North Orientation is based on rotating the northeast line to Grid North NAD83(2011) epoch 2010.00 by utilizing GPS methods.

All easement information shown on this plat was derived from

● Indicates a 1/2" Iron Rod with Cap set

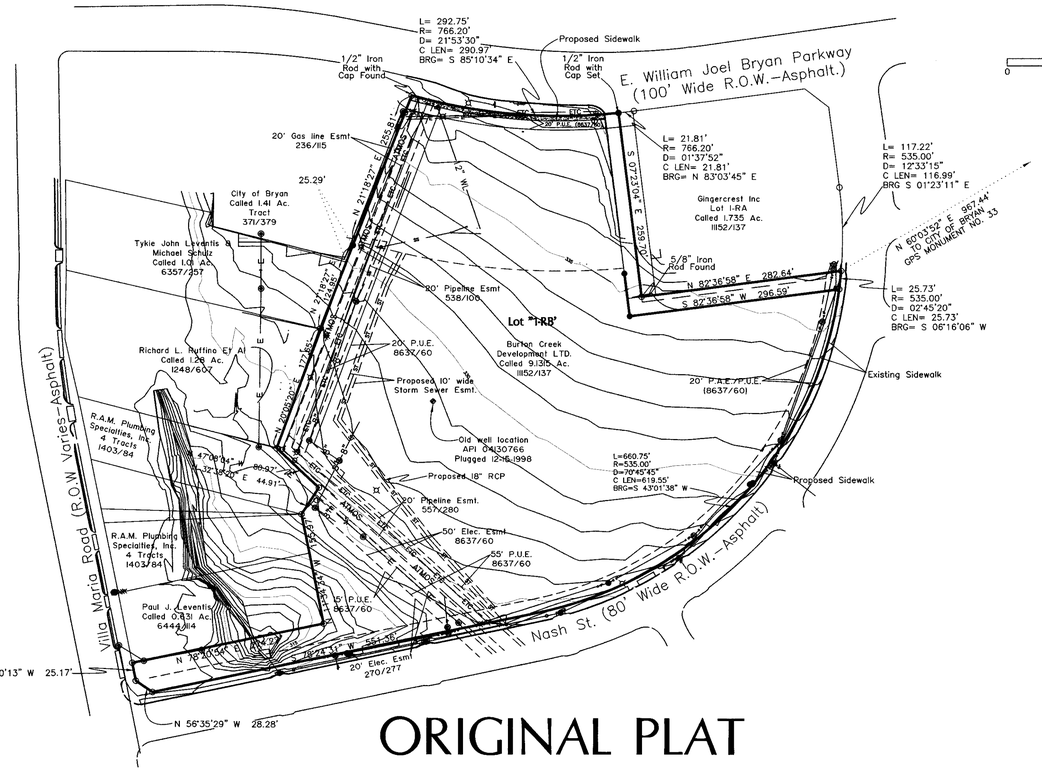
LEGEND
- Sign
- Power Pole
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Water Valve
- Fire Hydrant
- Pipeline Marker
- Tped
- Water Meter
- Gas Meter
- Guard Post

STRONG SURVEYING
1722 Broadmoor, Suite 105
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 731-0096
Firm No. 10093500 email: curtis@strongsurveying.com

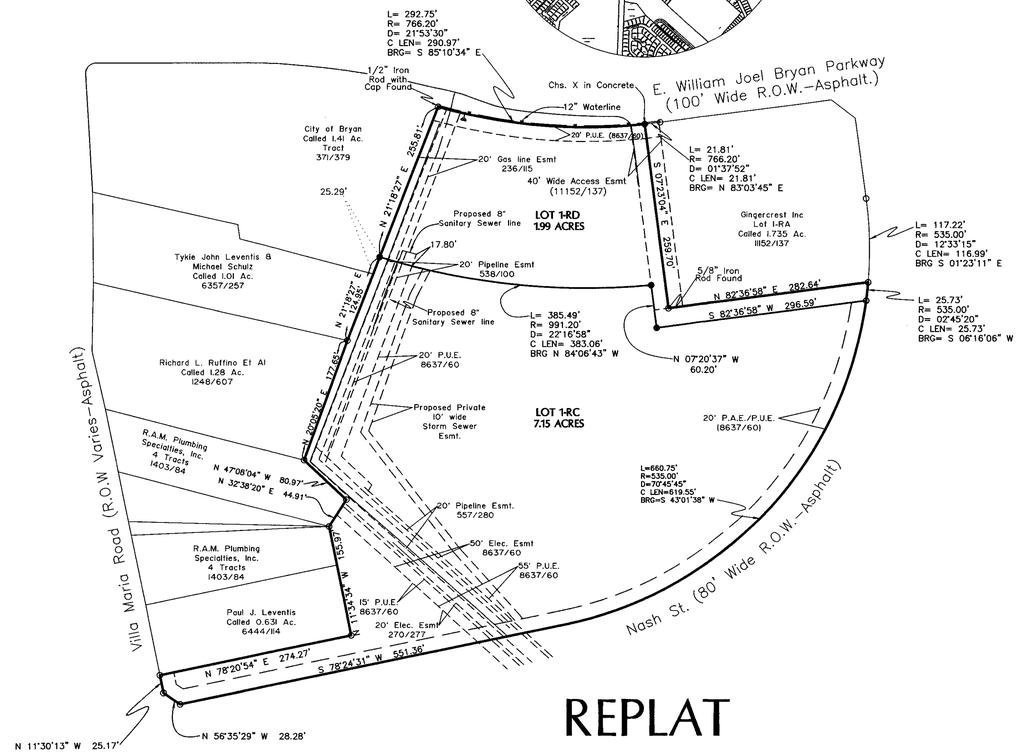
N

0 100 200 300

VICINITY MAP
NOT TO SCALE



ORIGINAL PLAT



REPLAT

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 _____, 2014 in the Official Records of Brazos County in Volume _____ Page_____.

County Clerk Brazos County, Texas:_____

(SEAL)

STATE OF TEXAS
COUNTY OF BRAZOS

I, Burton Creek Development LTD, the owner(s) and developers of the land shown on this plat, being part of the tract of land conveyed to us 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, watercourses, drains, easements and public places herean shown for the purposes identified.

Owner:_____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day and 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 purpose stated.

Given under my hand and seal of office this 6th day of May, 2014.

Notary Public, Brazos County, Texas:_____

(NOTARY SEAL)

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_____, 2014.

City Planner, Bryan, Texas:_____

STATE OF TEXAS
COUNTY OF BRAZOS

I, H. Curtis Strong, Registered Professional Surveyor No. 4961 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.

Registered Professional Land Surveyor: _____

STATE OF TEXAS
REGISTERED
HORACE CURTIS STRONG
4961
PROFESSIONAL
LAND SURVEYOR

I, Paul Kaspar, 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 _____, 2014.

City Engineer, Bryan, Texas _____

FIELD NOTES

All that certain lot, tract or parcel of land being 9.14 acres situated in the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being all of that certain Called 9.1315 acre tract as described in plat of record in Volume 11152, Page 137, Official Records of Brazos County, Texas, said 9.14 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap set for a northwesterly corner, said corner being a northwesterly corner of said Called 9.1315 acre tract, said corner also being the southwest corner of the Called 0.631 acre tract as described in Volume 6444, Page 114, said corner also being in the northeast right-of-way line of Villa Maria Road;
THENCE N 78 ° 20 ' 54 " E, along a northerly line of said Called 9.1315 acre tract and the southerly line of said Called 0.631 acre tract a distance of 274.27 feet to a 1/2" Iron Rod found for an interior corner, said corner also being an interior corner of said Called 9.1315 acre tract, said corner also being the southeast corner of said Called 0.631 acre tract;
THENCE N 11 ° 34 ' 34 " W, along a southwesterly line of said Called 9.1315 acre tract and the northeasterly line of said Called 0.631 acre tract a distance of 155.97 feet to a 1/2" Iron Rod found for an exterior corner, said corner being a exterior corner of said Called 9.1315 acre tract;
THENCE N 32 ° 38 ' 20 " E, along a northwesterly line of said Called 9.1315 acre tract a distance of 44.91 feet to a 1/2" Iron Rod with Cap found for an interior corner;
THENCE N 47 ° 08 ' 04 " W, along a southwesterly line of said Called 9.1315 acre tract a distance of 80.97 feet to a 1/2" Iron Rod found for an exterior corner, said corner being an exterior corner of said Called 9.1315 acre tract, said corner being the southeast corner of the Called 1.28 acre tract as described in Volume 1248, Page 607;
THENCE N 20 ° 05 ' 20 " E, along a westerly line of said Called 9.1315 acre tract and the southeasterly line of said Called 1.28 acre tract a distance of 177.65 feet to a 1/2" Iron Rod with Cap set for angle point, said corner in a westerly line of said Called 9.1315 acre tract, said corner also being the northeast corner of said Called 1.28 acre tract, said point also being the southeast corner of the Called 1.01 acre tract as described in Volume 6357, Page 257;
THENCE N 21 ° 18 ' 27 " E, continuing along a westerly line of said Called 9.1315 acre tract and the southeasterly line of said Called 1.01 acre tract at a distance of 124.95 feet pass a 1/2" Iron Rod with Cap set for the southwesterly corner of Lot 1-RD and continuing for a total distance of 350.76 feet to a 1/2" Iron Rod with Cap found for the northwest corner, said corner being the northwest corner of said Called 9.1315 acre tract, said corner also being the northeast corner of the Called 1.41 acre tract as described in Volume 371, Page 379, said corner also being in the southerly right-of-way line of E. William Joel Bryan Parkway, said corner being the beginning of a curve;
THENCE along said curve in a counterclockwise direction having an arc length of 292.75 feet, a radius of 766.20 feet, with a delta angle of 21°53'30", a chord bearing of S 85°10'34 E, and a chord length of 290.97 feet to a chiseled X in concrete set for a northeasterly corner, said corner being the northeasterly corner of said Called 9.1315 acre tract, said corner also being the northwest corner of the Called 1.735 acre tract as described in Volume 11132, Page 79, said corner also being in the southerly right-of-way line of E. William Joel Bryan Parkway;
THENCE S 07 ° 23 ' 04 " E, along a northeasterly line of said Called 9.1315 acre tract and the southwesterly line of said Called 1.735 acre tract a distance of 259.70 feet to a 5/8" Iron Rod found for an exterior corner, said corner being a southwesterly corner of said Called 1.735 acre tract;
THENCE N 82 ° 36 ' 58 " E, along a northeasterly line of said Called 9.1315 acre tract and the most southerly line of said Called 1.735 acre tract a distance of 282.64 feet to a 1/2" Iron Rod with Cap set for a northeasterly corner, said corner being a northeasterly corner of said Called 9.1315 acre tract, said corner also being the southeast corner of said Called 1.735 acre tract, said corner also being in the northwesterly right-of-way line of Nash Street, said corner being the beginning of a curve;
THENCE along said curve in a clockwise direction having an arc length of 660.75 feet, a radius of 535.00 feet, with a delta angle of 70°45'45" W, a chord bearing of S 43°01'38" W, and a chord length of 619.55 feet to a 1/2" Iron Rod with Cap set for the point of tangency of said curve;
THENCE S 78 ° 24 ' 31 " W, along a southeasterly line of said Called 9.1315 acre tract and the northwesterly right-of-way line of Nash Street a distance of 551.36 feet to a 1/2" Iron Rod with Cap set for an exterior corner;
THENCE N 56°35'29" W, along a southwesterly line of said Called 9.1315 acre tract a distance of 28.28 feet to a 1/2" Iron Rod with Cap set for a westerly corner, said corner being a westerly corner of said Called 9.1315 acre tract, said corner also being in the northeast right-of-way line of Villa Maria Road;
THENCE N 11°30'13" W, along a westerly line of said Called 9.1315 acre tract and the northeast right-of-way line of Villa Maria Road a distance of 25.17 feet to the PLACE OF BEGINNING CONTAINING AN AREA OF 9.14 ACRES OF LAND MORE OR LESS, according to a survey performed on the ground during the month of July, 2014 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under Firm No. 10093500. North Orientation is based on rotating the northeast line to grid north, NAD83(2011)epoch 2010.00 Texas State Plane, Central Zone as derived by GPS observations. For other information see accompanying plat.

OWNER: Burton Creek Development LTD.
1722 Broadmoor Dr. Suite 105
Bryan, TX 78702
Phone No. 979-255-2407
Fax No. 979-774-2999

Site Address: 2762 Nash St. Bryan, Texas 77802

REPLAT
OF
LOT "1-RB"
BRIAR MEADOWS CREEK SUBDIVISION
PHASE III
9.14 ACRES
VOLUME 11152, PAGE 137
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 100' SEPTEMBER 18, 2014
REVISED: NOVEMBER 19, 2014
SHEET 1 OF 1