NOTES:

North Orientation is based on rotating the northwest line of the 18.93 acre tract to Briar Meadows Creek Subdivision Phase II as recorded in Volume 8654, Page 188.

1/2" Iron Rod with Cap set at all property corners unless otherwise noted.

Distances on curves are arc lengths.

The right-of-way easement to Lone Star Gas Company in Vol. 71, Page 390 is a blanket easement that may affect this tract although its exact location is unknown.

The right-of-way easement to the City of Bryan in Vol. 98, Page 27 is a blanket easement that may affect this tract although its exact location is unknown.

The right-of-way easement to J.H. Nash in Vol. 109, Page 552 is a blanket easement that may affect this tract although its exact location is unknown.

The righ-of-way easement to the City of Bryan in Vol. 602, Page 37 is a blanket easement that may affect this tract although its exact location is unknown.

Finished Floor elevations established by Bleyl & Associates.

P.U.E. = Public Utility Easement

P.A.E = Public Access Easement

B.L. - Building Line Setbacks established by the City of Bryan Ordinances.

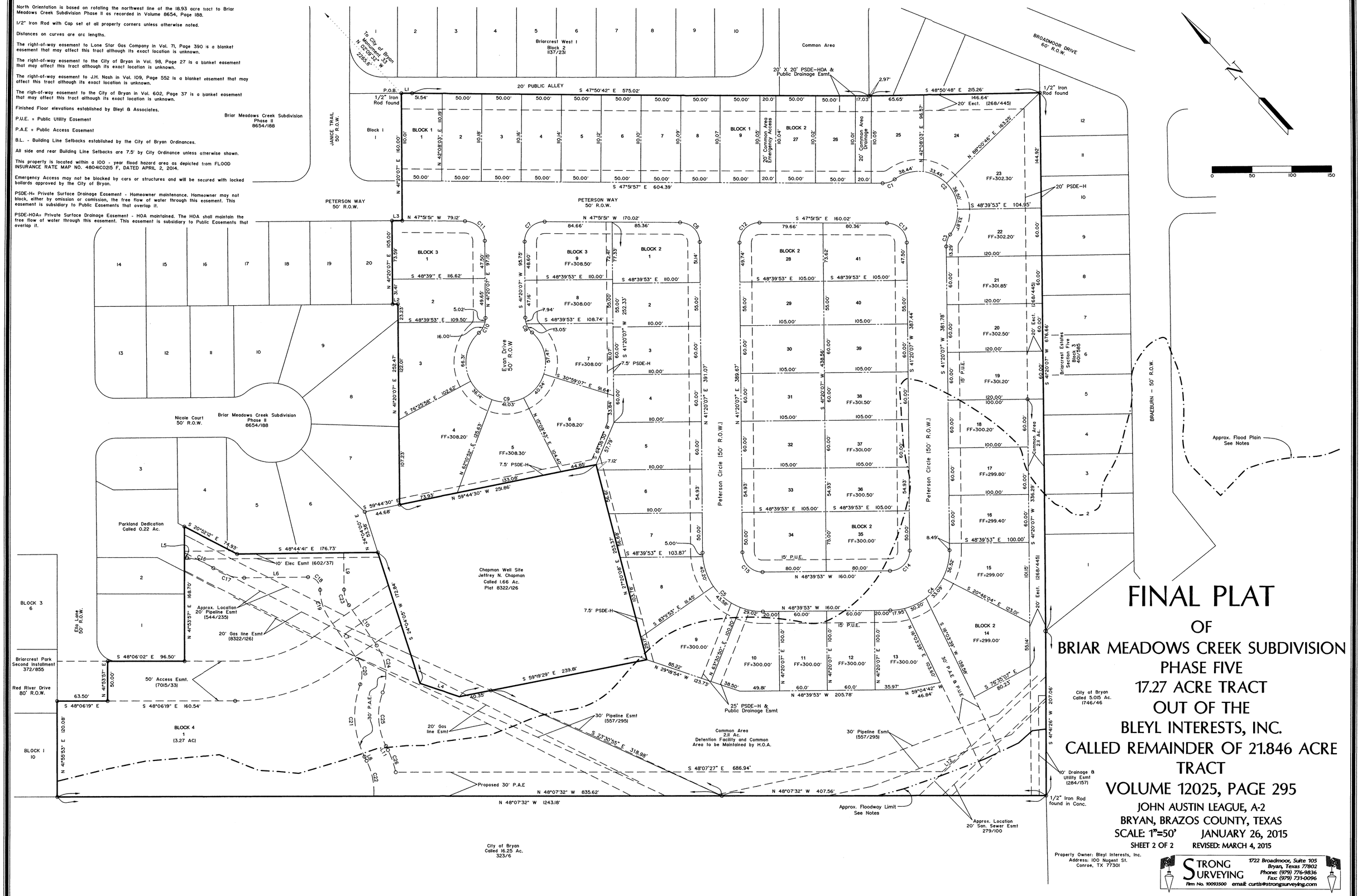
All side and rear Building Line Setbacks are 7.5' by City Ordinance unless otherwise shown.

This property is located within a 100 - year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO. 48041C0215 F, DATED APRIL 2, 2014.

Emergency Access may not be blocked by cars or structures and will be secured with locked bollards approved by the City of Bryan.

PSDE-H= Private Surface Drainage Easement - Homeowner maintenance. Homeowner may not block, either by omission or comission, the free flow of water through this easement. This easement is subsidiary to Public Easements that overlap it.

PSDE-HOA= Private Surface Drainage Easement - HOA maintained. The HOA shall maintain the free flow of water through this easement. This easement is subsidiary to Public Easements that overlap it.



FINAL PLAT

OF

BRIAR MEADOWS CREEK SUBDIVISION PHASE FIVE

17.27 ACRE TRACT

OUT OF THE

BLEYL INTERESTS, INC.

CALLED REMAINDER OF 21.846 ACRE TRACT

VOLUME 12025, PAGE 295

JOHN AUSTIN LEAGUE, A-2

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50' JANUARY 26, 2015

SHEET 2 OF 2 REVISED: MARCH 4, 2015

Property Owner: Bleyl Interests, Inc.
Address: 100 Nugent St.
Conroe, TX 77301

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

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

FIELD NOTES

All that certain lot, tract or parcel of land being 17.27 acres situated in the John Austin LEAGUE, Abstract No. 2, Brazos County, Texas, and being a part of that certain Called 21.846 acre tract as described in deed from Burton Creek Development, Ltd., a Texas limited partnership to Bleyl Interests, Inc. d/b/a Bleyl & Associates, a Texas corporation of record in Volume 12025, Page 295, Official Records of Brazos County, Texas, said 17.27 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found for the most northerly corner, said corner also being the most easterly corner of the Called 7.5± acre tract known as Briar Meadows Creek Subdivision Phase II as described in Volume 8654, Page 188, said corner also being in a southwesterly line of the Called 5.028 acre tract known as Briarcrest West I Subdivision as described in Volume 1137, Page 231;

THENCE S 48°44'41" E, along a northeasterly line of said Called 21.846 acre tract and a southwesterly line of said Called 5.028 acre tract a distance of 13.55 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE S 47°50'42" E, along a northeasterly line of said Called 21.846 acre tract and a southwesterly line of said Called 5.028 acre tract a distance of 575.02 feet to a 1/2" Iron Rod with Cap set for angle point, said corner being the most southerly corner of said Called 5.028 acre tract, said corner also being a westerly corner of the Called 0.398 acre tract known as the Reserve Tract of Briarcrest Estates Section 5 Replat as described in Volume 2509, Page 217;

THENCE S 48°50'48" E, along a northeasterly line of said Called 21.846 acre tract and a southwesterly line of said Called 0.398 acre tract a distance of 215.26 feet to a 1/2" Iron Rod with Cap found for the most easterly corner, said corner being the most easterly corner of said 21.846 acre tract, said corner also being the most southerly corner of the said Called 0.398 acre tract, said corner also being located in the northwesterly line of Briarcrest Estates Section Five as described in Volume 401, Page 585;

THENCE S 41°20'07" W, along a southeasterly line of said Called 21.846 acre tract and a northwesterly line of said Briarcrest Estates Section Five a distance of 676.66 feet to a 1/2" Iron Rod with Cap set for angle point, said corner being a northwesterly corner of the Called 5.02 acre as described in Volume 1746, Page 46;

THENCE S 41°41'26" W, along a southeasterly line of said Called 21.846 acre tract and a northwesterly line of said Called 5.02 acre tract a distance of 207.06 feet to a 1/2" Iron Rod in Concrete found for the most southerly corner, said corner being the most southerly corner of said Called 21.846 acre tract, said corner also being the most easterly corner of the Called 16.25 acre tract as described in Volume 323, Page 6;

THENCE N 48°07'32" W, along a southwesterly line of said 21.846 acre tract and the northeasterly line of said 16.25 acre tract a distance of 1243.18 feet to a 1/2" Iron Rod with Cap set for the most westerly corner, said corner being the most westerly corner of said Called 21.846 acre tract, said corner also being a southerly corner of Briarcrest Park Second Installment as described in plat in Volume 372, Page 855;

THENCE N 41°55'53" E, along a northwesterly line of said Called 21.846 acre tract and a southeasterly line of said Briarcrest Park Second Installment a distance of 120.08 feet to a 1/2" Iron Rod with Cap set for an exterior corner, said corner also being an exterior corner of said Called 21.846 acre tract, said corner also being a westerly corner of said Called 7.5± acre tract;

THENCE S 48°06'19" E, along a northeasterly line of said Called 21.846 acre tract and a southwesterly line of said Called 7.5± acre tract a distance of 63.50 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner being an interior corner of said Called 21.846 acre tract, said corner also being a southerly corner of said Called 7.5± acre tract;

THENCE N 41°53'57" E, along a northwesterly line of said Called 21.846 acre tract and a southeasterly line of said Called 7.5± acre tract a distance of 50.00 feet to a point for an exterior corner, said corner being an exterior corner of said Called 21.846 acre tract, said corner also being an interior corner of said Called 7.5± acre tract;

THENCE S 48°06'02" E, along a northeasterly line of said Called 21.846 acre tract and a southwesterly line of said Called 7.5± acre tract a distance of 96.50 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner also being an interior corner of said Called 21.846 acre tract, said corner also being a southerly corner of said Called 7.5± acre tract;

THENCE N 41°53'57" E, along a northwesterly line of said Called 21.846 acre tract and a southeasterly line of said Called 7.5± acre tract a distance of 168.70 feet to a 1/2" Iron Rod with Cap set for a northerly corner, said corner being a northerly corner of said Called 21.846 acre tract, said corner also being an interior corner of said Called 7.5± acre tract;

THENCE S 20°52'12" E, along a northeasterly line of said Called 21.846 acre tract and a southwesterly line of said Called 7.5± acre tract a distance of 74.93 feet to a 1/2" Iron Rod with Cap set for angle point, said corner being an angle point of said 21.846 acre tract, said corner also being an angle point of said Called 7.5± acre tract;

THENCE S 48°44'41" E, along a northeasterly line of said Called 21.846 acre tract and a southwesterly line of said Called 7.5± acre tract a distance of 176.73 feet to a 1/2" Iron Rod with Cap set for an angle point, said corner being a southerly corner of said Called 7.5± acre tract, said corner being located in the northwest line of the Chapman Well Site Called 1.66 acre tract as described in Volume 8322, Page 126;

THENCE S 24°04'05" W, along the northwest line of said Called 1.66 acre a distance of 172.84 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner being an exterior corner of said Called 1.66 acre tract;

THENCE S 29°29'38" E, along a southwesterly line of said Called 1.66 acre tract a distance of 52.40 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner being an exterior corner of said Called 1.66 acre tract;

THENCE S 59°19'29" E, along a southwesterly line of said Called 1.66 acre tract a distance of 239.81 feet to a 1/2" Iron Rod with Cap set for a southerly corner, said corner being a southerly corner of said Called 1.66 acre tract;

THENCE N 27°20'08" E, along a southeasterly line of said Called 1.66 acre tract a distance of 253.37 feet to a 1/2" Iron Rod with Cap set for an easterly corner, said corner being an easterly corner of said Called 1.66 acre tract;

THENCE N 59°44'30" W, along a southwesterly line of said Called 21.846 acre tract and a northeasterly line of said Called 1.66 acre tract a distance of 251.86 feet to a 1/2" Iron Rod with Cap set for an angle point, said corner being a southerly corner of said Called 7.5± acre tract;

THENCE N 41°20'07" E, along a southeasterly line of said Called 7.5± acre tract a distance of 252.47 feet to a 1/2" Iron Rod with Cap found for an interior corner, said corner being an exterior corner of said Called 7.5± acre tract;

THENCE N 48°44'41" W, along a northeasterly line of said Called 7.5± acre tract a distance of 6.62 feet to a 5/8" Iron Rod with Cap found for a westerly corner, said corner being an interior corner of said 7.5± acre tract;

THENCE N 41°20'07" E along a southeasterly line of said 7.5± acre tract a distance of 105.00 feet to a 5/8" Iron Rod with Cap found for a northerly corner, said corner being an interior corner of said 7.5± acre tract, said corner also being in the southwesterly right-of-way line of Peterson Way;

THENCE S 48°44'41" E, along the southwesterly right-of-way line of said Peterson Way a distance of 12.86 feet to a 5/8" Iron Rod with Cap found for an interior corner, said corner being a southerly corner of said Called 7.5± acre tract;

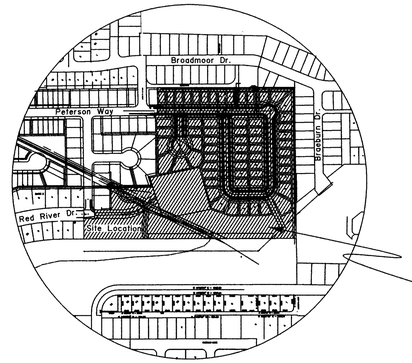
THENCE N 41°20'07" E, along a southeasterly line of said Called 7.5± acre tract a distance of 160.00 feet to the PLACE OF BEGINNING CONTAINING AN AREA OF 17.27 ACRES OF LAND MORE OR LESS, according to a survey performed on the ground during the month of October, 2013 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under Firm No. 10093500. North Orientations is based on rotating the northwest line to Briar Meadows Creed Subdivision Phase Two as recorded in Volume 8654, Page 188. For other information see accompanying plat.

LINE TABLE

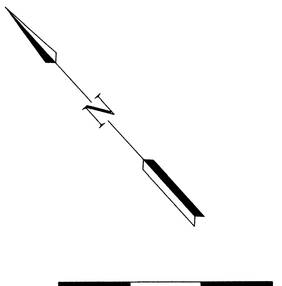
LINE	BEARING	DISTANCE
L1	S 48°44'41" E	13.55'
L2	N 48°39'53" W	6.62'
L3	S 48°44'41" E	12.86'
L4	S 29°29'38" E	52.40'
L5	S 43°12'15" E	3.30'
L6	S 48°44'41" E	80.18'
L7	S 07°20'33" W	61.34'
L8	S 15°11'46" W	5.74'
L9	S 41°15'19" W	46.36'
L10	S 07°20'33" W	61.34'
L11	S 15°11'46" W	5.74'
L12	N 88°39'19" E	48.96'

CURVE TABLE

CURVE	RADIUS	ARC LEN	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	16.09'	15.8'	N 66°18'02" W	36°52'12"	8.33'
C2	50.00'	142.28'	98.9'	S 03°13'05" E	163°02'07"	335.26'
C3	25.00'	16.13'	15.85'	N 59°49'03" E	36°57'52"	8.36'
C4	75.00'	117.8'	106.07'	S 86°20'07" W	90°00'00"	75.00'
C5	75.00'	117.8'	106.07'	N 03°39'53" W	90°00'00"	75.00'
C6	25.00'	38.92'	35.1'	S 03°15'52" E	89°11'58"	24.65'
C7	25.00'	39.62'	35.60'	N 86°44'08" E	90°48'02"	25.35'
C8	25.00'	21.03'	20.41'	N 17°14'25" E	48°11'23"	11.18'
C9	50.00'	241.19'	66.67'	N 48°39'53" W	276°22'46"	44.72'
C10	25.00'	21.03'	20.41'	S 65°25'48" W	48°11'23"	11.18'
C11	25.00'	38.92'	35.1'	S 03°15'52" E	89°11'58"	24.65'
C12	25.00'	39.62'	35.60'	N 86°44'08" E	90°48'02"	25.35'
C13	25.00'	38.92'	35.1'	S 03°15'52" E	89°11'58"	24.65'
C14	25.00'	39.27'	35.36'	S 86°20'07" W	90°00'00"	25.00'
C15	25.00'	39.27'	35.36'	N 03°39'53" W	90°00'00"	25.00'
C16	65.00'	35.1'	34.69'	S 27°43'41" E	30°57'09"	18.00'
C17	65.10'	42.52'	41.77	N 30°00'58" W	37°25'40"	22.05'
C18	15.00'	23.56'	21.21'	S 03°44'41" E	90°00'00"	15.00'
C19	65.15'	39.83'	39.21'	N 24°52'36" E	35°01'50"	20.56'
C20	35.00'	33.34'	32.09'	S 34°37'5" W	54°34'37"	18.06'
C21	115.00'	93.78'	91.20'	N 38°33'28" E	46°43'24"	49.67'
C22	88.47'	45.89'	45.38'	S 30°22'22" W	29°43'19"	23.48'
C23	35.00'	20.72'	20.42'	N 24°17'56" E	33°54'46"	10.67'
C24	65.00'	61.92'	59.60'	S 34°37'5" W	54°34'37"	33.53'
C25	85.00'	69.32'	67.41'	N 38°33'28" E	46°43'24"	36.72'
C26	115.00'	29.67'	29.58'	S 22°35'10" W	14°46'49"	14.92'



VICINITY MAP
NOT TO SCALE



I, _____, the undersigned, City Planner 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, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 2015.

_____
Chairman

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)

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 _____

STATE OF TEXAS
COUNTY OF BRAZOS
I (We), Bleyl Interests, Inc. d/b/a Bleyl & Associates, 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 12025, Page 295, 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 Bleyl Interests, Inc. d/b/a Bleyl & Associates, its General Partner

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 ___th day of _____ 2015.

Notary Public, Brazos County, Texas: _____

(NOTARY 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

FINAL PLAT

OF
BRIAR MEADOWS CREEK SUBDIVISION
PHASE FIVE
18.93 ACRE TRACT
OUT OF THE
BLEYL INTERESTS, INC.
CALLED REMAINDER OF 21.846 ACRE TRACT
VOLUME 12025, PAGE 295

JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=50' JANUARY 26, 2015
SHEET 1 OF 2 REVISED: FEBRUARY 4, 2015