and being in the northeast line of Lot 3, Block 3, BRIARCREST PARK, SECOND INSTALLMENT according to the Final Plat recorded in Volume 372, Page 855 of the Brazos County Deed Records (B.C.D.R.);

**THENCE:** along the northeast line of said BRIARCREST PARK, SECOND INSTALLMENT for the following two (2) calls:

- 1) N 48°34'56" W for a distance of 75.99 feet to a found 1/2-inch iron rod marking an angle point, and
- 2) N 68°12'59" W for a distance of 41.07 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also marking the west corner of said Lot 14A, Block 2, the south corner of Lot 9A, Block 2 of said BRIAR MEADOWS CREEK SUBDIVISION (11814/47) and being in the northeast line of Lot 1, Block 3 of said BRIARCREST PARK, SECOND INSTALLMENT;

**THENCE:** N 18°41'00" E along the common line of said Lots 14A, 9A and 10A, Block 2 for a distance of 115.13 feet to the POINT OF BEGINNING and containing 0.332 acres of land.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, AK69 LLC, owner and developer of LOTS 11R-1, 12R-1, 13R-1 & 14R-1, BLOCK 2, BRIAR MEADOWS CREEK, PHASE IV, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 19114, Page 72 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.

Owner \_\_\_\_\_

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and 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, Bryan, Texas \_\_\_\_\_

**CERTIFICATION BY 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_ Page \_\_\_\_\_.

County Clerk, Brazos County, Texas \_\_\_\_\_

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047 \_\_\_\_\_

**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, Bryan, Texas \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas \_\_\_\_\_

**FINAL PLAT**

LOTS 11R-1, 12R-1, 13R-1 & 14R-1 IN BLOCK 2  
**BRIAR MEADOWS CREEK  
PHASE IV**  
BEING A REPLAT OF LOTS 11R, 12R & 13R IN BLOCK 2, OF BRIAR MEADOWS CREEK - PHASE IV,  
RECORDED IN VOLUME 16995, PAGE 34  
0.332 ACRES  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2024  
SCALE: 1" = 20'

Surveyor: McClure & Browne Engineering/Surveying, Inc.  
AK69 LLC  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

