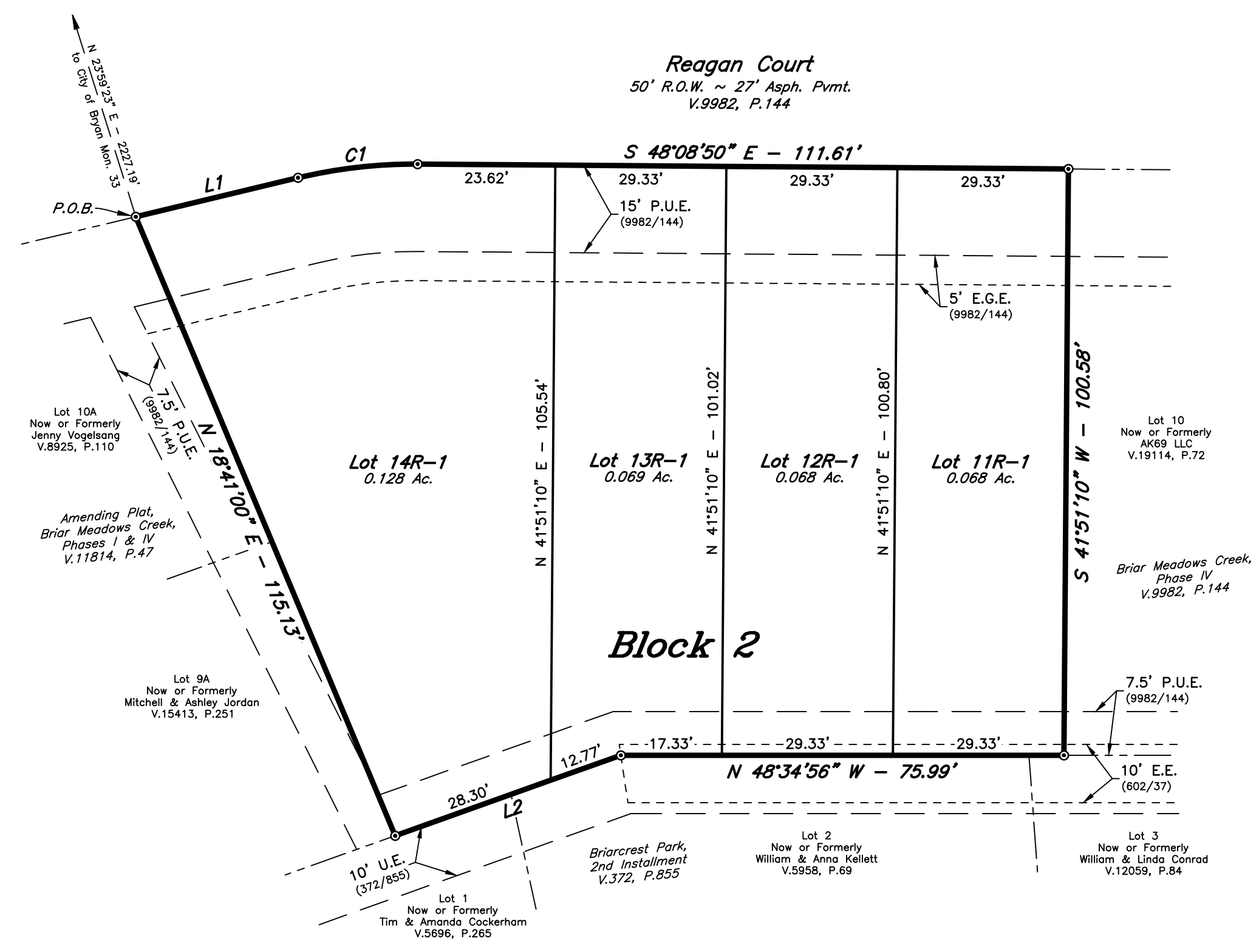
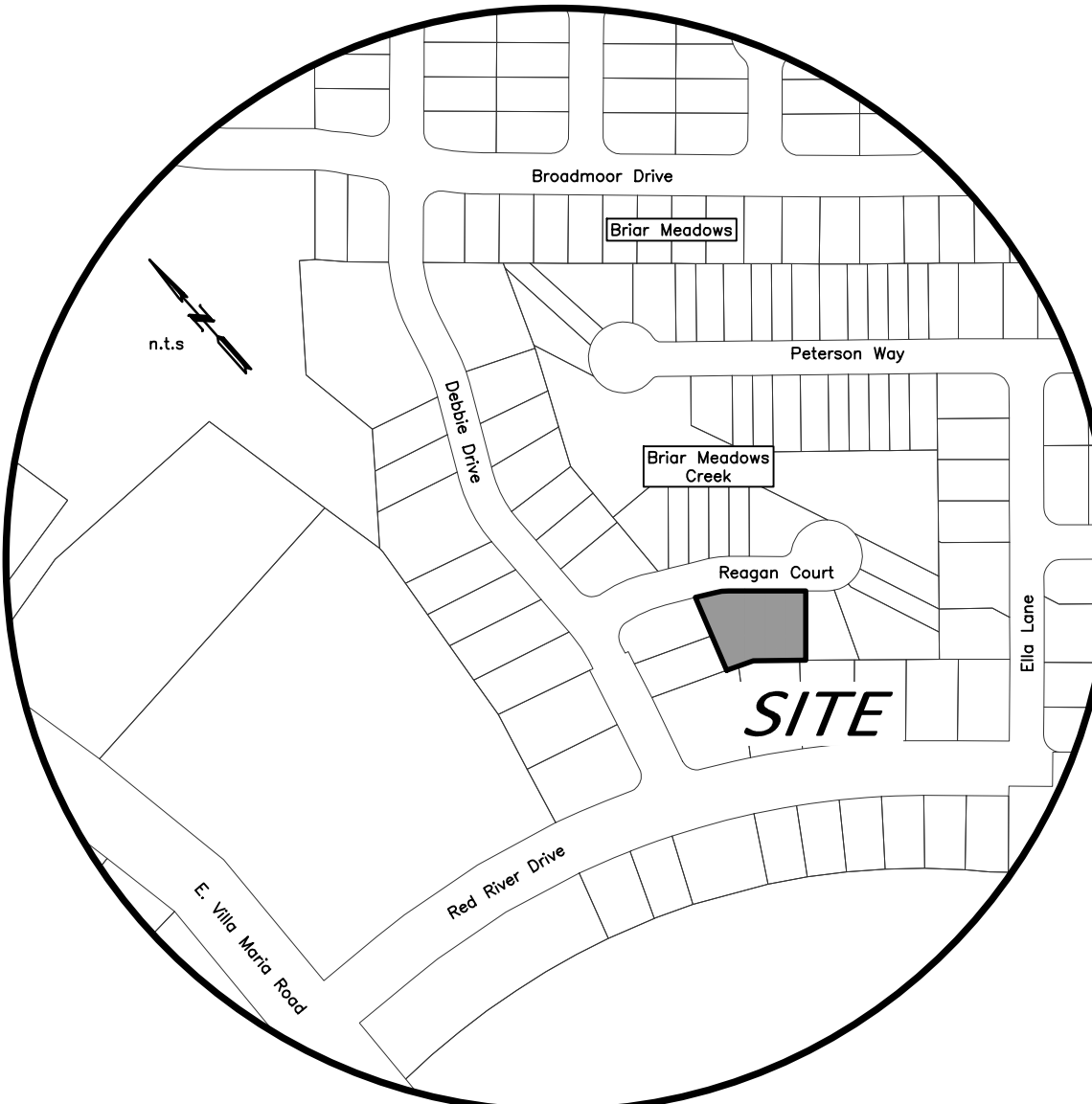


**LINE TABLE**

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**

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distances to the monuments shown hereon are consistent with the plat recorded in Volume 9982, Page 144 of the Official Records of Brazos County, Texas.
  - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100215F effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
  - This property is currently zoned Residential District-5000 (RD-5).
  - Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
  - Abbreviations:
    - ⊙ - 1/2" Iron Rod Found (CM)
    - E.E. - Electric Easement
    - E.G.E. - Electric & Gas Easement
    - P.O.B. - Point of Beginning
    - P.U.E. - Public Utility Easement
    - CM - Controlling Monument
    - CV - Communications Vault
    - ET - Electrical Transformer
    - FH - Fire Hydrant
    - GA - Guy Anchor
    - GS - Gas Sign (Atmos)
    - PP - Power Pole
    - SS - Sewer Service
    - TP - Telephone Pedestal
    - WS - Water Service
    - WV - Water Valve
    - W - Wood Fence
    - / - Overhead Electrical Line
    - UE - Underground Electrical Line
    - UG - Underground Gas Line
    - S - Underground Sewer Line
    - UT - Underground Telephone Line
    - 4W - Underground Water Line w/ Pipe Size
    - (312) - Contour Elevation

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 \_\_\_\_\_

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 \_\_\_\_\_

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 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 and Zoning Commission, Bryan, Texas \_\_\_\_\_

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:

- 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,
- 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
- 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:

- 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
- 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 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.

**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'

Owner: AK69 LLC  
2440 Stone Castle Circle  
College Station, Texas 77845

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

Texas Firm Registration No. 10103300

