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

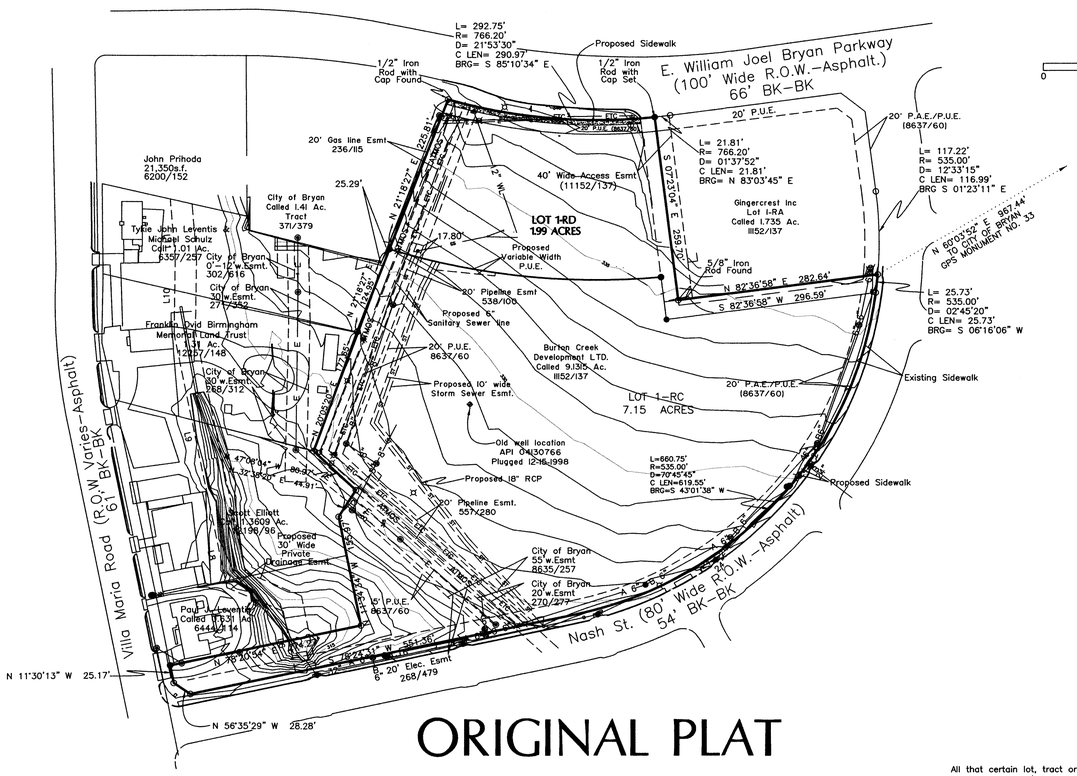
● Indicates a 1/2" Iron Rod with Cap set

The 20' PAE/PUE along Nash Street on Lot 1-RD is being shown to restore said easement.

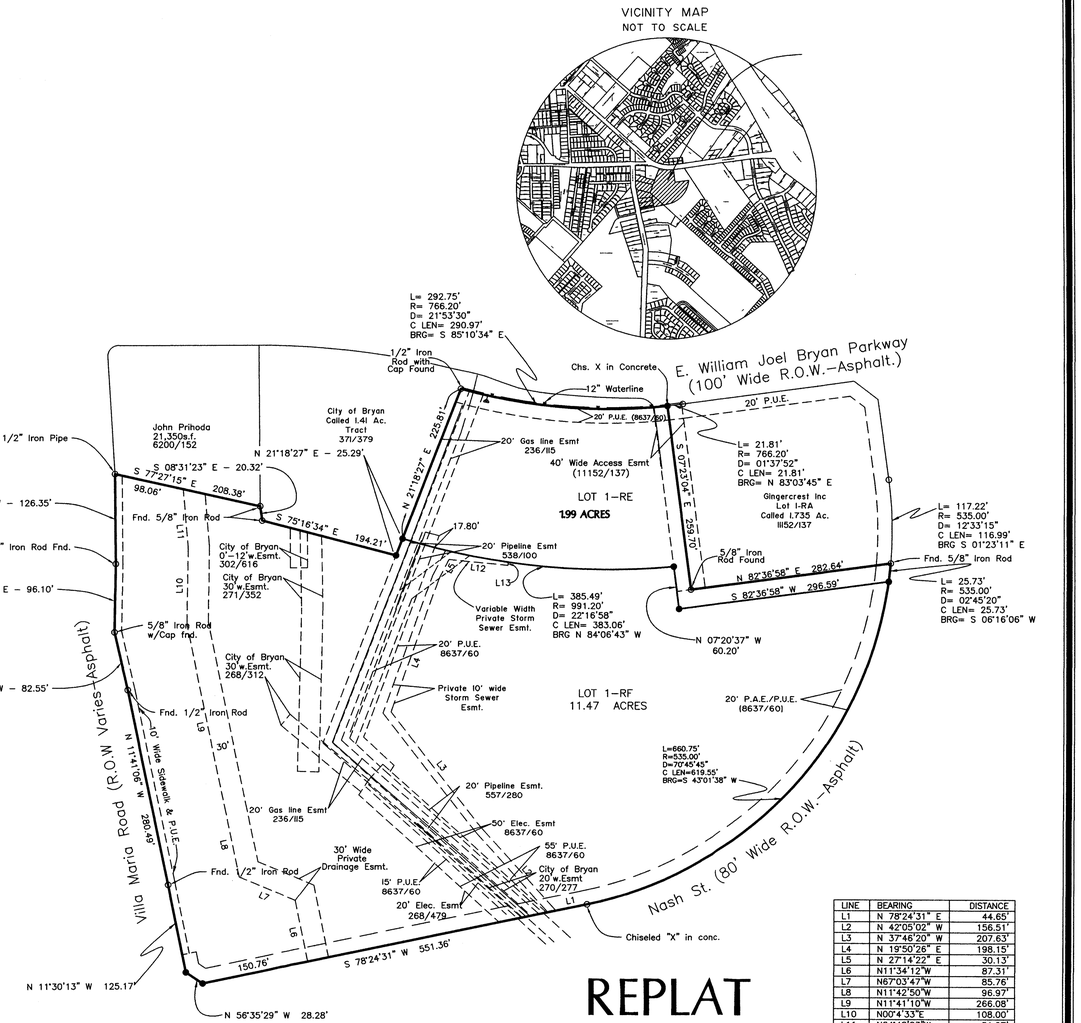
All existing structures on Lot 1-RF are to be removed.

The Variable Width Private Storm Sewer Easement shown on Lot 1-RF has been changed due to rerouting of storm sewer.

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



ORIGINAL PLAT



REPLAT

LINE	BEARING	DISTANCE
L1	N 78°24'31" E	44.65'
L2	N 42°05'02" W	156.51'
L3	N 37°46'20" W	207.63'
L4	N 19°50'26" E	198.15'
L5	N 27°14'22" E	30.13'
L6	N11°34'12"W	87.31'
L7	N67°03'47"W	85.76'
L8	N11°42'50"W	96.97'
L9	N11°41'10"W	266.08'
L10	N00°4'33"E	108.00'
L11	N04°48'23"W	81.97'
L12	S84°09'07"E	83.03'
L13	N06°24'04"E	4.53'

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 _____, 2015.

City Engineer, Bryan, Texas_____

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 _____, 2015 in the Official Records of Brazos County in Volume_____ Page_____.

County Clerk Brazos County, Texas:_____

(SEAL)

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,_____, 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_____, 2015.

City Planner, Bryan, Texas:_____

STATE OF TEXAS
COUNTY OF BRAZOS
I (We), Dent Magic Enterprises, LLC, the owner(s) and developer(s) 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 12448, Page 235, 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.

_____

By: Dent Magic Enterprises, LLC

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 day of

Notary Public, Brazos County, Texas:_____

(NOTARY SEAL)

STATE OF TEXAS
COUNTY OF BRAZOS
I (We), Nash Street LTD, the owner(s) and developer(s) 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 6598, Page 59, Volume 6532, Page 267 and Volume 8320, Page 266 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.

_____

By Nash Street GP, LLC, its General Partner
By Paul J. Leventis, its President

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 day of

Notary Public, Brazos County, Texas:_____

(NOTARY SEAL)

FIELD NOTES:
13.46 ACRES

All that certain lot, tract or parcel of land being 13.46 acres situated in the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being all of the following tracts: 1) All of that certain Called 9.14 acre tract as described in plot of record in Volume 12425, Page 260, Official Records of Brazos County, Texas, 2) Being all of that certain Called 1.01 Acre Tract as described in deed to Tykie John Leventis & Michael Schulz of record in Volume 6357, Page 257, 3) Being all of that certain Called 1.31 Acre Tract as described in deed to Franklin Ovid Birmingham Memorial Land trust of record in Volume 12257, Page 148, 4) Being all of that certain Called 1.3609 acre tract as described in deed to Scott Elliott of record in Volume 12198, Page 96, and 5) Being all of that certain Called 0.63 Acre Tract as described in deed to Paul J. Leventis of record in Volume 6444, Page 114 all being Official Records of Brazos county, Texas, said 13.46 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Pipe found for in the east right-of-way line of Villa Maria Road for the most westerly northwest corner, said corner being the northwest corner of said Called 1.01 acre tract, said corner also being the southwest corner of the John Prihoda Called 21,350 square feet tract as described in Volume 6200, Page 152;
THENCE S 77 ° 27 ' 15 " E, along the north line of said Called 1.01 acre tract a distance of 208.38 feet to a 5/8" Iron Rod found for angle point, said corner being the southeast corner of said Prihoda tract;
THENCE S 8 ° 31 ' 23 " E, along an east line of said Called 1.01 acre tract a distance of 20.32 feet to a 5/8" Iron Rod found for angle point;
THENCE S 75 ° 16 ' 34 " E, along the north line of said Called 1.01 acre tract a distance of 194.21 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner being the northeast corner of said Called 1.01 acre tract and also being the Occupied southeast corner of the City of Bryan Called 1.41 acre tract as described in Volume 371, Page 379;
THENCE N 21 ° 18 ' 27 " E, along a westerly line of said Called 9.14 acre tract and the southeasterly line of said Called 1.41 acre tract a distance of 251.10 feet to a 1/2" Iron Rod with Cap found for the most northerly northwest corner,
said corner being the northwest corner of said Called 9.14 acre tract, said corner also being the northeast corner of said Called 1.41 acre tract, 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 9.14 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 9.14 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 9.14 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 Nash Street with said curve in a clockwise direction having an arc length of 686.48 feet, a radius of 535.00 feet, with a delta angle of 73°31'05" , a chord bearing of S 41°38'58" W, and a chord length of 640.34 feet to an "X" in Concrete set for the point of tangency of said curve;
THENCE S 78 ° 24 ' 31 " W, along a southeasterly line of said Called 9.14 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 9.14 acre tract a distance of 28.28 feet to a 1/2" Iron Rod with Cap set for an exterior corner, said corner being a westerly corner of said Called 9.14 acre tract, said corner also being in the northeast right-of-way line of said Villa Maria Road;
THENCE N 11°30'13" W, along a westerly line of said Called 9.14 acre tract and the northeast right-of-way line of Villa Maria Road at a distance of 25.17 feet passing a 1/2" Iron Rod with Cap found for a northwest corner of said Called 9.14 acre tract and the southwest corner of said Called 0.631 acre tract and continuing for a total distance of 125.17 feet to a 1/2" Iron Rod found for angle point, said corner being the northwest corner of said Called 0.631 acre tract and the southwest corner of said Called 1.3609 acre tract;
THENCE N 11 ° 41 ' 06 " W, continuing along the northeast right-of-way line of said Villa Maria Road and the southwest line of said Called 1.3609 acre tract a distance of 280.49 feet to a 1/2" Iron Rod found for angle point, said corner being the northwest corner of said Called 1.3609 acre tract and the southwest corner of said Called 1.31 acre tract;
THENCE N 13 ° 04 ' 37 " W, continuing along the northeast right-of-way line of said Villa Maria Road and the southwest line of said Called 1.31 acre tract a distance of 82.55 feet to a 5/8" Iron Rod with Cap found for angle point;
THENCE N 1 ° 02 ' 55 " E, along the east right-of-way line of said Villa Maria Road and the southwest line of said Called 1.31 acre tract a distance of 96.10 feet to a 1/2" Iron Rod found for angle point, said point being the northwest corner of said Called 1.31 acre tract and the southwest corner of said Called 1.01 acre tract;
THENCE N 0 ° 31 ' 16 " W, along the east right-of-way line of said Villa Maria Road and the southwest line of said Called 1.01 acre tract a distance of 126.35 feet to the PLACE OF BEGINNING CONTAINING AN AREA OF 13.46 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.

OWNER: Burton Creek Development LTD.
1722 Broadmoor Dr. Suite 210
Bryan, TX 77802
Phone No. 979-255-2407
Fax No. 979-774-2999

Site Address: 2762 Nash St. Bryan, Texas 77802

REPLAT
OF
LOT "1-RC" & LOT "1-RD"
BRIAR MEADOWS CREEK SUBDIVISION
PHASE III
13.46 ACRES
VOLUME 12425, PAGE 260
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 100' JUNE 23, 2015
REVISED: OCTOBER 6, 2015
SHEET 1 OF 1

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