

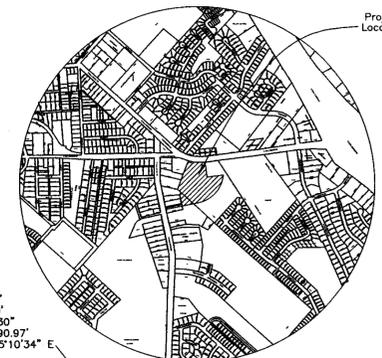
North Orientation is based on rotating the northeast line to Grid North NAD83(2011) epoch 2010.00 by utilizing GPS methods.

All easement information shown on this plot was derived from

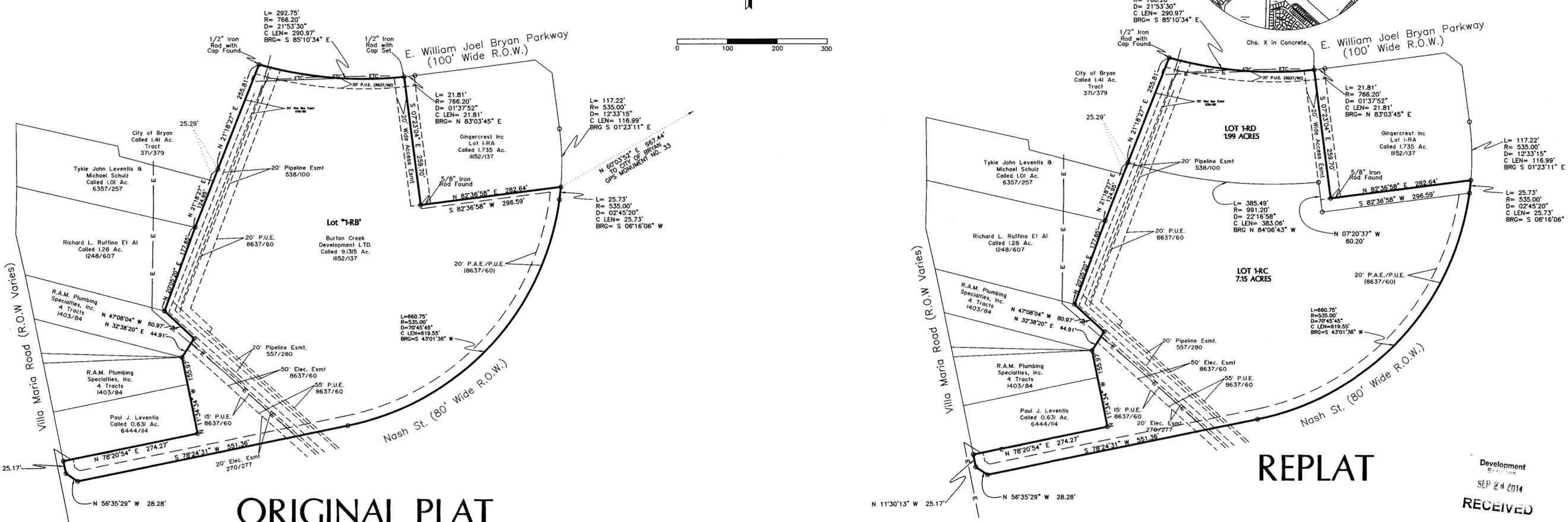
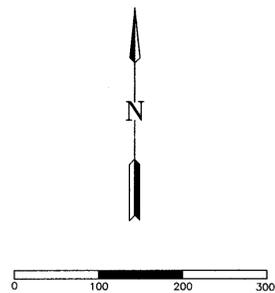
Indicates a 1/2" Iron Rod with Cap set

STRONG SURVEYING logo and contact information: 1722 Broadmoor, Suite 105, Bryan, Texas 77802, Phone: (979) 776-9836, Fax: (979) 731-0096, Email: curtis@strongsurveying.com

VICINITY MAP NOT TO SCALE



Project Location



ORIGINAL PLAT

REPLAT

Development SEP 24 2014 RECEIVED

I, Karen McQueen, County Clerk in and for said County, do hereby certify that this plot 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)

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 9.135 acre tract as described in plot of record in Volume 1152, 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 9.135 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 9.135 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 9.135 acre tract, said corner also being the southeast corner of said Called 0.631 acre tract; THENCE N 11° 30' 13" W, along a westerly line of said Called 9.135 acre tract and the northwesterly line of said Called 0.631 acre tract a distance of 25.17 feet to a 1/2" Iron Rod found for an interior corner; THENCE N 78° 20' 54" E, along a southerly line of said Called 9.135 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 9.135 acre tract; THENCE N 32° 38' 20" E, along a northwesterly line of said Called 9.135 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 southerly line of said Called 9.135 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 9.135 acre tract, said corner also 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 9.135 acre tract and the southerly line of said Called 1.28 acre tract a distance of 177.65 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner in a westerly line of said Called 9.135 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 9.135 acre tract and the southerly line of said Called 1.01 acre tract a distance of 124.95 feet to a 1/2" Iron Rod with Cap set for the southwest 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 9.135 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 northwesterly corner, said corner being the northwesterly corner of said Called 9.135 acre tract, said corner also being the northwest corner of the Called 1.735 acre tract as described in Volume 1152, 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 northerly line of said Called 9.135 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 northwesterly line of said Called 9.135 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 northwesterly corner, said corner being a northwesterly corner of said Called 9.135 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 southerly line of said Called 9.135 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 southerly line of said Called 9.135 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 9.135 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 9.135 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.

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 hereon shown for the purposes identified.

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.



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.

Registered Professional Land Surveyor: \_\_\_\_\_

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.

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: \_\_\_\_\_

REPLAT OF LOT "1-RB" BRIAR MEADOWS CREEK SUBDIVISION PHASE III 9.14 ACRES VOLUME 1152, PAGE 137 JOHN AUSTIN SURVEY, A-2 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1" = 100' SEPTEMBER 18, 2014 SHEET 1 OF 1

OWNER: Burton Creek Development LTD, 1722 Broadmoor Dr, Suite 105, Bryan, TX 77802, Phone No. 979-255-2407, Fax No. 979-774-2999

Site Address: 2762 Nash St. Bryan, Texas 77802