

FIELD NOTES
 BRIAR MEADOWS CREEK SUBDIVISION
 LOT 1, BLOCK 4
 PHASE 5
 3.27 ACRE TRACT
 PLAT VOLUME 14302, PAGE 80
 PLAT VOLUME 13226, PAGE 215
 JOHN AUSTIN LEAGUE, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

All that certain lot, tract or parcel of land being 3.27 acres situated in the John Austin LEAGUE, Abstract No. 2, Brazos County, Texas, and being a part of that certain Called 3.27 acre tract described as Lot 1, Block 4, Briar Meadows Creek Subdivision, Phase V, in deed from 7 Oaks Development, Ltd., a Texas limited partnership to Ben Brown Homes, LLC, a Texas limited liability company of record in Volume 14302, Page 80, Official Records of Brazos County, Texas, said 3.27 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap found for the most southerly corner, said corner being the most southerly corner of said Lot 1, Block 4, said corner being an exterior corner of a 2.11 acre Common Area as described in Plat of record in Volume 13226, Page 215, said point also being located in the northeast line of the City of Bryan Called 16.25 acre tract as described in Volume 323, Page 6;

THENCE N 48°07'32" W, along a southwesterly line of said Lot 1, Block 4 and the northeasterly line of said Called 16.25 acre tract a distance of 835.62 feet to a 1/2" Iron Rod with Cap found for the most westerly corner of said Lot 1, Block 4, said corner also being a southerly corner of Briarcrest Park Second Installation as described in plot in Volume 372, Page 855;

THENCE N 41°55'53" E, along a northwesterly line of said Lot 1, Block 4 and a southeasterly line of said Briarcrest Park Second Installation a distance of 120.08 feet to a 1/2" Iron Rod with Cap found for an exterior corner, said corner also being an exterior corner of said Lot 1, Block 4, said point being located in the southeast right-of-way line of Red River Drive as described in Volume 372, Page 855;

THENCE S 48°06'19" E, along a northeasterly line of said Lot 1, Block 4 a distance of 63.50 feet to a 1/2" Iron Rod with Cap found for an interior corner, said corner being an interior corner of said Lot 1, Block 4;

THENCE N 41°53'57" E, along a northwesterly line of said Lot 1, Block 4 a distance of 50.00 feet to a point for an exterior corner, said corner being an exterior corner of said Lot 1, Block 4;

THENCE S 48°06'02" E, along a northeasterly line of said Lot 1, Block 4 at a distance of 11.50 feet passing a 5/8" Iron Rod found for the point of tangency of Lot 1, Block 4 of Briar Meadows Creek Subdivision, Phase II as described in Volume 8654, Page 188 and continuing along the southeast line of said Briar Meadows Creek, Phase II a total distance of 96.50 feet to a 1/2" Iron Rod with Cap found for an interior corner, said corner also being an interior corner of said Lot 1, Block 4, Phase V, said corner also being the most southerly corner of said Lot 1, Block 4, Phase II;

THENCE N 41°53'57" E, along a northwesterly line of said Lot 1, Block 4, Phase V and a southeasterly line of said Briar Meadows Creek, Phase II a distance of 168.70 feet to a 1/2" Iron Rod with Cap found for a northerly corner, said corner being a northerly corner of said Lot 1, Block 4, Phase V, said corner also being an interior corner of said Briar Meadows Creek, Phase II;

THENCE S 20°52'12" E, along a northeasterly line of said Lot 1, Block 4, Phase V and a southwesterly line of said Briar Meadows Creek, Phase II a distance of 74.93 feet to a 1/2" Iron Rod with Cap found for angle point;

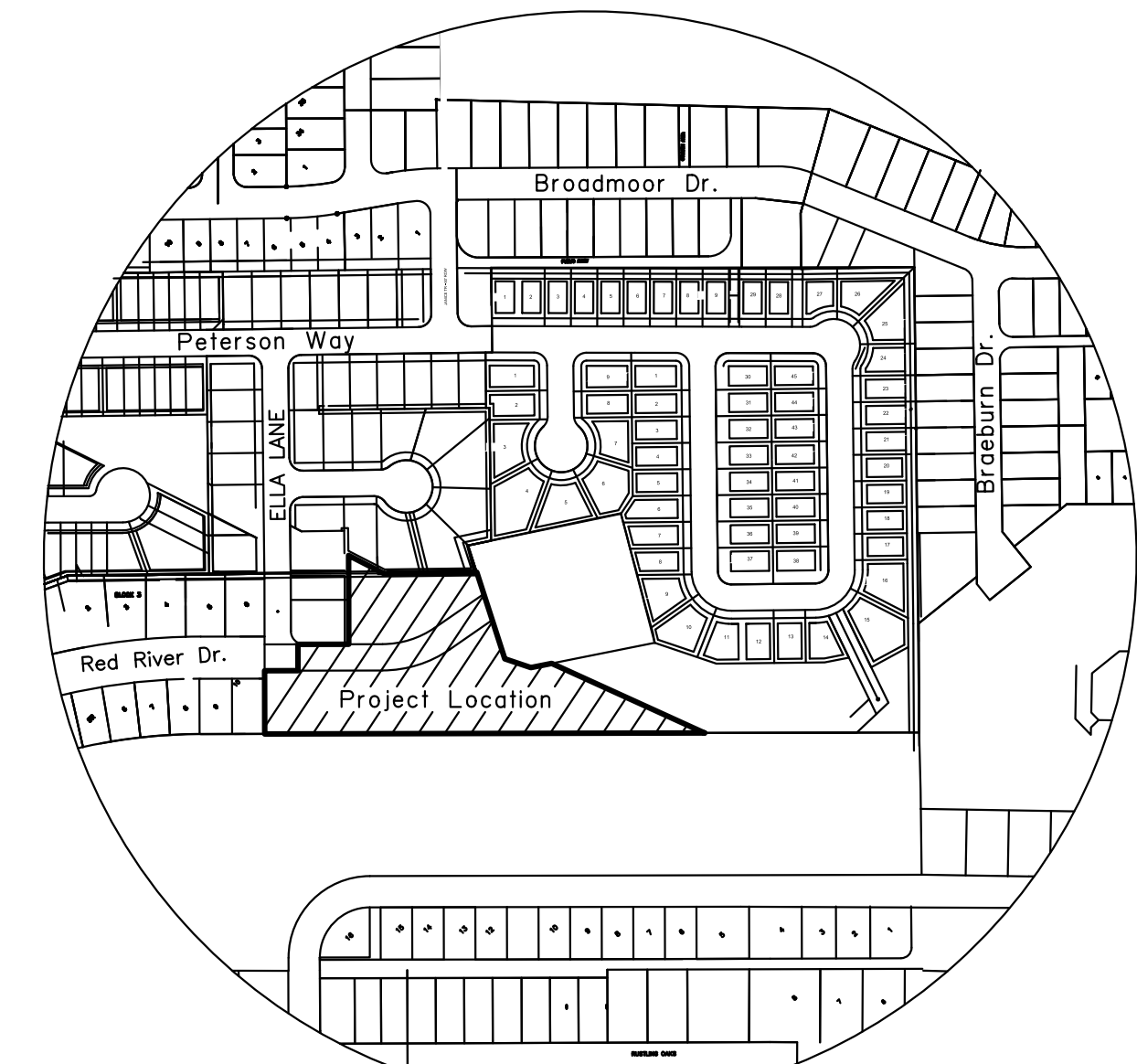
THENCE S 48°44'41" E, along a northeasterly line of said Lot 1, Block 4, Phase V and a southwesterly line of said Briar Meadows Creek, Phase II a distance of 176.73 feet to a 1/2" Iron Rod with Cap found for angle point, said corner being a southerly corner of said Briar Meadows Creek, Phase II, said corner being located in the northwest line of the Chapman Well Site Called 1.66 acre tract as described in Volume 8322, Page 126;

THENCE S 24°04'05" W, along the southeast line of said Lot 1, Block 4, Phase V and the northwest line of said Called 1.66 acre tract a distance of 172.84 feet to a 1/2" Iron Rod with Cap found for an interior corner, said corner being an exterior corner of said Called 1.66 acre tract;

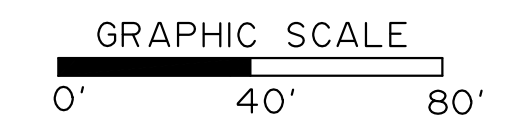
THENCE S 29°29'38" E, along a southwesterly line of said Called 1.66 acre tract a distance of 52.40 feet to a 1/2" Iron Rod with Cap found for an interior corner, said corner being an exterior corner of said Called 1.66 acre tract;

THENCE S 59°19'29" E, along a southwesterly line of said Called 1.66 acre tract a distance of 40.35 feet to a 1/2" Iron Rod with Cap found for an exterior corner, said corner being an exterior corner of said Lot 1, Block 4, Phase V;

THENCE S 23°30'55" E, along a northeasterly line of said Lot 1, Block 4, Phase V a distance of 318.98 feet to the PLACE OF BEGINNING CONTAINING AN AREA OF 3.27 ACRES OF LAND MORE OR LESS, according to a survey performed on the ground during the month of October, 2013 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under Firm No. 10093500. North Orientation is based on rotating the northwest line to Briar Meadows Creek Subdivision Phase Two as recorded in Volume 8654, Page 188. For other information see accompanying plat.



Chapman Well Site
 Jeffrey N. Chapman
 Called 1.66 Ac.
 Plat 8322/126

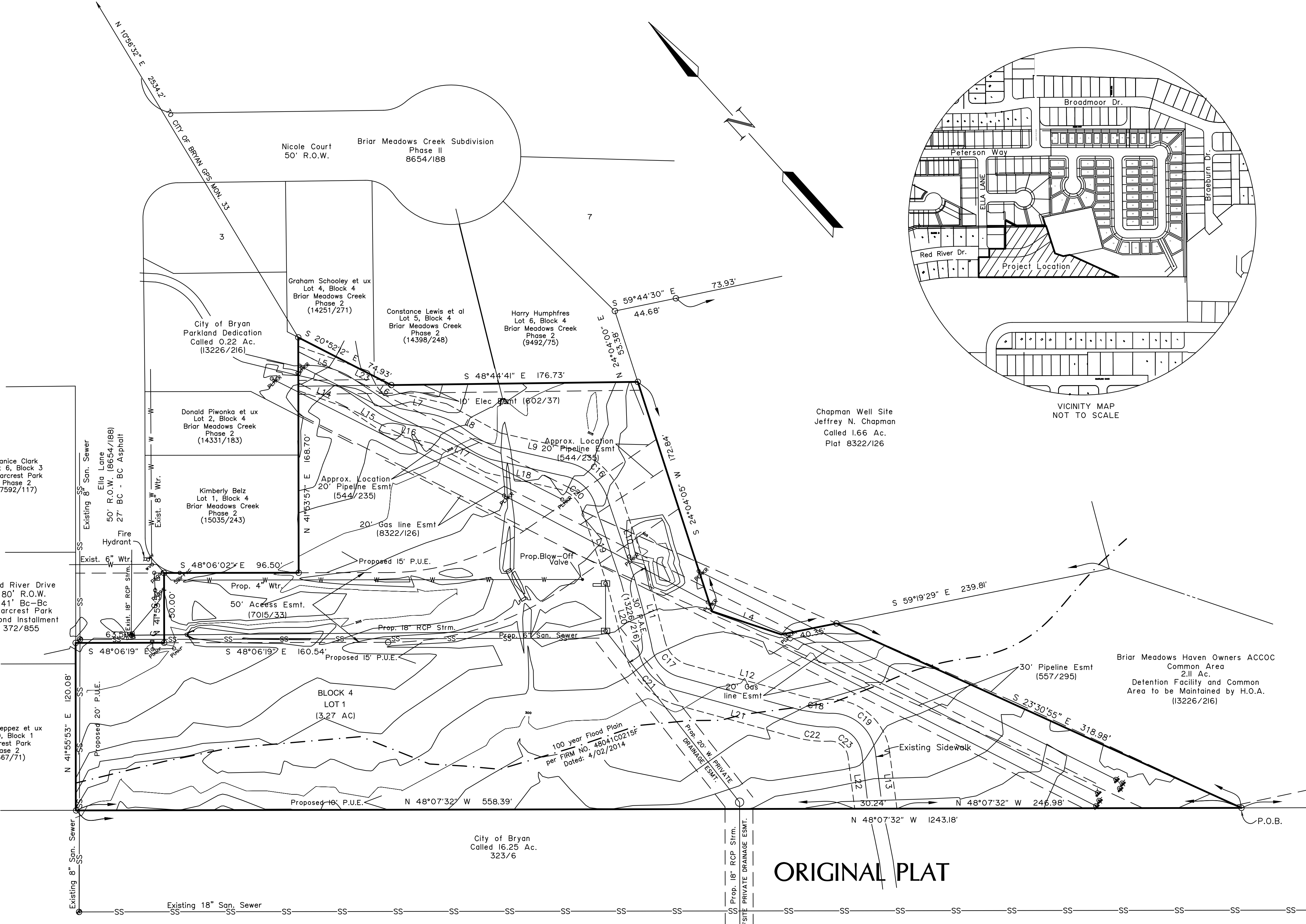


ORIGINAL PLAT

FINAL PLAT
 OF
 LOT 1R - 11 IN BLOCK 4
 BRIAR MEADOWS CREEK SUBDIVISION
 PHASE V
 BEING A REPLAT OF
 LOT 1, in BLOCK 4
 BRIAR MEADOWS CREEK SUBDIVISION
 PHASE V
 3.27 ACRES
 VOLUME 13226, PAGE 215
 JOHN AUSTIN LEAGUE, A - 2
 BRYAN, BRAZOS COUNTY, TEXAS

OWNER AND DEVELOPER:
 Ben Brown Homes, LLC
 3709 Sweetbriar Dr.
 Bryan, Tx. 77802
 Phone: 979-739-2002
 Owner of Access Esmt:
 Jeffrey N. Chapman
 PO Box 419
 Caldwell, Tx. 77836
 Phone: 979-314-7143

ENGINEER:
 BLEYL ENGINEERING
 1722 Broadmoor, Suite 300
 Bryan, Tx. 77802
 Phone: 979-268-1125



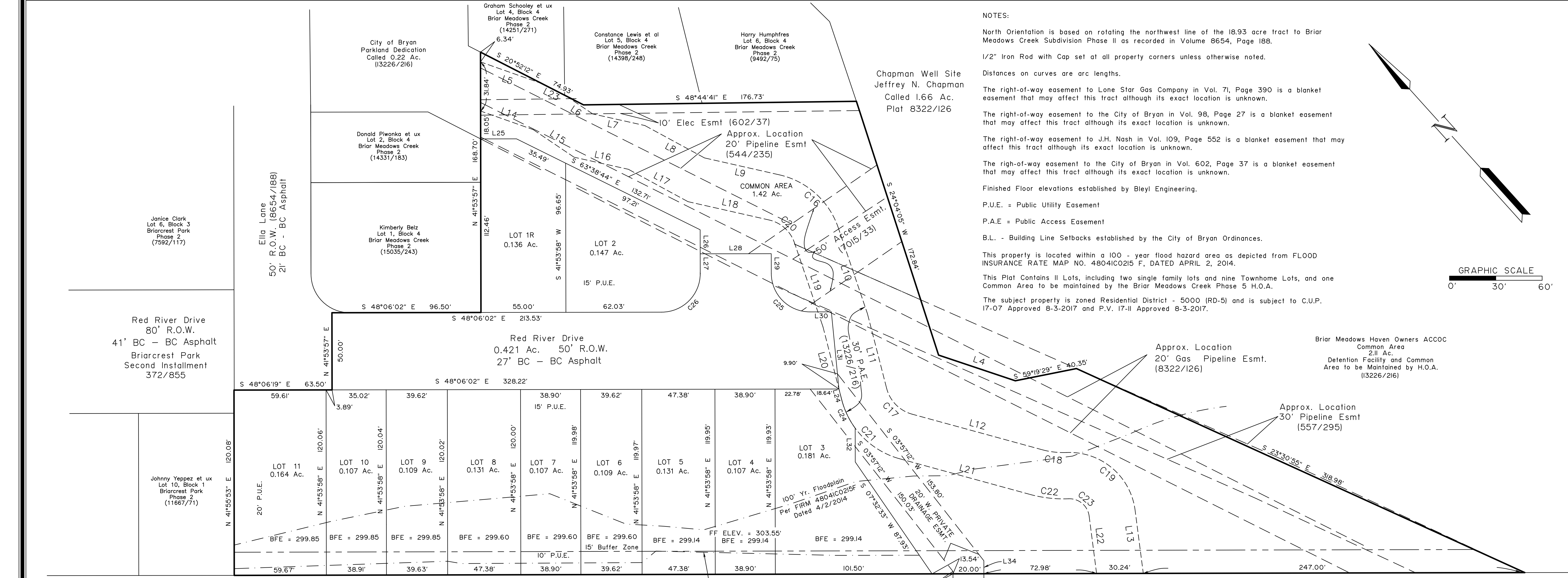
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 48°44'41" E	13.55'
L2	N 48°39'53" W	6.62'
L3	S 48°44'41" E	12.86'
L4	S 29°29'38" E	52.40'
L5	S 28°32'17" E	42.23'
L6	S 13°57'50" E	20.74'
L7	S 35°26'20" E	34.56'
L8	S 19°29'09" E	43.96'
L9	S 35°15'22" E	49.76'
L10	S 23°15'54" W	58.77'
L11	S 27°36'07" W	49.88'
L12	S 32°41'35" E	87.28'
L13	S 34°37'38" W	41.34'
L14	S 28°32'17" E	36.14'
L15	S 13°57'50" E	31.92'
L16	S 35°26'20" E	36.04'
L17	S 19°29'09" E	43.91'
L18	S 35°15'22" E	53.91'
L19	S 23°15'54" W	57.64'
L20	S 27°36'07" W	48.75'
L21	S 32°41'35" E	87.28'
L22	S 34°37'38" W	37.53'
L23	S 20°52'12" E	17.59'

CURVE TABLE

CURVE	RADIUS	ARC LEN	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	16.09'	15.81'	N 66°18'02" W	36°52'12"	8.33'
C2	50.00'	142.28'	98.91'	S 03°13'05" E	163°02'07"	335.26'
C3	25.00'	16.13'	15.85'	N 59°49'03" E	36°57'52"	8.36'
C4	75.00'	117.81'	106.07'	S 86°20'07" W	90°00'00"	75.00'
C5	75.00'	117.81'	106.07'	N 03°39'53" W	90°00'00"	75.00'
C6	25.00'	38.92'	35.11'	S 03°15'52" E	89°11'58"	24.65'
C7	25.00'	39.62'	35.60'	N 86°44'08" E	90°48'02"	25.35'
C8	25.00'	21.03'	20.41'	N 17°14'25" E	48°11'23"	11.18'
C9	50.00'	241.19'	66.67'	N 48°39'53" W	276°22'46"	44.72'
C10	25.00'	21.03'	20.41'	S 65°25'48" W	48°11'23"	11.18'
C11	25.00'	38.92'	35.11'	S 03°15'52" E	89°11'58"	24.65'
C12	25.00'	39.62'	35.60'	N 86°44'08" E	90°48'02"	25.35'
C13	25.00'	38.92'	35.11'	S 03°15'52" E	89°11'58"	24.65'
C14	25.00'	39.27'	35.36'	S 86°20'07" W	90°00'00"	25.00'
C15	25.00'	39.27'	35.36'	N 03°39'53" W	90°00'00"	25.00'
C16	52.49'	53.61'	51.31'	S 05°59'44" E	58°31'17"	29.41'
C17	23.42'	24.64'	23.52'	N 02°32'44" W	60°17'42"	13.60'
C18	52.01'	16.06'	16.00'	N 41°32'32" W	17°41'53"	8.10'
C19	42.88'	63.62'	57.95'	S 07°52'55" E	85°01'06"	39.30'
C20	22.48'	22.97'	21.98'	S 05°59'44" E	58°31'17"	12.60'
C21	53.42'	56.22'	53.66'	N 02°32'44" W	60°17'42"	31.03'
C22	82.01'	25.33'	25.23'	N 41°32'32" W	17°41'53"	12.77'
C23	12.87'	19.10'	17.40'	S 07°52'55" E	85°01'06"	11.80'

NOTES:
 North Orientation is based on rotating the northwest line of the 18.93 acre tract to Briar Meadows Creek Subdivision Phase II as recorded in Volume 8654, Page 188.
 1/2" Iron Rod with Cap set at all property corners unless otherwise noted.
 Distances on curves are arc lengths.
 The right-of-way easement to Lone Star Gas Company in Vol. 71, Page 390 is a blanket easement that may affect this tract although its exact location is unknown.
 The right-of-way easement to the City of Bryan in Vol. 98, Page 27 is a blanket easement that may affect this tract although its exact location is unknown.
 The right-of-way easement to J.H. Nash in Vol. 109, Page 552 is a blanket easement that may affect this tract although its exact location is unknown.
 The right-of-way easement to the City of Bryan in Vol. 602, Page 37 is a blanket easement that may affect this tract although its exact location is unknown.
 Finished Floor elevations established by Bleyl Engineering.
 P.U.E. = Public Utility Easement
 P.A.E. = Public Access Easement
 B.L. - Building Line Setbacks established by the City of Bryan Ordinances.
 This property is located within a 100 - year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO. 48041C0215 F, DATED APRIL 2, 2014.
 This Plat Contains 11 Lots, including two single family lots and nine Townhome Lots, and one Common Area to be maintained by the Briar Meadows Creek Phase 5 H.O.A.
 The subject property is zoned Residential District - 5000 (RD-5) and is subject to C.U.P. 17-07 Approved 8-3-2017 and P.V. 17-II Approved 8-3-2017.



NOTES:

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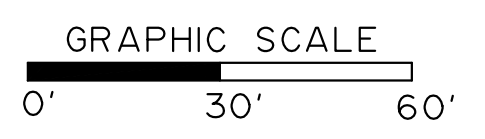
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Briar Meadows Haven Owners ACCOC
Common Area
2.11 Ac.
Detention Facility and Common
Area to be Maintained by H.O.A.
(13226/216)

Approx. Location
20' Gas Pipeline Esmt.
(8322/126)

Approx. Location
30' Pipeline Esmt
(557/295)

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We, The), Ben Brown Homes, LLC, the owners and developers of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 14302, Page 80, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

Owner: Ben Brown Homes, LLC

By: _____

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We, The), Jeffrey N. Chapman, the owners and developers of the land shown on this plat, being the tract of land as conveyed to me 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, watercourses, drains, easements and public places hereon shown for the purpose identified.

Owner: Jeffrey N. Chapman

By: _____

100 Yr. Floodplain
Interpolated Based on
Surveyed in Base Flood
Elevations As Shown in
The 2014 FIRM

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, 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 in Volume _____, Page _____.

County in Volume _____, Page _____.

County Clerk Brazos County, Texas: _____

(SEAL)

REPLAT

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 or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas _____

(NOTARY SEAL)

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 or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas _____

(NOTARY SEAL)

Approval of the Planning and Zoning Commission.
I, _____, Chair 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 and Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the day of _____, 20____ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas _____

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 _____

CERTIFICATE OF MORTGAGEE
The undersigned, holder of a deed of trust, lien or other incumbrance against the property subdivided herein, hereby joins in the dedication of all streets, alleys, parks, and utility easements to the public as set forth in the Owner's Certificate hereon.

Mortgage Company - _____

By: _____

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: _____

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 or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas _____

(NOTARY SEAL)

STATE OF TEXAS
COUNTY OF BRAZOS
I, H. Curtis Strong, Registered Professional Surveyor No. 4961 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.

Registered Professional Land Surveyor:
Dated: Signed by H. Curtis Strong, RPLS 4961

CURVE TABLE

CURVE	RADIUS	ARC LEN	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	16.09'	15.81'	N 66°18'02" W	36°52'12"	8.33'
C2	50.00'	142.28'	98.91'	S 03°13'05" E	163°02'07"	335.26'
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C20	22.48'	22.97'	21.98'	S 05°59'44" E	58°31'17"	12.60'
C21	53.42'	56.22'	53.66'	N 02°32'44" W	60°17'42"	31.03'
C22	82.01'	25.33'	25.23'	N 41°32'32" W	17°41'53"	12.77'
C23	12.87'	19.10'	17.40'	S 07°52'55" E	85°01'06"	11.80'

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C24	53.42	21°56'21"	20.46	10.35	S 16°37'56" W	20.33
C25	25.00	90°00'00"	39.27	25.00	N 03°06'02" W	35.36
C26	25.00	90°00'00"	39.27	25.00	S 86°53'58" W	35.36

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 48°44'41" E	13.55'
L2	N 48°39'53" W	6.62'
L3	S 48°44'41" E	12.86'
L4	S 29°29'38" E	52.40'
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L20	S 27°36'07" W	48.75'
L21	S 32°41'35" E	87.28'
L22	S 34°37'38" W	37.53'
L23	S 20°52'12" E	17.59'

LINE TABLE

LINE	DISTANCE	BEARING
L24	7.23'	S 27°36'07" W
L25	23.23'	S 48°06'03" E
L26	15.58'	S 41°53'58" W
L27	12.76'	S 41°53'58" W
L28	46.00'	S 48°06'02" E
L29	12.76'	S 41°53'58" W
L30	13.85'	S 48°06'02" E
L31	50.23'	S 36°22'12" W
L32	21.91'	S 41°53'47" W
L33	1.56'	S 41°52'28" W
L34	8.44'	S 41°52'28" W

**FINAL PLAT
OF
LOTS 1R - 11 IN BLOCK 4
BRIAR MEADOWS CREEK SUBDIVISION
PHASE V
BEING A REPLAT OF
LOT 1, IN BLOCK 4
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3709 Sweetbriar Dr.
Bryan, Tx. 77802
Phone: 979-739-2002

Owner of Access Esmt:
Jeffrey N. Chapman
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Caldwell, Tx. 77836
Phone: 979-314-7143

ENGINEER:
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1722 Broadmoor, Suite 300
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