

FINAL PLAT NOTES:

1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.A.M.- FIRM COMMUNITY PANEL NO. ARK01030E, MAY 18, 2013.
2. BASE OF BEARING, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
4. RIGHT-OF-WAY DEDICATION OF ALL LOCAL STREET DEDICATION WILL CONSIST OF 0.848 ACRES IN TOTAL.
5. ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
6. UNLESS OTHERWISE NOTED, PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 15' WIDE AND NEAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.
7. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A" ARE ARC LENGTHS.
8. THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 8.2.4.30 OF THE GCS UNIFIED DEVELOPMENT ORDINANCE.
9. PRIVATE DRAINAGE EASEMENTS:
 - * LOCATED ALONG THE REAR PROPERTY LINE OF LOTS 13-22, BLOCK 5.
 - * THE CONSTRUCTION OR INSTALLATION OF ANY DRAINAGE, OBSTRUCTION INCLUDING, BUT NOT LIMITED TO, VEGETATION STORAGE BUILDINGS, ETC., WITHIN THE PRIVATE DRAINAGE EASEMENT IS PROHIBITED AND SHALL BE REMOVED BY THE HOA, IF REQUIRED, AT THE OWNER'S EXPENSE.
 - * THE PROPERTY OWNER WILL ALLOW THE HOA ACCESS TO, AND IF NECESSARY, MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
 - * THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING A HEALTHY LAWN IN THE PRIVATE DRAINAGE EASEMENT.
 - * IF REQUIRED THE PRIVATE INFRASTRUCTURE SHALL BE REMOVED, AND RELOCATED, AT THE HOA'S EXPENSE IF THE PUE IS NEEDED FOR ADDITIONAL PUBLIC UTILITIES.

HOA/NEIGHBORHOOD ASSOCIATION (HOA)

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE FDD REZONING PER CITY ORDINANCE #0079. THEY ARE GENERALLY AS FOLLOWS:

FRONT	20'
SIDE	10'
REAR	20'
2. ALL COMMON AREAS AND PRIVATE ACCESS EASEMENTS ARE OWNED AND MAINTAINED BY THE HOA. SOME COMMON AREAS ARE WHOLLY ENCUMBERED BY A PUBLIC UTILITY EASEMENT OR PRIVATE EASEMENT AS INDICATED IN THE COMMON AREA TABLE. COMMON AREAS ARE NON-BUILDABLE LOTS.
3. HOA EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
4. MAINTENANCE OF THE WATER SYSTEM WILL BE WELLBORN S.D.D. MAINTENANCE OF THE PAVING, DRAINAGE, SIDEWALKS AND SANITARY SEWER SYSTEMS WILL BE THE CITY OF COLLEGE STATION ONCE THE SYSTEMS ARE ACCEPTED BY THE CITY OF COLLEGE STATION. MAINTENANCE OF THE PRIVATE DRAINAGE AND DETENTION FACILITIES, COMMON AREAS (WHICH INCLUDE ROADWAY MEDANS), PEDESTRIAN ACCESSWAYS, AND PARK LIGHTING WILL BE THE CREEK MEADOWS HOA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, CREEK MEADOWS PARTNERS, L.P., owner and developer of the land shown on this plat, and designated herein as the CREEK MEADOWS SECTION 4, PHASE 3B Subdivision to the City of College Station, Texas, and whose name is subscribed herein, hereby dedicate to the use of the public for all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in full force unless expressly provided otherwise.

CREEK MEADOWS PARTNERS, L.P.

STATE OF TEXAS
COUNTY OF

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 and consideration therein stated.

Given under my hand and seal on this day of 20.

Notary Public, County, State of Texas

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the day of 20.

Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 this day of 20, in the Deed Records of Brazos County, Texas, in Volume Page

WITNESS my hand and official seal, at my office in Bryan, Texas

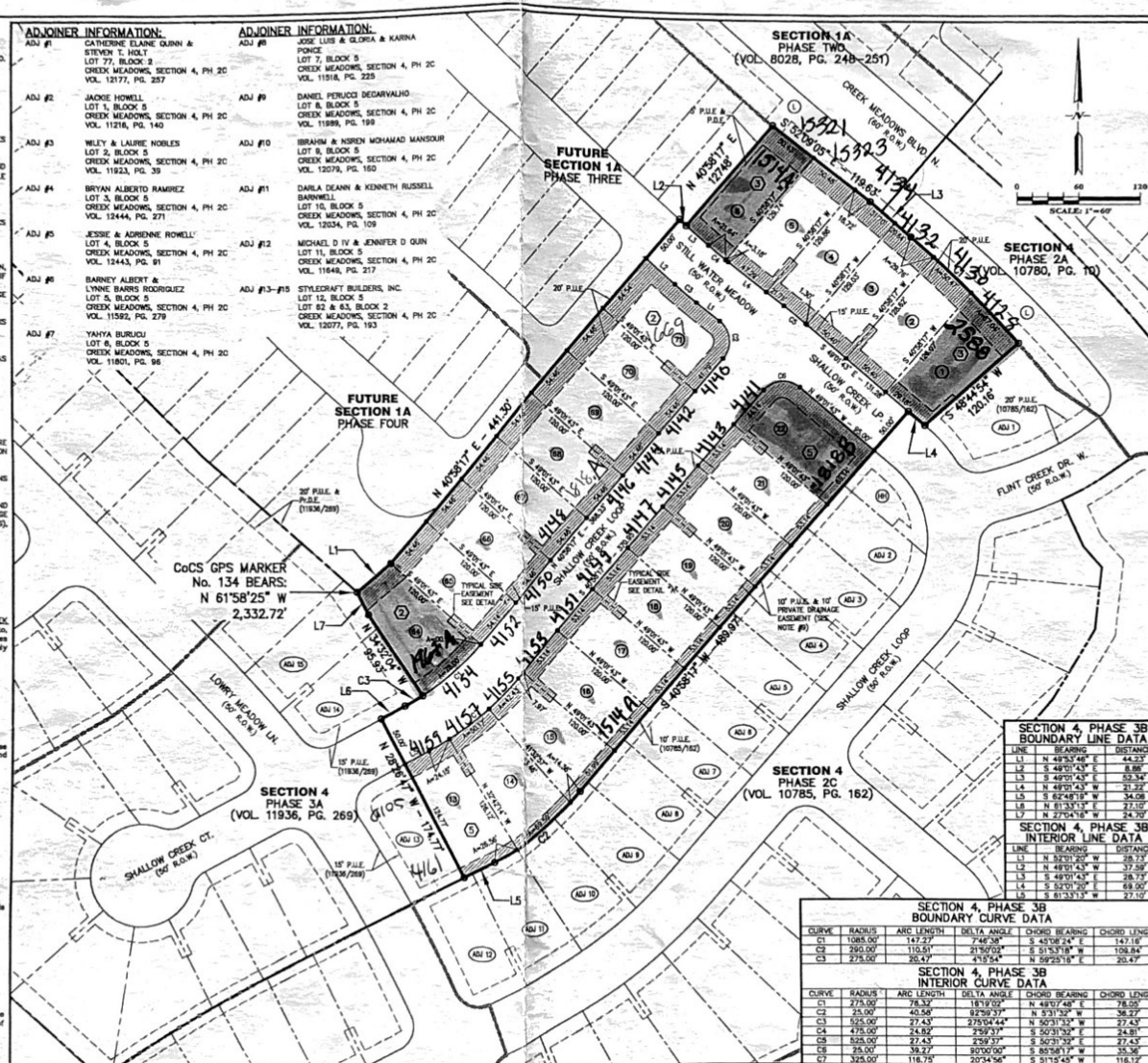
County Clerk
Brazos County, Texas

ADJOINER INFORMATION:

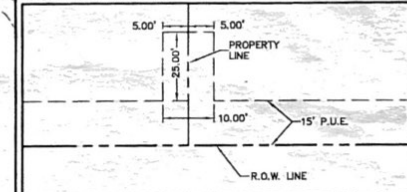
- ADJ #1 CATHERINE ELAINE GURN & STEVEN E. HOLY LOT 77, BLOCK 2 CREEK MEADOWS, SECTION 4, PH 2C VOL. 1277, PG. 257
- ADJ #2 JACKIE HOWELL LOT 1, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11216, PG. 140
- ADJ #3 WILEY & LAURIE NOBLES LOT 2, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11923, PG. 39
- ADJ #4 BRYAN ALBERTO RAMIREZ LOT 3, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 12444, PG. 271
- ADJ #5 JESSIE & ADRIENNE RONELLI LOT 4, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 12443, PG. 81
- ADJ #6 BARNEY ALBERT & LYNN BARRIS RODRIGUEZ LOT 5, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11592, PG. 279
- ADJ #7 YAHYA BURUJU LOT 6, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11801, PG. 96

ADJOINER INFORMATION:

- ADJ #8 JOSE LUIS & GURPA & KARINA PONCE LOT 7, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11816, PG. 229
- ADJ #9 DANIEL PERUCCI DECARVALHO LOT 8, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11889, PG. 199
- ADJ #10 IBRAHIM & NORDIN MOHAMMAD MANSOUR LOT 9, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 12078, PG. 160
- ADJ #11 DARLA DEANN & KENNETH RUSSELL BARNWELL LOT 10, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 12034, PG. 109
- ADJ #12 MICHAEL D IV & JENNIFER D GUN LOT 11, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 11648, PG. 217
- ADJ #13-15 STYLESKRAFT BUILDERS, INC. LOT 12, BLOCK 5 CREEK MEADOWS, SECTION 4, PH 2C VOL. 12007, PG. 193



COMMON AREA TABLE			SYMBOL & LINE LEGEND
AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT	
			— BUILDING SETBACK LINE
			— PROPERTY LINE
			— EASEMENT LINE
			P.U.E. PUBLIC UTILITY EASEMENT
			P.A.E. PUBLIC ACCESS ESMT.
			P.R.A.E. PRV. DRAINAGE ESMT.
			P.R.A.E. PRV. ACCESS ESMT.
			B.S.L. BUILDING SETBACK LINE
			○ LOT NUMBER
			○ BLOCK NUMBER
			○ COMMON AREA
			□ P.U.E.
			□ COMMON AREA



TYP. DETAIL "A" SIDE EASEMENT
N.T.S.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, BRAD KERR, Registered Professional Land 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.

BRAD KERR, RPLS No. 4502



SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

FINAL PLAT OF CREEK MEADOWS SECTION 4, PHASE 3B

LOTS 64-71, BLOCK 2; LOTS 1-8, BLOCK 3; LOTS 13-22, BLOCK 5
0.948 ACRE R.O.W. DEDICATION
TOTAL = 4.672 ACRES & 24 LOTS
SAMUEL DAVIDSON SURVEY, A-13
COLLEGE STATION, BRAZOS COUNTY, TEXAS

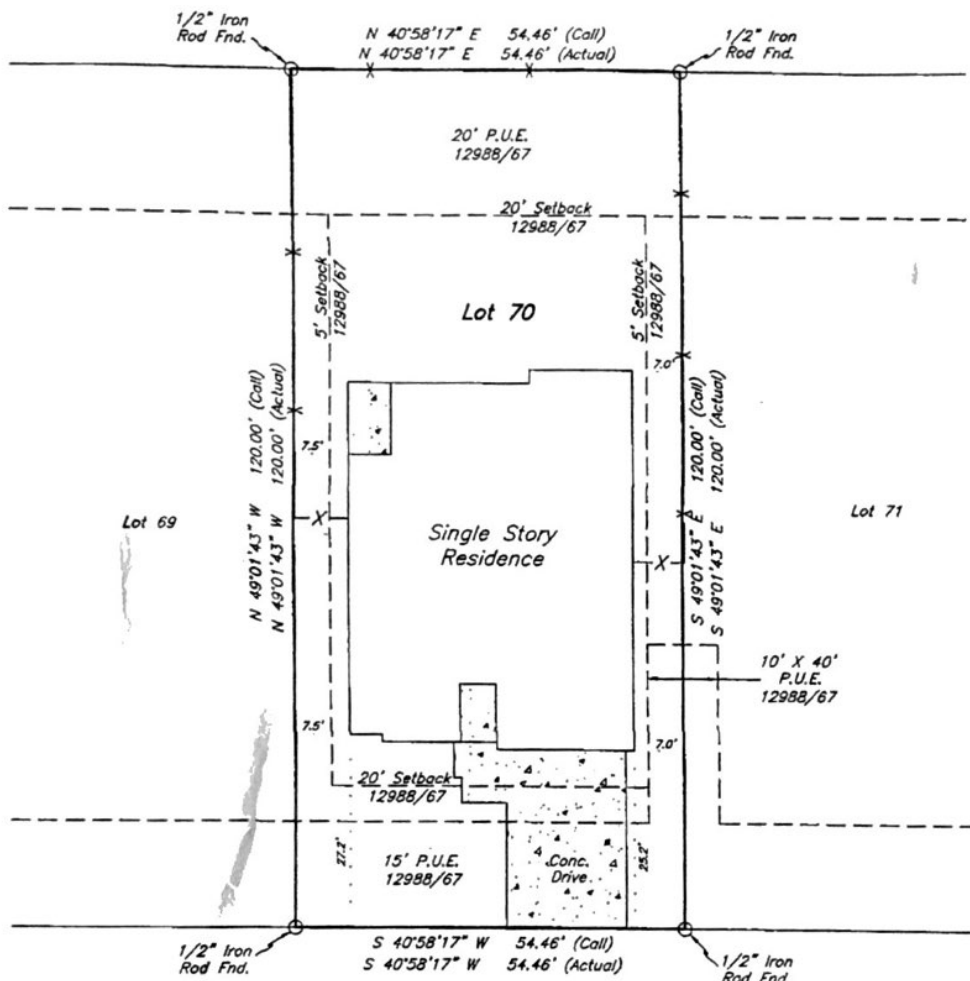
3800 SH. NO. 6 SOUTH, STE. 1080 <77845>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmeengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

LONGITUDE INFORMATION
CREEK MEADOWS PARTNERS, L.P.
c/o OLIVIA GOODWIN GROUP, LLC
2800 SOUTH TEXAS AVENUE
SUITE 401
BRYAN, TX 77802
EMAIL: Chris.Hodges@ohgoodwin.com

FILED/NO: 03/18/2014 SCALE: 1"=60'
SUBMITTED DATE: 2/9/15
REVISIONS: 4/18/15
DRAWN BY: R.A.M.
CHECKED BY: BRAD KERR
FIELD BOOK: N/A PAGES: N/A
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
260 - 0533

Section 1A
Phase Three

Scale: 1" = 20'

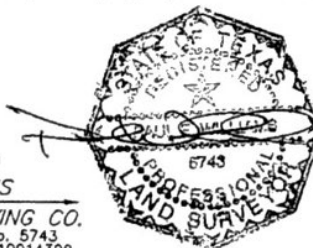
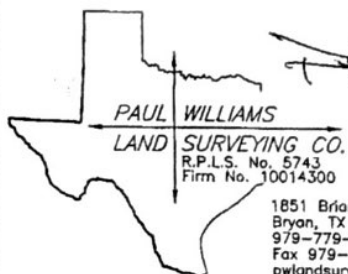


4142 Shallow Creek Loop
Sigrid Edwards

Being all of Lot 70 (SEVENTY), Block 2 (TWO), CREEK MEADOWS, SECTION 4, PHASE 3B, an addition to the City of College Station, Brazos County, Texas, according to the plat recorded in Volume 12988 Page 67 of the Official Records of Brazos County, Texas.

I, Paul Williams, Registered Professional Land Surveyor No. 5743 do hereby certify that this plat represents the result of a survey performed on the ground, under my supervision on May 31, 2016, and is true and correct to the best of my knowledge.

I further certify that no improvements on this property encroach on adjacent property, nor do any improvements on adjacent property encroach on to this property, except as shown.



Notes:

Notes:
North orientation is based on rotating to plat calls in 12988/67.

This survey was prepared with the benefit of Aggieldand Title Company Commitment No. G.F. 34434 and is valid for this transaction only.

The Following Easements appear to effect the parent tract of this property, however no above ground evidence was located on this survey:

- 1) From B. F. Vance to Lone Star Gas Company in 148/491.
- 2) From VRV Partners to Wellborn Water Special Utility District in 3645/276 and in 3645/286.
- 3) From Creek Meadows Partners, L.P. to The City of College Station in 7863/72. (Temporary Blanket)

p:/pwlsco/clients/2016/sc16034.dwg