

FIELD NOTES  
 BRIAR MEADOWS CREEK SUBDIVISION  
 LOT 1, BLOCK 4  
 PHASE V  
 3.27 ACRE TRACT  
 VOLUME 18471, PAGE 158  
 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 all of that certain Called 3.27 acre tract described as Lot 1, Block 4, Briar Meadows Creek Subdivision, Phase V, in deed from Ben Brown Homes, LLC, a Texas limited liability company to Gang Wang of record in Volume 18471, Page 158, 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, said corner also being a southerly corner of Briarcrest Park Second Installment 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 Installment 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 115.00 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;

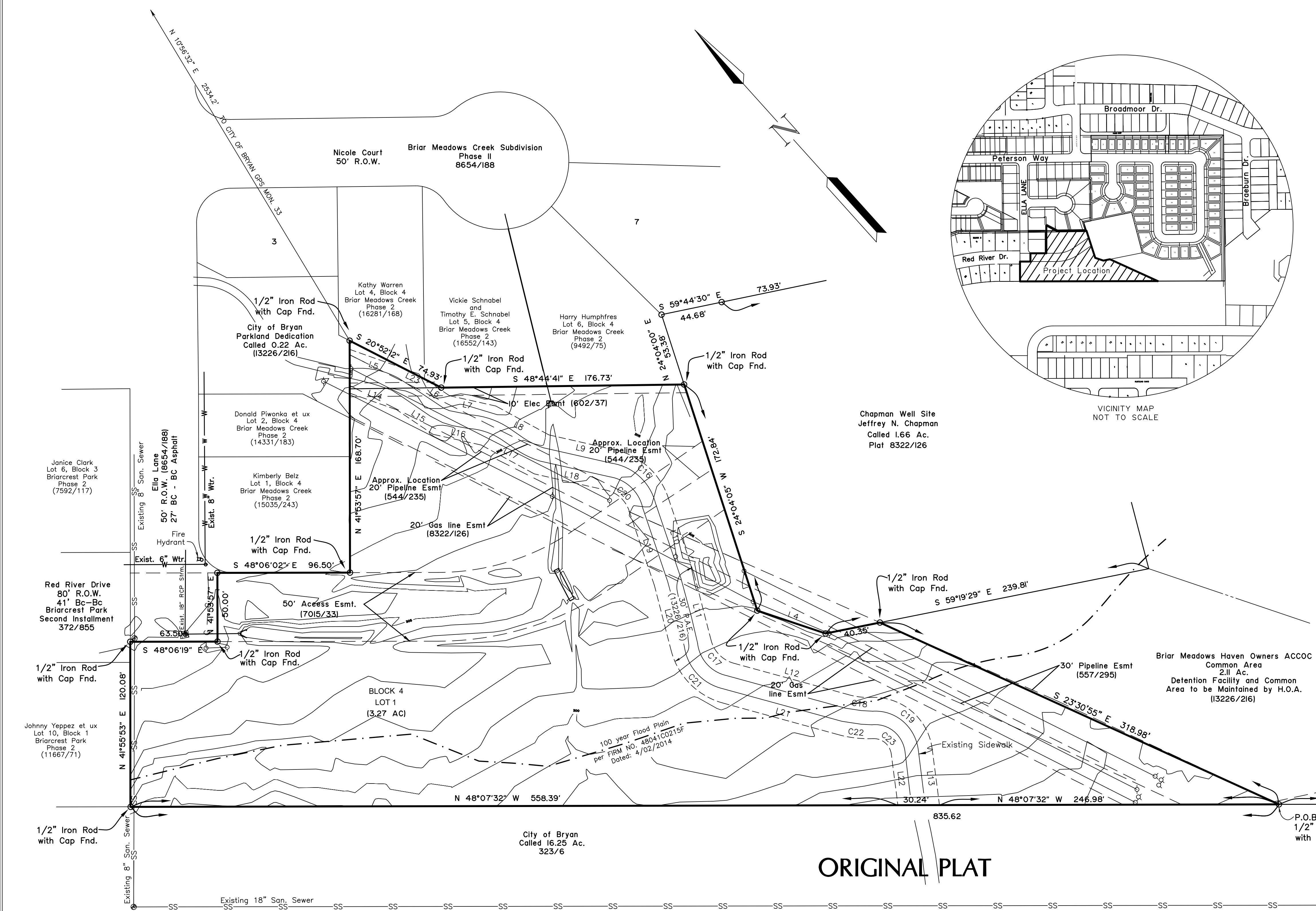
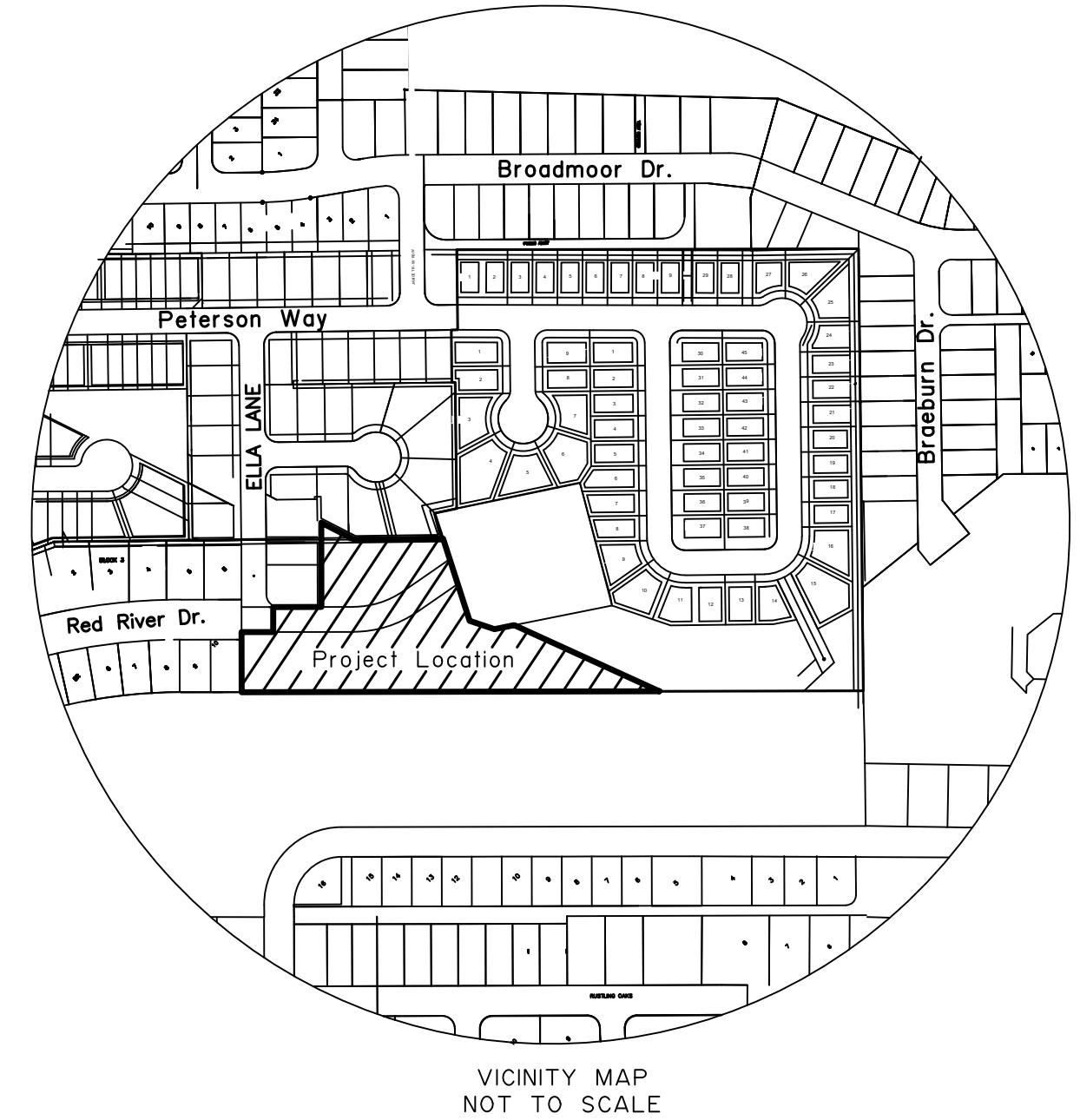
THENCE S 48°44'41" E, along a northeasterly line of said Lot 1, Block 4, Phase V and a southwesterly line of said Briar Meadows Creek, Phase II a distance of 176.73 feet to a 1/2" Iron Rod with Cap found for angle point, said corner being a southerly corner of said Briar Meadows Creek, Phase II, said 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 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.



ORIGINAL PLAT

FINAL PLAT  
 OF  
 LOTS 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 216  
 JOHN AUSTIN LEAGUE, A - 2  
 BRYAN, BRAZOS COUNTY, TEXAS

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. 4804IC0215 F, DATED APRIL 2, 2014.  
 This Plat Contains II Lots, including two single family lots and nine Townhome Lots, and one Common Area to be maintained by the Briar Meadows Creek Phase V 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.  
 Minimum Slope Elevations for Wastewater Services (PFE) only apply to Lots 3-5, as shown. The remaining lots are governed by street back of curb elevations.  
 Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities

OWNER:  
 Gang Wang  
 1604 Holleman Drive, Apt. E  
 College Station, Tx. 77840  
 Phone: 253-205-1334

DEVELOPER:  
 Ben Brown Group  
 3709 Sweetbriar Drive  
 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

**STRONG SURVEYING**  
 FIRM No. 10093500 email: curtis@strongsurveying.com  
 1722 Broadmoor, Suite 105  
 Bryan, Texas 77802  
 Phone: (979) 776-9836  
 Fax: (979) 731-0096

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.

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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.

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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.

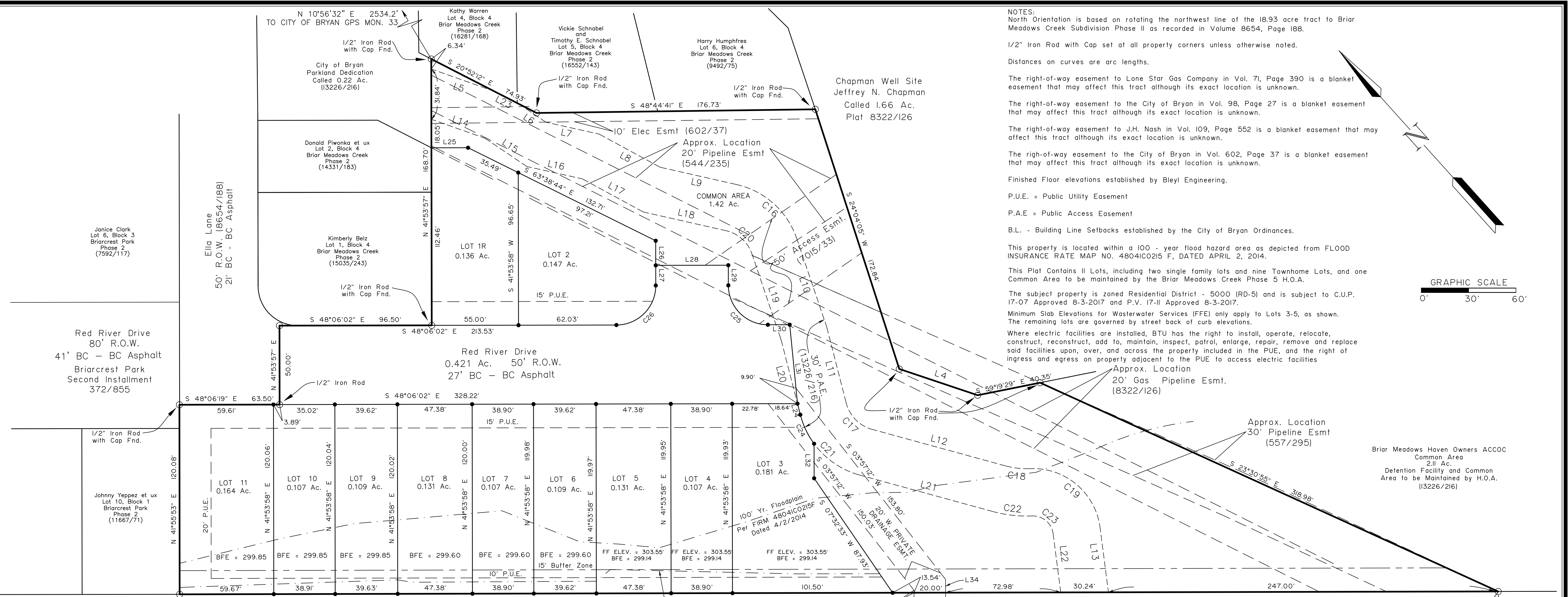
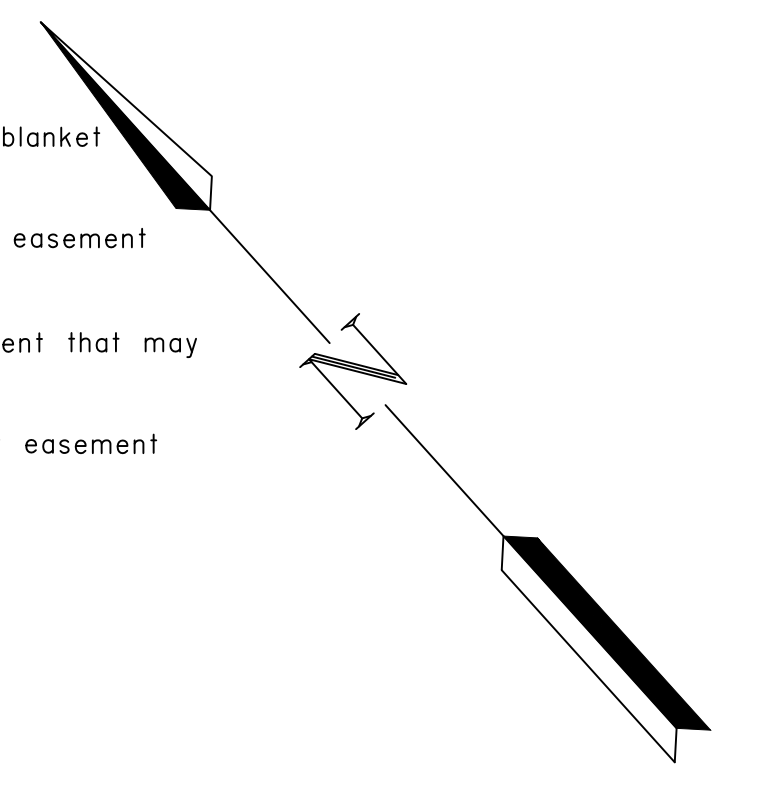
Minimum Slab Elevations for Wastewater Services (FFE) only apply to Lots 3-5, as shown. The remaining lots are governed by street back of curb elevations.

Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities

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

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

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



CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Gang Wang, the owner and developer 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 18471, Page 158, 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.

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.

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

Owner: Gang Wang  
By: \_\_\_\_\_

Owner: Jeffrey N. Chapman  
By: \_\_\_\_\_

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 authenticity was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

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\_\_\_\_.

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\_\_\_\_.

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.

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\_\_\_\_.

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.

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\_\_\_\_.

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\_\_\_\_.

CERTIFICATION OF THE SURVEYOR  
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.

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'
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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'

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'
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'
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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'

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

REPLAT

FINAL PLAT  
OF  
LOTS 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  
OWNER:  
Gang Wang  
1604 Holleman Drive, Apt. E  
College Station, Tx. 77840  
Phone: 253-205-1334  
DEVELOPER:  
Ben Brown Group  
3709 Sweetbriar Drive  
Bryan, Tx. 77802  
Phone: 979-739-2002  
Owner of Access Esmt:  
Jeffrey N. Chapman  
P.O. Box 419  
Caldwell, Tx. 77836  
Phone: 979-314-7143  
ENGINEER:  
BLEYL ENGINEERING  
1722 Broadmoor, Suite 300  
Bryan, Tx. 77802  
Phone: 979-268-1125  
3.27 ACRES  
VOLUME 13226, PAGE 216  
JOHN AUSTIN LEAGUE, A - 2  
BRYAN, BRAZOS COUNTY, TEXAS

