

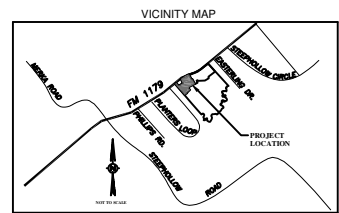
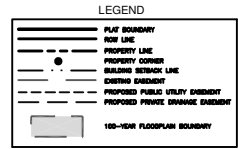
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	468.70	1108.82	107°30'00"	304.64	402.44	S65°38'50"E
C2	48.87	385.07	117°21'01"	33.49	68.11	S45°18'48"E
C3	950.47	538.00	101°48'57"	657.85	830.19	S02°40'20"W
C4	38.27	28.00	107°00'00"	28.00	38.26	N87°47'16"E
C5	605.83	485.00	101°44'07.4"	571.86	721.50	N02°40'20"E
C6	78.81	438.00	102°28'10"	36.82	78.50	N48°18'48"E
C7	48.28	80.00	148°28'12"	24.84	48.43	S78°43'47"W
C8	17.62	100.00	142°22'17"	40.80	75.11	S78°43'47"W
C9	47.27	35.00	77°22'41"	28.03	43.78	S57°48'31"E
C9	47.78	65.00	77°22'41"	52.05	81.28	S57°48'31"E

LINE TABLE

LINE	LENGTH	BEARING
L1	70.00	S45°08'47"E
L2	37.78	N44°04'13"E
L3	241.41	S42°47'16"W
L4	54.11	S47°12'44"E
L5	128.88	N41°40'50"E
L6	23.18	N48°48'04"E
L7	40.80	N42°38'04"W
L8	231.04	N45°10'58"E
L10	128.78	N88°08'58"E
L11	138.36	S82°33'27"W
L12	188.74	S47°12'44"E
L13	110.63	N47°12'44"W
L14	138.36	N54°33'27"E
L15	84.85	N78°01'35"W
L16	35.00	S42°47'16"W
L17	73.89	N12°22'12"E
L18	30.00	S72°38'48"E
L19	87.87	N12°20'12"E
L20	77.23	N78°01'35"W
L21	270.05	N57°28'08"E
L22	418.58	S48°08'11"E
L23	414.80	S48°08'11"E
L24	122.88	S47°12'44"E
L25	100.00	S42°47'16"W
L26	88.54	S47°12'44"E

NOTE: LINE TAG L5 HAS BEEN OMITTED.



- NOTES:**
1. LOTS ARE TO BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 51.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENDOURCH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE THE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
 3. WATER SERVICE WILL BE PROVIDED BY THE WICKSON CREEK SPECIAL UTILITY DISTRICT.
 4. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
 5. NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 4804100180 C, EFFECTIVE DATE JULY, 1982.
 6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 7. THE DEEDS FOR THIS PROPERTY ARE FOUND IN VOL. 5473, PG. 82 IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 8. THE SUBJECT TRACT IS WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.
 9. THERE WILL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINE. THE EASEMENT WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 10. LOTS 4 THRU 9 OF BLOCK 2 WILL NOT BE ALLOWED DRIVEWAY ACCESS TO FM 1170, EXCEPT FOR THE EMERGENCY ACCESS ROAD ON LOT 9.
 11. AN EXCEPTION TO THE MINIMUM LOT WIDTH FOR SUBDIVISIONS IN THE ETJ WAS APPROVED BY THE CITY OF BRYAN PLANNING & ZONING COMMISSION ON MARCH 20, 2005.
 12. AN EMERGENCY ACCESS ROAD, 20' WIDE WITH AN ALL WEATHER SURFACE, WILL BE CONSTRUCTED THROUGH LOT 9, BLOCK 2, TO CONNECT GEMSTONE DRIVE TO F.M. 1170. THIS WILL PROVIDE ADDITIONAL ACCESS TO THE SUBDIVISION IF REQUIRED BY AN EMERGENCY. THIS ACCESS ROAD WILL BE FOR EMERGENCY USE ONLY, AND IT WILL BE GATED AT F.M. 1170 TO PREVENT NORMAL TRAFFIC USE OF THE ROAD. MAINTENANCE OF THIS ROAD WILL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION (HOA).
 13. ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHT-OF-WAY EASEMENT AREAS, AND PUBLIC UTILITY EASEMENTS.
 14. K. BAK C. LLC, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION BY PURSUING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT THEY SHALL BE FOREVER BARRIED FROM PETITIONING BRAZOS COUNTY TO REPAIR OR ACCEPT MAINTENANCE OF THE EMERGENCY ACCESS ROAD FOR THIS SUBDIVISION UNTIL K. BAK C. LLC AND/OR THE STONE CREEK FARMS HOME OWNERS' ASSOCIATION HAS IMPROVED THE EMERGENCY ACCESS ROAD TO THE STANDARDS REQUIRED BY BRAZOS COUNTY. K. BAK C. LLC AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE STONE CREEK FARMS HOME OWNERS' ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE EMERGENCY ACCESS ROAD FOR THIS SUBDIVISION.

FINAL PLAT
STONE CREEK FARMS
PHASE 2A
27.409 ACRES
 BLOCK 2, LOTS 4 THRU 13
 BLOCK 3, LOTS 2 THRU 8
 RICHARDSON PERRY LEAGUE, A-44
 BRAZOS COUNTY, TEXAS

SCALE: 1"=80'
 NOVEMBER, 2005 (REV.)

OWNER:
 K-B C, LLC
 1787 Graham Road
 College Station, TX 77848
 (979) 680-7711

DEVELOPER:
 SMS Investments, LLC
 1787 Graham Road
 College Station, TX 77848
 (979) 680-7711

ENGINEER:
TEXCON
 General Contractors
 Ginger L. Uroo, P.E.
 1787 Graham Road
 College Station, Texas 77848
 (979) 784-7743

SURVEYOR:
 Brad Shaw, BSLS No. 4802
 Shaw Surveying, LLC
 P.O. Box 200
 College Station, TX 77841
 (979) 268-8188

TIMBERCREEK AT STEEP HOLLOW
 SUBDIVISION
 PHASE II
 Volume 2735 Pg 311