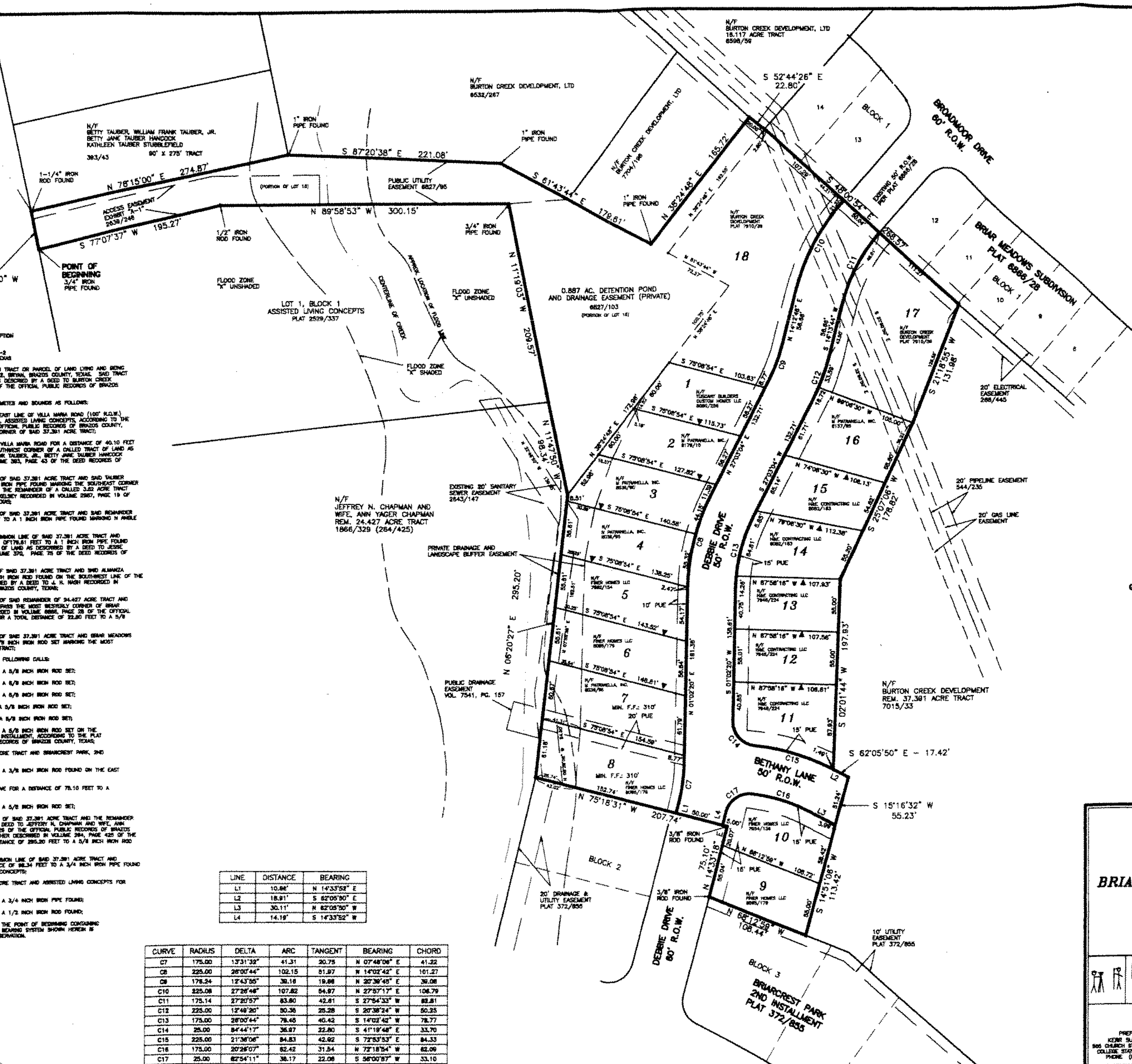
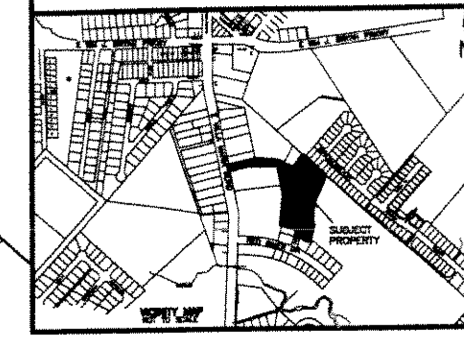
VACATING PLAT

5.92 ACRES, JOHN AUSTIN LEAGUE, A-2





METES AND BOUNDS DESCRIPTION
OF A
5.92 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 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 3/4 INCH IRON PIPE FOUND ON THE EAST LINE OF VILLA MARIA ROAD (100' R.O.W.) MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ASSISTED LIVING CONCEPTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2529, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING A WESTERLY CORNER OF SAID 37.391 ACRE TRACT;

THENCE: N 11° 17' 50" W ALONG THE EAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 40.10 FEET TO A 1-1/4 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO BETTY TAUBER, WILLIAM FRANK TAUBER, JR., BETTY JANE TAUBER HANCOCK AND KATHLEEN TAUBER STUBBFIELD RECORDED IN VOLUME 383, PAGE 43 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 78° 15' 00" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID TAUBER TRACT FOR A DISTANCE OF 274.87 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID TAUBER TRACT AND A SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 3.82 ACRE TRACT DESCRIBED AS TRACT #1 BY A DEED TO WANDA VICKI KELSEY RECORDED IN VOLUME 2567, PAGE 19 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 87° 20' 38" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID REMAINDER OF 3.82 ACRE TRACT FOR A DISTANCE OF 221.08 FEET TO A 1 INCH IRON PIPE FOUND MARKING N ANGLE POINT IN SAID LINE;

THENCE: S 61° 43' 44" E CONTINUING ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID REMAINDER OF 3.82 ACRE TRACT FOR A DISTANCE OF 179.61 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO JESSE ALMANZA AND WIFE, LINDA ALMANZA, RECORDED IN VOLUME 370, PAGE 75 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 38° 24' 48" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID ALMANZA TRACT FOR A DISTANCE OF 165.72 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 84.5 ACRE TRACT AS DESCRIBED BY A DEED TO J. H. NASH RECORDED IN VOLUME 108, PAGE 154 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 52° 44' 26" E ALONG THE COMMON LINE OF SAID REMAINDER OF 24.427 ACRE TRACT AND SAID REMAINDER OF 84.5 ACRE TRACT, AT 20.00 FEET PASS THE MOST WESTERLY CORNER OF BRIAR MEADOWS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6866, PAGE 28 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 22.80 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE: S 48° 00' 54" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND BRIAR MEADOWS SUBDIVISION FOR A DISTANCE OF 268.57 FEET TO A 5/8 INCH IRON ROD SET MARKING THE MOST EASTERLY NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

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

S 21° 41' 40" W FOR A DISTANCE OF 148.58 FEET TO A 5/8 INCH IRON ROD SET;

S 25° 07' 06" W FOR A DISTANCE OF 164.19 FEET TO A 5/8 INCH IRON ROD SET;

S 02° 01' 44" W FOR A DISTANCE OF 197.83 FEET TO A 5/8 INCH IRON ROD SET;

S 62° 05' 50" E FOR A DISTANCE OF 17.42 FEET TO A 5/8 INCH IRON ROD SET;

S 15° 16' 32" W FOR A DISTANCE OF 55.23 FEET TO A 5/8 INCH IRON ROD SET;

S 14° 51' 08" W FOR A DISTANCE OF 113.42 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHERLY LINE OF BLOCK 3, BRIARCREST PARK, 2ND INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 372, PAGE 855 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND BRIARCREST PARK, 2ND INSTALLMENT, FOR THE FOLLOWING CALLS:

N 68° 12' 59" W FOR A DISTANCE OF 108.44 FEET TO A 3/8 INCH IRON ROD FOUND ON THE EAST LINE OF DEBBIE DRIVE (60' R.O.W.);

N 14° 33' 18" E ALONG THE EAST LINE OF DEBBIE DRIVE FOR A DISTANCE OF 75.10 FEET TO A 3/8 INCH IRON ROD FOUND;

N 75° 18' 31" W FOR A DISTANCE OF 207.74 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: N 06° 20' 27" E ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND THE REMAINDER OF A CALLED 24.427 ACRE TRACT AS DESCRIBED BY A DEED TO JEFFERY N. CHAPMAN AND WIFE, ANN YAGER CHAPMAN, RECORDED IN VOLUME 1866, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 24.427 ACRE TRACT BEING FURTHER DESCRIBED IN VOLUME 264, PAGE 425 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 295.20 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: N 11° 47' 50" W CONTINUING ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND SAID REMAINDER OF 24.427 ACRE TRACT FOR A DISTANCE OF 98.34 FEET TO A 3/4 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF ASSISTED LIVING CONCEPTS;

THENCE: ALONG THE COMMON LINE OF SAID 37.391 ACRE TRACT AND ASSISTED LIVING CONCEPTS FOR THE FOLLOWING CALLS:

N 11° 19' 03" W FOR A DISTANCE OF 209.57 FEET TO A 3/4 INCH IRON PIPE FOUND;

N 89° 58' 53" W FOR A DISTANCE OF 300.15 FEET TO A 1/2 INCH IRON ROD FOUND;

S 77° 07' 37" W FOR A DISTANCE OF 195.27 FEET TO THE POINT OF BEGINNING CONTAINING 5.92 ACRES OF LAND AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

LINE	DISTANCE	BEARING
L1	10.86'	N 14°33'52" E
L2	18.91'	S 82°05'50" E
L3	30.11'	N 82°05'50" W
L4	14.19'	S 14°33'52" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C7	175.00	13°31'32"	41.31	20.75	N 07°48'06" E	41.22
C8	225.00	26°00'44"	102.15	51.97	N 14°02'42" E	101.27
C9	175.24	12°43'55"	39.18	19.68	N 20°39'45" E	39.08
C10	225.08	27°26'46"	107.82	54.97	N 27°57'17" E	106.79
C11	175.14	27°20'57"	83.60	42.61	S 27°54'33" W	82.81
C12	225.00	12°49'20"	50.36	25.28	S 20°38'24" W	50.25
C13	175.00	26°00'44"	79.45	40.42	S 14°02'42" W	78.77
C14	25.00	84°44'17"	36.97	22.80	S 41°19'48" E	33.70
C15	225.00	21°36'06"	84.83	42.92	S 72°53'53" E	84.33
C16	175.00	20°26'07"	62.42	31.54	N 72°18'54" W	62.09
C17	25.00	82°54'11"	36.17	22.08	S 56°00'57" W	33.10

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
4. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C, DATED JULY 2,1992.
5. DETENTION POND TO BE PRIVATELY MAINTAINED.
6. NO FENCE SHALL BE CONSTRUCTED WITHIN THE PRIVATE DRAINAGE AND LANDSCAPE BUFFER EASEMENT ACROSS LOTS 1-8. EASEMENT LINE SHALL BE CONSIDERED MAXIMUM REAR FENCE LINE.
7. LOTS 1-8 (INCLUSIVE) AND LOTS 11-15 (INCLUSIVE) ARE INTENDED FOR ZERO LOT LINE DEVELOPMENT. SETBACKS ON THESE LOTS WILL THEREFORE BE IN ACCORDANCE WITH CURRENT CITY OF BRYAN ORDINANCES. THE ZERO SETBACK PROPERTY LINE IS SHOWN FOR EACH OF THESE LOTS AS ▲

SHEET 1 OF 3

VACATING AND FINAL PLAT

OF

BRIAR MEADOWS CREEK SUBDIVISION PHASE I

VOLUME 7910, PAGE 39
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

KS LLC

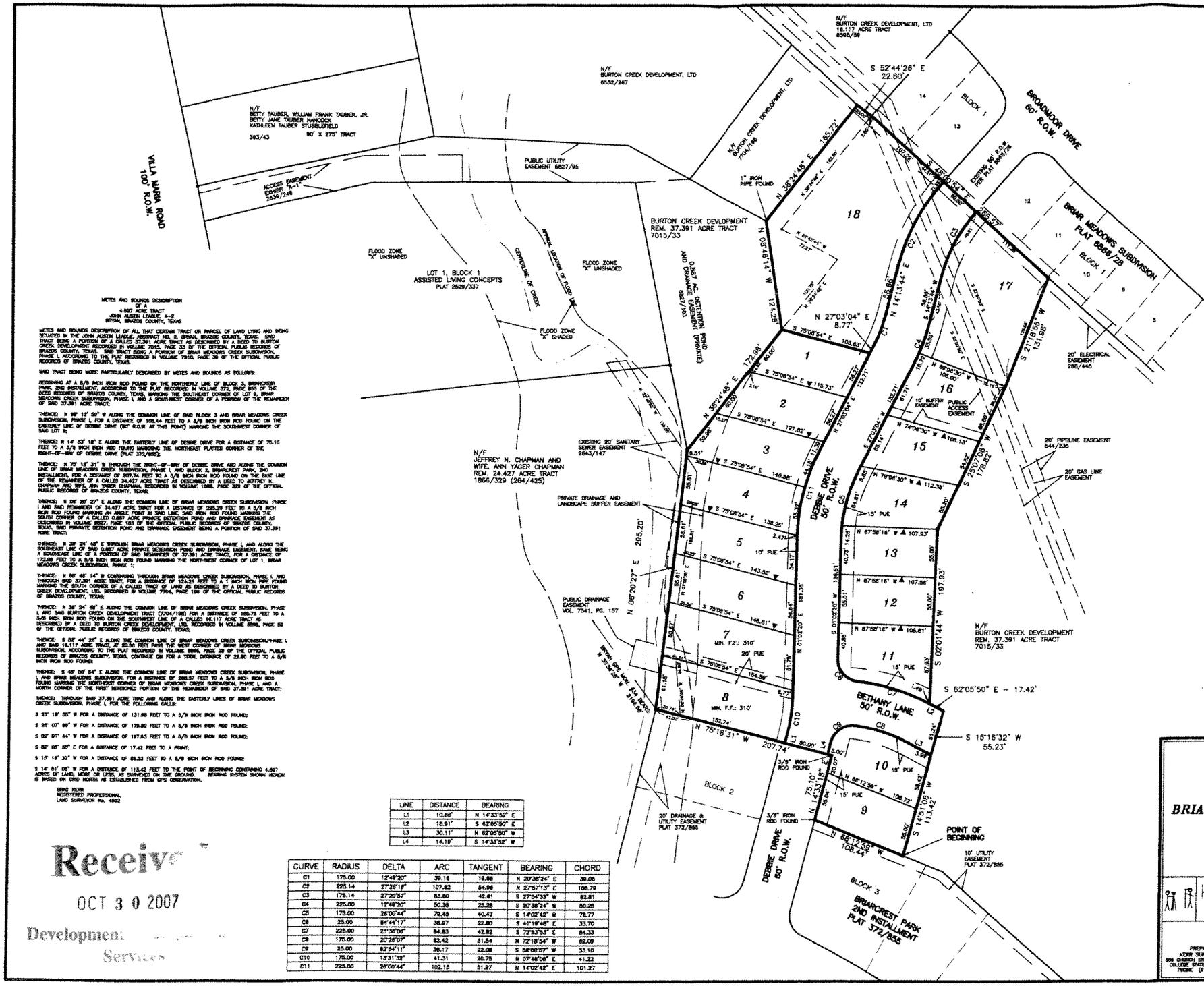
SCALE: 1 INCH = 50 FEET
SURVEY DATE: AUG. 2005
PLAT DATE: 10-15-07
REVISED: 10-24-07
JOB NUMBER: 07-691
CAD NAME: 07-691
CRS FILE: MARIA (cont); 05-449 (job)

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

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

ENGINEER:
BLEYL & ASSOCIATES
1722 BROADMOOR, STE 210
BRYAN, TEXAS 77802
PHONE (979) 260-3849

Received
OCT 3 0 2007
Development & Engineering Services



FINAL PLAT

4.697 ACRES, JOHN AUSTIN LEAGUE, A-2

METES AND BOUNDS DESCRIPTION
OF A
4.697 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 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 A PORTION OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 7910, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHERLY LINE OF BLOCK 3, BRIARCREST PARK, 2ND INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 372, PAGE 855 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTHEAST CORNER OF LOT 8, BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, AND A SOUTHWEST CORNER OF A PORTION OF THE REMAINDER OF SAID 37.391 ACRE TRACT;

THENCE: N 88° 13' 56" W ALONG THE COMMON LINE OF SAID BLOCK 3 AND BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, FOR A DISTANCE OF 108.44 FEET TO A 3/8 INCH IRON ROD FOUND ON THE EASTERLY LINE OF DEBBIE DRIVE (60' R.O.W. AT THIS POINT) MARKING THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE: N 14° 33' 18" E ALONG THE EASTERLY LINE OF DEBBIE DRIVE FOR A DISTANCE OF 75.10 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTHEAST PLATTED CORNER OF THE RIGHT-OF-WAY OF DEBBIE DRIVE (PLAT 372/855);

THENCE: N 75° 18' 31" W THROUGH THE RIGHT-OF-WAY OF DEBBIE DRIVE AND ALONG THE COMMON LINE OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, AND BLOCK 2, BRIARCREST PARK, 2ND INSTALLMENT, FOR A DISTANCE OF 207.74 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF THE REMAINDER OF A CALLED 24.427 ACRE TRACT AS DESCRIBED BY A DEED TO JEFFREY N. CHAPMAN AND WIFE, ANN YAGER CHAPMAN, RECORDED IN VOLUME 1866, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 06° 20' 27" E ALONG THE COMMON LINE OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE I AND SAID REMAINDER OF 24.427 ACRE TRACT FOR A DISTANCE OF 285.20 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE, SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 0.867 ACRE PRIVATE DETENTION POND AND DRAINAGE EASEMENT AS DESCRIBED IN VOLUME 6827, PAGE 103 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID PRIVATE DETENTION POND AND DRAINAGE EASEMENT BEING A PORTION OF SAID 37.391 ACRE TRACT;

THENCE: N 38° 24' 48" E THROUGH BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, AND ALONG THE SOUTHEAST LINE OF SAID 0.867 ACRE PRIVATE DETENTION POND AND DRAINAGE EASEMENT, SAME BEING A SOUTHEAST LINE OF A PORTION OF SAID REMAINDER OF 37.391 ACRE TRACT, FOR A DISTANCE OF 172.98 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 1, BRIAR MEADOWS CREEK SUBDIVISION, PHASE 1;

THENCE: N 08° 46' 14" W CONTINUING THROUGH BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, AND THROUGH SAID 37.391 ACRE TRACT, FOR A DISTANCE OF 124.25 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE SOUTH CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO BURTON CREEK DEVELOPMENT, LTD. RECORDED IN VOLUME 7014, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 38° 24' 48" E ALONG THE COMMON LINE OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, AND SAID BURTON CREEK DEVELOPMENT TRACT (7014/148) FOR A DISTANCE OF 165.72 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 16.117 ACRE TRACT AS DESCRIBED BY A DEED TO BURTON CREEK DEVELOPMENT, LTD. RECORDED IN VOLUME 6595, PAGE 58 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 52° 44' 26" E ALONG THE COMMON LINE OF BRIAR MEADOWS CREEK SUBDIVISION,PHASE I, AND SAID 16.117 ACRE TRACT, AT 20.90 FEET PASS THE WEST CORNER OF BRIAR MEADOWS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6896, PAGE 28 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 22.80 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE: S 46° 00' 54" E ALONG THE COMMON LINE OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, AND BRIAR MEADOWS SUBDIVISION, FOR A DISTANCE OF 268.37 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, AND A NORTH CORNER OF THE FIRST MENTIONED PORTION OF THE REMAINDER OF SAID 37.391 ACRE TRACT;

THENCE: THROUGH SAID 37.391 ACRE TRACT AND ALONG THE EASTERLY LINES OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE I, FOR THE FOLLOWING CALLS:

S 21° 18' 55" W FOR A DISTANCE OF 131.98 FEET TO A 5/8 INCH IRON ROD FOUND;

S 38° 07' 06" W FOR A DISTANCE OF 178.82 FEET TO A 5/8 INCH IRON ROD FOUND;

S 02° 01' 44" W FOR A DISTANCE OF 197.93 FEET TO A 5/8 INCH IRON ROD FOUND;

S 62° 05' 50" E FOR A DISTANCE OF 17.42 FEET TO A POINT;

S 15° 16' 32" W FOR A DISTANCE OF 55.23 FEET TO A 5/8 INCH IRON ROD FOUND;

S 14° 51' 05" W FOR A DISTANCE OF 113.42 FEET TO THE POINT OF BEGINNING CONTAINING 4.697 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KORR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

LINE	DISTANCE	BEARING
L1	10.86'	N 14°33'52" E
L2	18.91'	S 62°05'50" E
L3	30.11'	N 62°05'50" W
L4	14.19'	S 14°33'52" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	175.00	12°49'20"	39.16	19.68	N 20°38'24" E	39.08
C2	225.14	27°26'18"	107.82	54.99	N 27°57'13" E	106.79
C3	175.14	27°20'57"	83.60	42.61	S 27°54'33" W	82.81
C4	225.00	12°49'20"	50.35	25.28	S 20°38'24" W	50.25
C5	175.00	26°00'44"	79.45	40.42	S 14°02'42" W	78.77
C6	25.00	84°44'17"	36.97	22.80	S 41°19'48" E	33.70
C7	225.00	21°36'06"	84.83	42.92	S 72°53'53" E	84.33
C8	175.00	20°26'07"	62.42	31.54	N 72°18'54" W	62.09
C9	25.00	82°54'11"	36.17	22.08	S 56°00'57" W	33.10
C10	175.00	13°31'32"	41.31	20.76	N 07°48'08" E	41.22
C11	225.00	26°00'44"	102.15	51.87	N 14°02'42" E	101.27

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
4. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCRODING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480080134 C, DATED JULY 2,1992.
5. THE TRIANGULAR PUBLIC ACCESS EASEMENT SHOWN ON LOT 16, BEING THE SAME AREA OCCUPIED BY THE EXISTING PIPELINE EASEMENTS, SHALL BE EXTENDED ON THE SOUTHEAST SIDE DURING FUTURE DEVELOPMENT OF THE ADJACENT PROPERTY.
6. THE DETENTION POND LOCATED WITHIN THE ORIGINAL LOT 18 WILL REMAIN THE MAINTENANCE RESPONSIBILITY OF THE DETENTION EASEMENT HOLDER, CURRENTLY BURTON CREE DEVELOPMENT, LTD.
7. NO FENCE SHALL BE CONSTRUCTED WITHIN THE PRIVATE DRAINAGE AND LANDSCAPE BUFFER EASEMENT ACROSS LOTS 1-8. EASEMENT LINE SHALL BE CONSIDERED MAXIMUM REAR FENCE LINE.
8. LOTS 1-8 (INCLUSIVE) AND LOTS 11-15 (INCLUSIVE) ARE INTENDED FOR ZERO LOT LINE DEVELOPMENT AS APPROVED BY BRYAN'S PLANNING AND ZONING COMMISSION ON 2/1/07 (CASE No. CL06-18). SETBACKS ON THESE LOTS WILL THEREFORE BE IN ACCORDANCE WITH CURRENT CITY OF BRYAN ORDINANCES. THE ZERO SETBACK PROPERTY LINE IS SHOWN FOR EACH OF THESE LOTS AS ▲

SHEET 2 OF 3

VACATING AND FINAL PLAT

OF

BRIAR MEADOWS CREEK SUBDIVISION PHASE I

VOLUME 7910, PAGE 39
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

KS LLC

SCALE: 1 INCH = 50 FEET
SURVEY DATE: AUG. 2005
PLAT DATE: 10-15-07
REVISED: 10-24-07
JOB NUMBER: 07-691
CAD NAME: 07-691
CR5 FILE: MARIA (cont); 05-449 (job)

PREPARED BY:
KORR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 388
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3186

PREPARED FOR:
BURTON CREEK DEVELOPMENT
1414 HARVEST FERRY
COLLEGE STATION, TEXAS 77845
PHONE (979) 255-2407

ENGINEER:
SLEYL & ASSOCIATES
1720 BROADMOOR, STE. 210
BRYAN, TEXAS 77802
PHONE (979) 260-3848

Receive
OCT 3 0 2007
Development
Services

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ 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 _____ Page _____ 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(s)

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/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2007.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ 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 _____ Page _____ 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(s)

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/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2007.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ 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 _____ Page _____ 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(s)

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/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2007.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ 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 _____ Page _____ 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(s)

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/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2007.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ 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 _____ Page _____ 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(s)

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/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2007.

_____
Notary Public, Brazos County, Texas

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 ____ day of _____, 2007.

_____
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 _____ day of _____, 2007.

_____
City Engineer, City of Bryan

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 _____ day of _____, 2007, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 ____ day of _____, 2006, and same was duly approved on the _____ day of _____, 2007.

_____
Chairman

SHEET 3 OF 3

VACATING AND FINAL PLAT

OF

BRIAR MEADOWS CREEK SUBDIVISION PHASE I

VOLUME 7910, PAGE 39

JOHN AUSTIN LEAGUE, A-2

BRYAN, BRAZOS COUNTY, TEXAS

KS LLC

SCALE: 1 INCH = 50 FEET
SURVEY DATE: AUG. 2005
PLAT DATE: 10-15-07
REVISED: 10-24-07
JOB NUMBER: 07-691
CAD NAME: 07-691
CR5 FILE: MARIA (cont); 05-449 (Job)

PREPARED BY:
KERR SURVEYING, LLC
506 CHURCH STREET, P.O. BOX 299
COLLEGE STATION, TEXAS 77867
PHONE (979) 268-3185

PREPARED FOR:
BURTON CREEK DEVELOPMENT
1414 HARVARD FORBY
COLLEGE STATION, TEXAS 77845
PHONE (979) 218-2407

ENGINEER:
BILYL & ASSOCIATES
1730 BROADMOOR, STE 216
BRYAN, TEXAS 77802
PHONE (979) 260-3848

Received
OCT 30 2007
Development & Engineering
Services