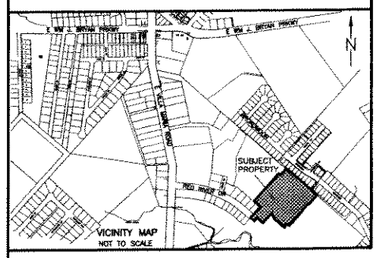
SCALE: 1" = 50'

50 0 50 100 150 Feet



CERTIFICATE OF 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 authentification was filed for record in my office on the 23 day of April, 2008, in the Official Public Records of Brazos County, Texas, in Volume 7015, Page 33.

Karen McQueen
County Clerk
Brazos County, Texas
by Carolyn Robinson

APPROVAL OF PLANNING AND ZONING COMMISSION

I, John E. Clark, Chairman 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 & Zoning Commission of the City of Bryan on the 10th day of December, 2007, and same was duly approved on the 8th day of December, 2007.

John E. Clark
Chairman

CERTIFICATION OF CITY PLANNER

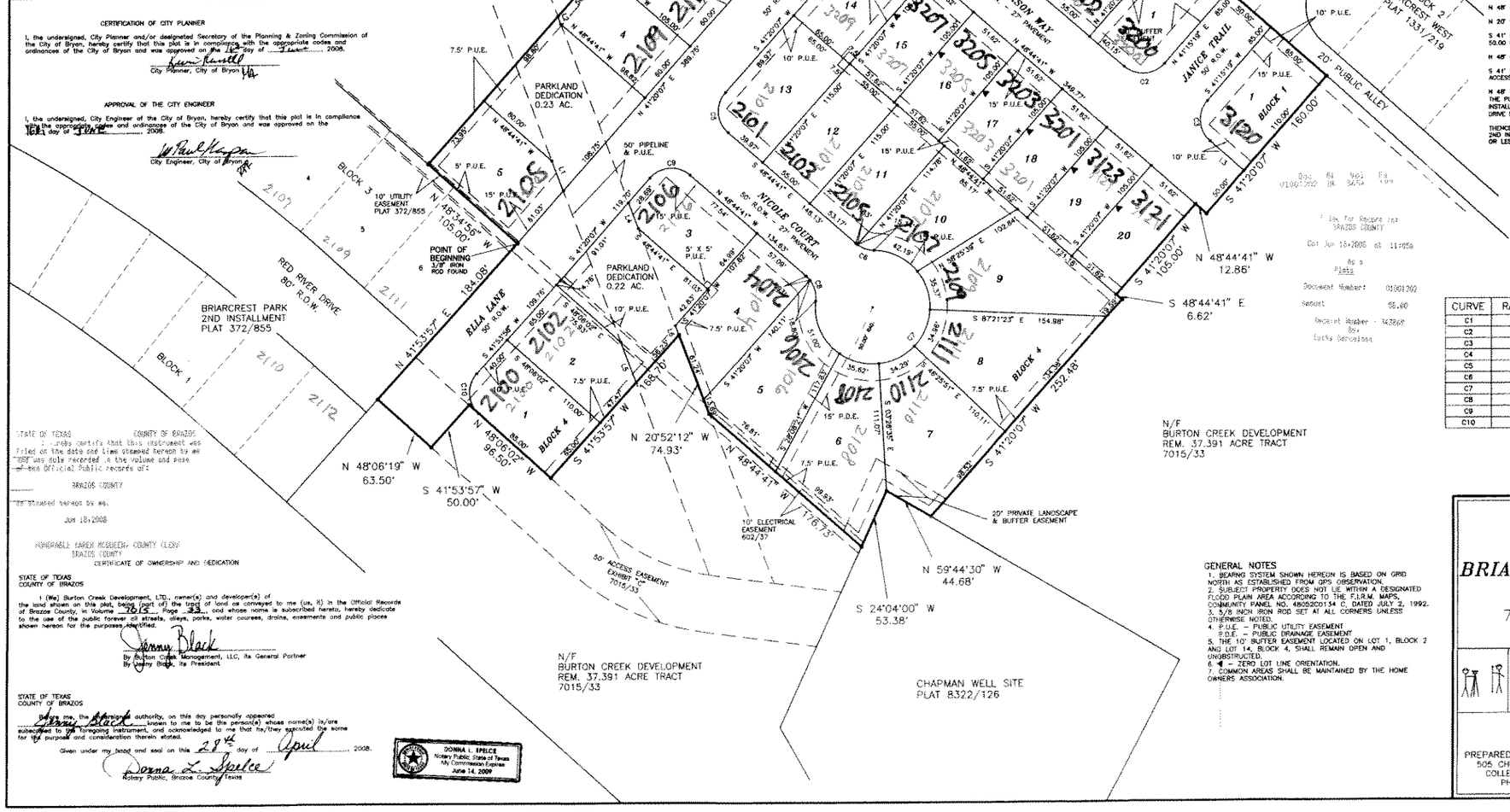
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 1st day of June, 2008.

Kevin Russell
City Planner, City of Bryan

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 10th day of June, 2008.

W. Paul Kaspar
City Engineer, City of Bryan



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 described a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

STATE OF TEXAS
REGISTERED
BRAD KERR
4502
PROFESSIONAL
LAND SURVEYOR

METES AND BOUNDS DESCRIPTION
OF A
7.51 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 37.391 ACRE TRACT AS DESCRIBED BY A DEED TO BURTON CREEK DEVELOPMENT RECORDED IN VOLUME 7015, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF LOT 6, BLOCK 3, BRIARCREST PARK, 2ND INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 372, PAGE 855 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING AN INTERIOR WEST CORNER OF SAID 37.391 ACRE TRACT;

THENCE: N 48° 34' 56" W ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID BLOCK 3 FOR A DISTANCE OF 105.00 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: THROUGH SAID REMAINDER OF 37.391 ACRE TRACT FOR THE FOLLOWING CALLS:

N 41° 20' 07" E FOR A DISTANCE OF 464.49 FEET TO A 5/8 INCH IRON ROD SET;

S 48° 44' 41" E FOR A DISTANCE OF 32.59 FEET TO A 5/8 INCH IRON ROD SET;

N 41° 20' 07" E FOR A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON LINE OF SAID REMAINDER OF 37.391 ACRE TRACT AND BRIARCREST NORTHWEST, PHASE THREE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3808, PAGE 348 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 3/4 INCH IRON ROD FOUND ON THE WEST NORTHEAST LINE OF SAID REMAINDER OF 37.391 ACRE TRACT MARKING THE WEST CORNER OF BRIARCREST NORTHWEST, PHASE THREE, BEARS: N 48° 44' 41" W FOR A DISTANCE OF 138.99 FEET;

THENCE: S 48° 44' 41" E ALONG THE COMMON LINE OF SAID REMAINDER OF 37.391 ACRE TRACT AND BRIARCREST NORTHWEST, PHASE THREE, FOR A DISTANCE OF 510.00 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON LINE OF SAID REMAINDER OF 37.391 ACRE TRACT AND BRIARCREST WEST, ACCORDING TO THE PLAT RECORDED IN VOLUME 1331, PAGE 219 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE BEARS: S 48° 44' 41" E FOR A DISTANCE OF 13.54 FEET;

THENCE: THROUGH SAID REMAINDER OF 37.391 ACRE TRACT FOR THE FOLLOWING CALLS:

S 41° 20' 07" W FOR A DISTANCE OF 160.00 FEET TO A 5/8 INCH IRON ROD SET;

N 48° 44' 41" W FOR A DISTANCE OF 12.86 FEET TO A 5/8 INCH IRON ROD SET;

S 41° 20' 07" W FOR A DISTANCE OF 105.00 FEET TO A 5/8 INCH IRON ROD SET;

S 48° 44' 41" E FOR A DISTANCE OF 6.62 FEET TO A 5/8 INCH IRON ROD SET;

S 41° 20' 07" W FOR A DISTANCE OF 252.48 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF A CALLED 1.66 ACRE TRACT BEING A PORTION OF THE REMAINDER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO JEFFREY N. CHAPMAN AND WIFE, ANN YAGER CHAPMAN, RECORDED IN VOLUME 1686, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 1.66 ACRE TRACT BEING KNOWN AS THE "CHAPMAN WELL SITE" ACCORDING TO THE PLAT RECORDED IN VOLUME 8322, PAGE 126 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 59° 44' 30" W ALONG THE COMMON LINE OF SAID REMAINDER OF 37.391 ACRE TRACT AND CHAPMAN WELL SITE FOR A DISTANCE OF 44.68 FEET TO A POINT AT AN EXISTING FENCE CORNER;

THENCE: S 24° 04' 00" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 37.391 ACRE TRACT AND CHAPMAN WELL SITE FOR A DISTANCE OF 53.38 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: THROUGH SAID REMAINDER OF 37.391 ACRE TRACT FOR THE FOLLOWING CALLS:

N 48° 44' 41" W FOR A DISTANCE OF 176.73 FEET TO A 5/8 INCH IRON ROD SET;

N 20° 52' 12" W FOR A DISTANCE OF 74.93 FEET TO A 5/8 INCH IRON ROD SET;

S 41° 53' 57" W FOR A DISTANCE OF 166.70 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF A CALLED 50.00 FOOT WIDE ACCESS EASEMENT AS DESCRIBED IN SAID DEED TO BURTON CREEK DEVELOPMENT (7015/33);

N 48° 06' 02" W ALONG THE NORTHEAST LINE OF SAID ACCESS EASEMENT FOR A DISTANCE OF 96.50 FEET TO A POINT;

S 41° 53' 57" W FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF SAID ACCESS EASEMENT;

N 48° 06' 19" W ALONG THE SOUTHWEST LINE OF SAID ACCESS EASEMENT FOR A DISTANCE OF 63.50 FEET TO A POINT ON THE PLATTED SOUTHEAST LINE OF RED RIVER DRIVE (80' R.O.W.) ACCORDING TO THE PLAT OF SAID BRIARCREST PARK, 2ND INSTALLMENT (372/855), FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE PLATTED SOUTHWEST LINE OF RED RIVER DRIVE BEARS: S 41° 53' 57" W FOR A DISTANCE OF 15.00 FEET;

THENCE: N 41° 53' 57" E ALONG THE COMMON LINE OF SAID REMAINDER OF 37.391 ACRE TRACT AND BRIARCREST PARK, 2ND INSTALLMENT, FOR A DISTANCE OF 184.08 FEET TO THE POINT OF BEGINNING CONTAINING 7.51 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

LINE	DISTANCE	BEARING
L1	28.28'	N 20°52'12" W
L2	6.99'	N 20°52'12" W
L3	39.85'	S 48°44'41" E
L4	24.27'	S 20°52'12" E
L5	38.32'	S 20°52'12" E
L6	8.85'	N 20°52'12" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	90°04'48"	39.30	25.03	N 03°42'17" W	35.38
C2	25.00	90°00'00"	39.27	25.00	N 86°15'19" E	35.36
C3	25.00	90°00'00"	39.27	25.00	S 03°44'41" E	35.36
C4	25.00	89°55'12"	39.23	24.97	S 86°17'43" W	35.33
C5	25.00	90°04'48"	39.30	25.03	S 03°42'17" E	35.38
C6	25.00	39°56'40"	17.43	9.09	S 68°43'02" E	17.08
C7	50.00	275°25'35"	240.35	45.48	S 49°01'26" W	67.28
C8	25.00	55°28'55"	24.21	13.15	N 21°00'14" W	23.27
C9	25.00	89°55'12"	39.23	24.97	S 86°17'43" W	35.33
C10	25.00	90°00'00"	39.27	25.00	S 03°05'02" E	35.36

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:
BRAZOS COUNTY
The stamped hereon by me.
Jun 18, 2008
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Burton Creek Development, LTD., owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) 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, water courses, drains, easements and public places shown hereon for the purposes identified.

Jimmy Black
By Burton Creek Management, LLC, its General Partner
By Jimmy Black, its President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jimmy Black known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this 29th day of April, 2008.

Donna L. Spelce
Notary Public, Brazos County, Texas

DONNA L. SPELCE
Notary Public, State of Texas
My Commission Expires
June 14, 2009

GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480522C0154 C, DATED JULY 2, 1992.
3. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. P.U.E. – PUBLIC UTILITY EASEMENT
D.E. – PUBLIC DRAINAGE EASEMENT
5. THE 10' BUFFER EASEMENT LOCATED ON LOT 1, BLOCK 2 AND LOT 14, BLOCK 4, SHALL REMAIN OPEN AND UNOBSTRUCTED.
6. ¶ – ZERO LOT LINE ORIENTATION.
7. COMMON AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

FINAL PLAT
OF
BRIAR MEADOWS CREEK SUBDIVISION PHASE II

7.51 ACRES, JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: AUG. 2005
PLAT DATE: 11-05-07
REVISED: 04-22-08
JOB NUMBER: 07-825
CAD NAME: 07-825F
CR5 FILE: MARIA (cont); 05-449 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH AVENUE, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

OWNER:
BURTON CREEK DEVELOPMENT
1414 HARPERS FERRY
COLLEGE STATION, TEXAS 77845
PHONE (979) 255-2407