

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 Lane 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.

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)



LEGEND
○ 1/2" IRON ROD WITH CAP FOUND
● 1/2" IRON ROD WITH CAP SET

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

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'

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

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.

Owner: Gang Wang

By: _____

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

CERTIFICATE OF MORTGAGE
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: _____

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)

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, 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: _____

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 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

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 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.

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

CITY OF BRYAN
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 Clerk Brazos County, Texas:
(SEAL)

City of Bryan
Called 16.25 Ac.
323/6

OFFSITE PRIVATE DRAINAGE ESMT.
(XXXX/XXX)

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

FF ELEV. = 303.55' SAN. SWR. REGD. BFE = 299.14'

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