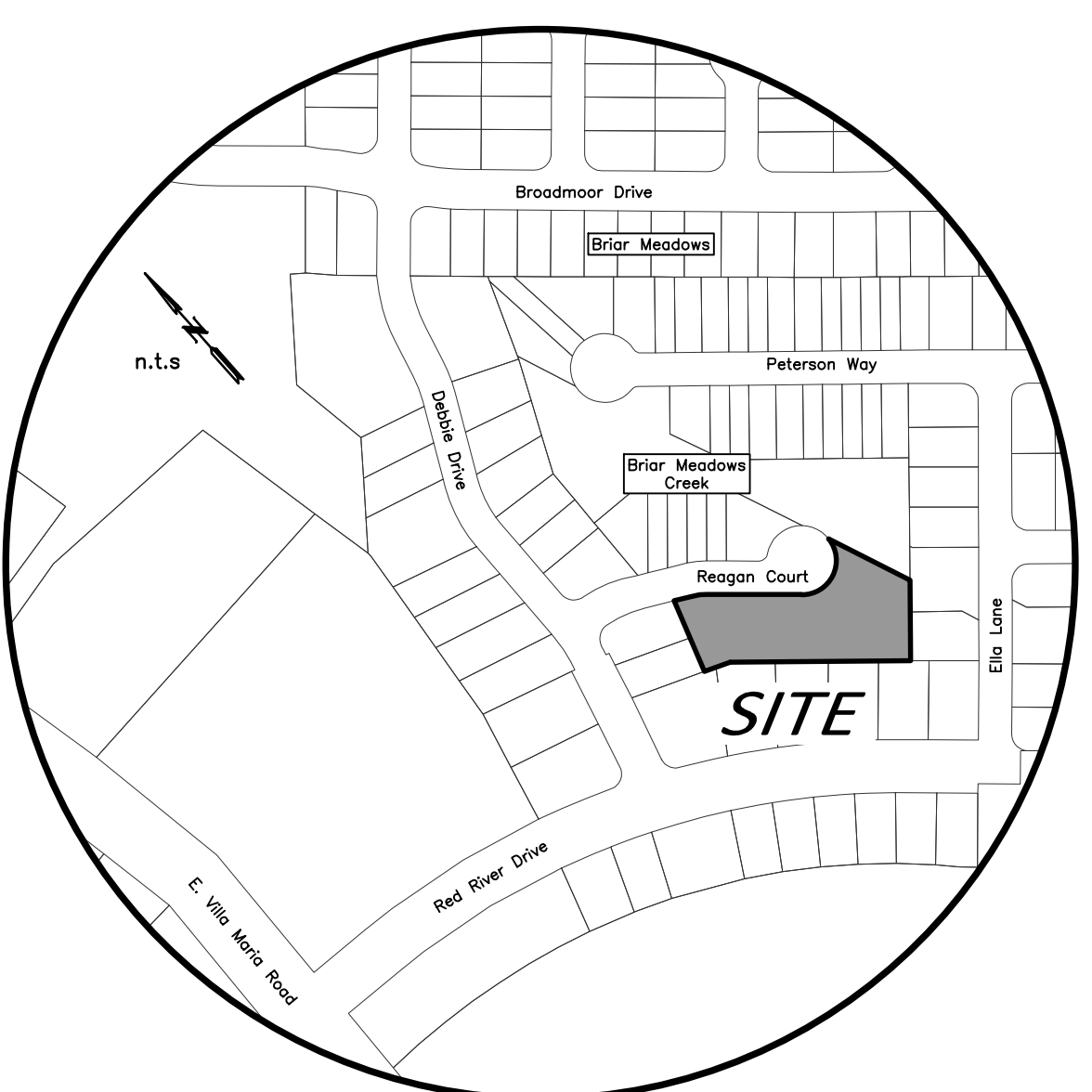


**LINE TABLE**

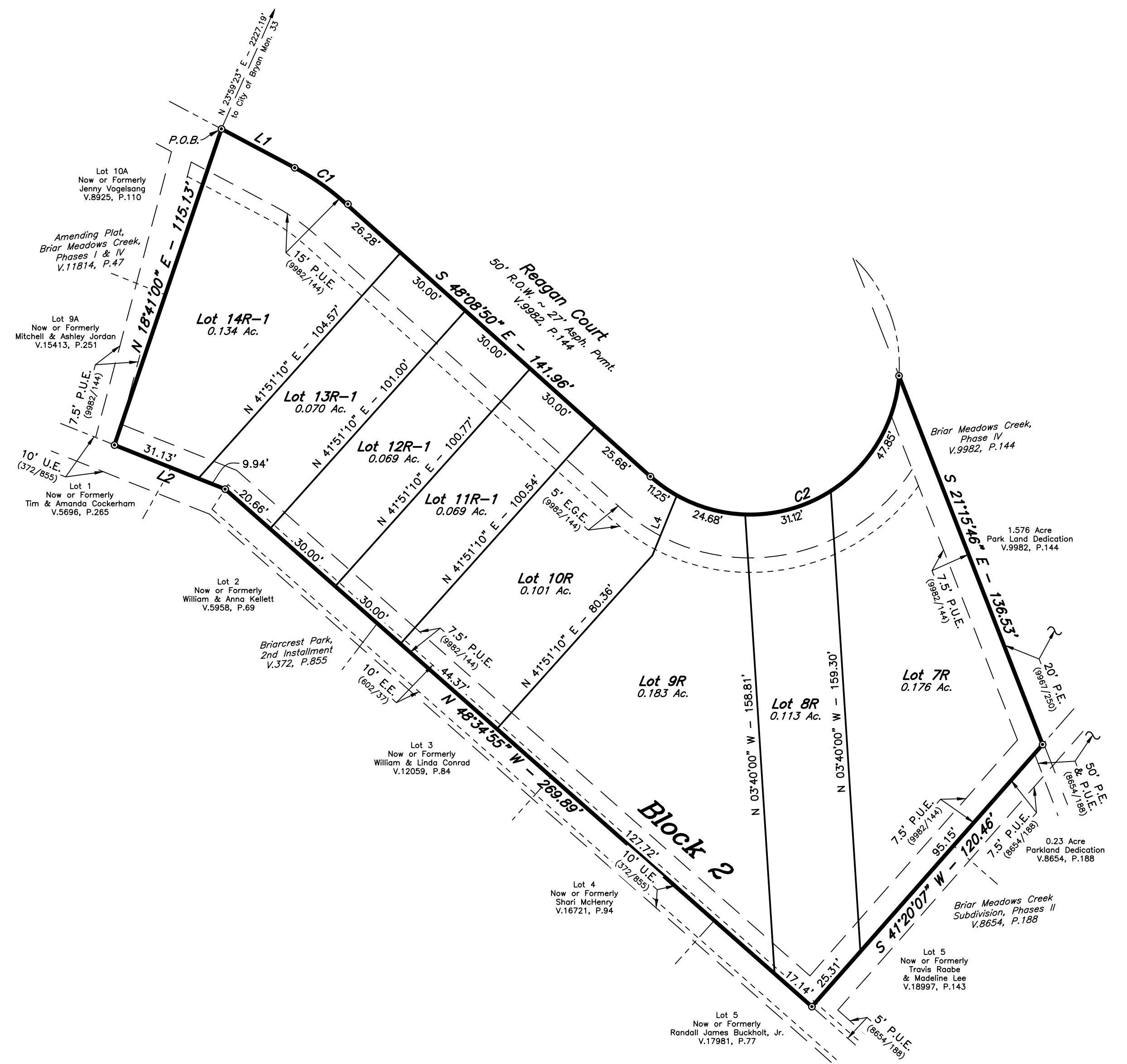
LINE	BEARING	DISTANCE
L1	S 62°05'50" E	28.61'
L2	N 68°12'59" W	41.07'
L3	N 3°50'13" E	5.97'
L4	N 22°11'51" E	22.37'

**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'
C2	127°49'52"	51.50'	114.90'	105.20'	N 67°56'13" E	92.51'



**VICINITY MAP**



**REPLAT**

**ORIGINAL PLAT**

LOTS 7, 8, 9 & 10 IN BLOCK 2, BRIAR MEADOWS CREEK - PHASE IV  
 RECORDED IN VOLUME 9982, PAGE 144,  
 LOTS 11R, 12R & 13R IN BLOCK 2, REPLAT BRIAR MEADOWS CREEK - PHASE IV  
 RECORDED IN VOLUME 16995, PAGE 34

**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.

**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 \_\_\_\_\_.

**Owner**

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

**Notary Public, Brazos County, Texas**

**County Clerk, 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**

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

**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 48041C0215F 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 lines to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district and Sect. 62-188-Townhouse Requirements. Additional building setback lines may be required by deed restrictions.
- These lots follow the approved conditional use permit authorizing townhomes in Case Number CU 08-10.
- 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, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
- Abbreviations:
  - 1/2" Iron Rod Found (CM)
  - Electric Easement
  - Electric & Gas Easement
  - Pipeline Easement
  - Point of Beginning
  - Public Utility Easement
  - Utility Easement
  - Controlling Monument
  - Communications Vault
  - Electrical Transformer
  - Fire Hydrant
  - Gas Sign (Atmos)
  - Power Pole
  - Sanitary Sewer Manhole
  - Sewer Service
  - Telephone Pedestal
  - Water Service
  - Water Valve
  - Wood Fence
  - Overhead Electrical Line
  - Underground Electrical Line
  - Underground Gas Line
  - Underground Sewer Line
  - Underground Telephone Line
  - Underground Water Line w/ Pipe Size
  - Contour Elevation

**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 a total of 0.907 acres of land consisting of all of the following two (2) individual tracts:

- being all of Lots 11R, 12R and 13R, Block 2, BRIAR MEADOWS CREEK, PHASE IV according to the Replat recorded in Volume 16995, Page 34 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said Lots all being further described in the deed from Elaine D. Glockzin, Trustee of the EDG 91 TRUST to AK69, LLC, recorded in Volume 19114, Page 72 (O.P.R.B.C.), and
- being all of Lots 7, 8, 9 and 10, Block 2, BRIAR MEADOWS CREEK, PHASE IV according to the Final Plat recorded in Volume 9982, Page 144 (O.P.R.B.C.), said Lots all being further described in the deed from Elaine D. Glockzin, Trustee of the EDG 91 TRUST to AK69, LLC, recorded in Volume 19114, Page 72 (O.P.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 common north corner of this herein described tract and said Lot 13R, Block 2, said iron rod also marking the east corner of Lot 10A, Block 2, BRIAR MEADOWS CREEK, PHASES I & IV according to the Amending Plat recorded in Volume 11814, Page 47 (O.P.R.B.C.) and being in the southwest right-of-way line of Reagon Court (based on a 50-foot width);

THENCE: along the southwest right-of-way line of said Reagon Court for the following four (4) calls:

- S 62° 05' 50" E for a distance of 28.61 feet to a found 1/2-inch iron rod marking 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 long chord bearing S 55° 07' 20" E at a distance of 20.64 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- S 48° 08' 50" E for a distance of 141.96 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left, and
- 114.90 feet along the arc of said curve having a central angle of 127° 49' 52", a radius of 51.50 feet, a tangent of 105.20 feet and long chord bearing N 67° 56' 13" E at a distance of 92.51 feet to a found 1/2-inch iron rod marking the most easterly north corner of this tract, said iron rod also marking an angle point of the called 1.576 acre Park Land Dedication of said BRIAR MEADOWS CREEK, PHASE IV (9982/144);

THENCE: S 21° 15' 46" E along the common line of this tract and the called 1.576 acre Park Land Dedication for a distance of 136.53 feet to a found 1/2-inch iron rod marking the common east corner of this tract and said Lot 7, Block 2, said iron rod also marking the south corner of the called 1.576 acre Park Land Dedication and being in the northwest line of the called 0.23 acre Parkland Dedication, BRIAR MEADOWS CREEK, PHASE II according to the Final Plat recorded in Volume 8654, Page 188 (O.P.R.B.C.);

THENCE: S 41° 20' 07" W along the common line of this tract and Lot 5, Block 3 of said BRIAR MEADOWS CREEK, PHASE II for a distance of 120.46 feet to a found 1/2-inch iron rod marking the common south corner of this herein described tract and said Lot 9, Block 2, said iron rod also marking the west corner of said Lot 5, Block 3 and being in the northeast line of Lot 5, Block 3, BRIARCREST PARK, 2nd 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 common line of this tract and BRIARCREST PARK, 2nd INSTALLMENT for the following two (2) calls:

- N 48° 34' 56" W for a distance of 269.89 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- N 68° 12' 59" W for a distance of 41.07 feet to a found 1/2-inch iron rod marking the common west corner of this tract and said Lot 13R, Block 2, said iron rod also marking the south corner of Lot 9A of said BRIAR MEADOWS CREEK, PHASES I & IV and being in the northeast line of Lot 1, Block 3 of said BRIARCREST PARK, 2nd INSTALLMENT;

THENCE: N 18° 41' 00" E along the common line of this tract and said Lots 9A and 10A, Block 2 for a distance of 115.13 feet to the POINT OF BEGINNING and containing 0.917 acres of land.

**FINAL PLAT**

**BRIAR MEADOWS CREEK  
 PHASE IV**

**LOTS 7R, 8R, 9R, 10R,  
 11R-1, 12R-1, 13R-1 &  
 14R-1 IN BLOCK 2**

**BEING A REPLAT OF LOTS 7, 8, 9, 10, 11R, 12R & 13R  
 IN BLOCK 2, OF BRIAR MEADOWS CREEK - PHASE IV,  
 RECORDED IN VOLUME 9982, PAGE 144  
 & VOLUME 16995, PAGE 34**

**0.917 ACRES**

**JOHN AUSTIN LEAGUE, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS**

**JULY, 2024**

**SCALE: 1" = 30'**

Owner:  
 AK69 LLC  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

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

Texas Firm Registration No. 10103300