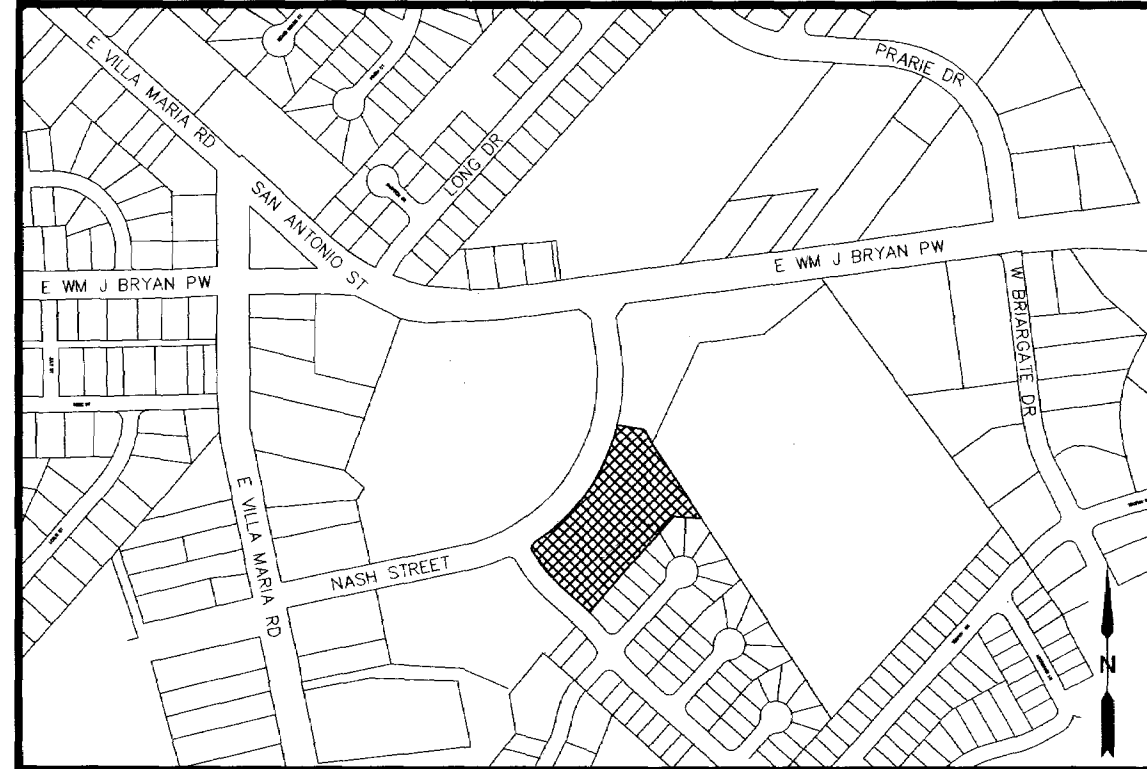
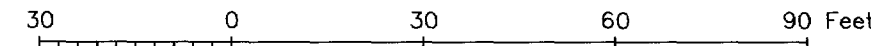


SCALE: 1" = 30'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100215F DATED APRIL 2, 2014.
3. SUBJECT PROPERTY IS CURRENTLY ZONED COMMERCIAL C-3.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. CONTOURS SHOWN HEREON ARE OVERLAY FROM BRYAN MAPS.
6. WATER AND SEWER LINES SHOWN ARE PER CITY OF BRYAN UTILITY MAPS AND VISIBLE INDICATIONS.
7. MAINTENANCE OF PRIVATE SANITARY SEWER LINE SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER TO ENSURE PROPER FLOW USAGE FOR ALL AFFECTED PROPERTIES.
8. THE ACCESS EASEMENT SHOWN HEREON IS TO PROVIDE ACCESS TO LOT 2B BY WAY OF THE EXISTING DRIVEWAY. THERE SHALL BE NO ADDITIONAL DRIVEWAYS ALLOWED TO NASH STREET FOR LOTS 2A AND 2B.

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) HTB VENTURES, LLC, owner and developers of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 9624, Page 69, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

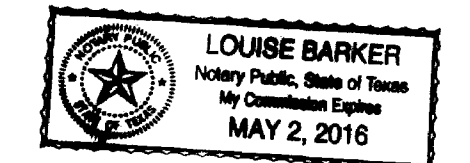
Heidi Baker
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Heidi Baker, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Given under my hand and seal on this 17 day of November, 2015

Louise Barker
Notary Public, Brazos County, Texas



CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 20 day of November, 2015.

Lu H
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, 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 20 day of November, 2015.

W. P. O'Keefe
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

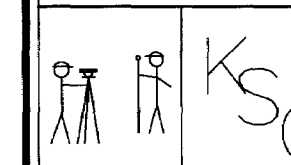
I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 20 day of November, 2015, in the Official Public Records of Brazos County, Texas, in Volume 1367, Page 235.

Karen McQueen
County Clerk,
Brazos County, Texas

Doc Bk Vol Pg
01249602 08 13058 235

SHEET 1 OF 2
SEE SHEET 2 FOR ORIGINAL PLAT

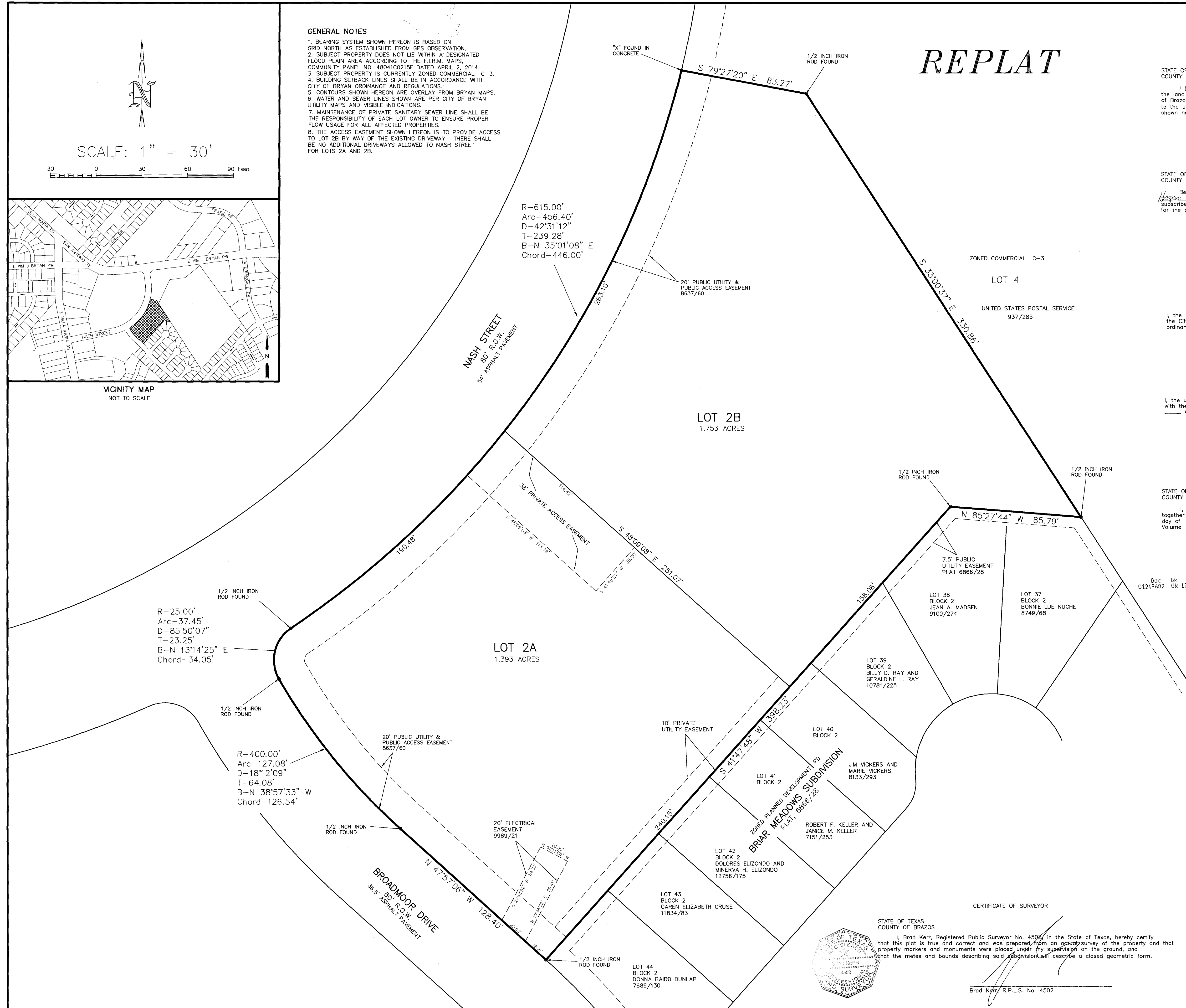
MINOR PLAT
OF
LOTS 2A AND 2B
BRIAR MEADOWS CREEK
SUBDIVISION, PHASE III
BEING A
REPLAT
OF
LOT 2
BRIAR MEADOWS CREEK
SUBDIVISION, PHASE III
VOLUME 8637, PAGE 60
4.146 AC., JOHN AUSTON LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 30 FEET
SURVEY DATE: 10-20-15
PLAT DATE: 10-30-15
REVISED: 11-10-15
JOB NUMBER: 15-891
CAD NAME: 15-891
CR5 FILE: MARIA (cont); 15-891 (job)

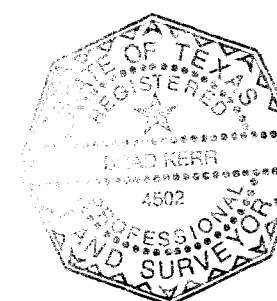
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: HTB VENTURES LLC
P.O. BOX 1754
NAVASOTA, TEXAS 77868
PHONE (936) 446-8883

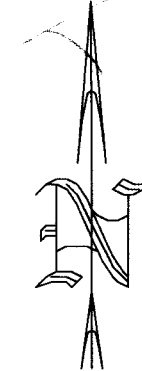


STATE OF TEXAS
COUNTY OF BRAZOS

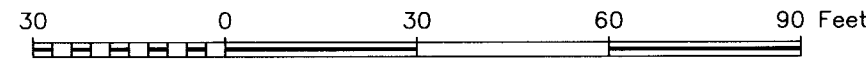
I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an accurate survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.



Brad Kerr, R.P.L.S. No. 4502



SCALE: 1" = 30'



- LEGEND:
- CLEAN OUT
 - LIGHT POLE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - CONCRETE

ORIGINAL PLAT

METES AND BOUNDS DESCRIPTION
OF A
3.146 ACRE TRACT
BRIAR MEADOWS CREEK SUBDIVISION, PHASE III
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 2, BRIAR MEADOWS CREEK SUBDIVISION, PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 8637, PAGE 60 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF BROADMOOR DRIVE (60' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 2 AND THE WEST CORNER OF BLOCK 2, BRIAR MEADOWS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 8666, PAGE 28 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 57' 06" W ALONG THE NORTHEAST LINE OF BROADMOOR DRIVE FOR A DISTANCE OF 128.40 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 400.00 FEET;

THENCE: CONTINUING ALONG THE NORTHEAST LINE OF BROADMOOR DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 12' 09" FOR AN ARC DISTANCE OF 127.08 FEET (CHORD BEARS: N 38° 57' 33" W - 126.54 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 50' 07" FOR AN ARC DISTANCE OF 37.45 FEET (CHORD BEARS: N 13° 14' 25" E - 34.05 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF NASH STREET (80' R.O.W.) MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 615.00 FEET;

THENCE: ALONG THE SOUTHEAST LINE OF NASH STREET AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 31' 12" FOR AN ARC DISTANCE OF 456.40 FEET (CHORD BEARS: N 35° 01' 08" E - 446.00 FEET) TO AN "X" FOUND IN CONCRETE MARKING THE NORTH CORNER OF SAID LOT 2 AND THE WEST CORNER OF LOT 4, BRIAR MEADOWS CREEK SUBDIVISION, PHASE III;

THENCE: S 79° 27' 20" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 4 FOR A DISTANCE OF 83.27 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

THENCE: S 33° 00' 37" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 4 FOR A DISTANCE OF 330.86 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID BLOCK 2, BRIAR MEADOWS SUBDIVISION;

THENCE: N 85° 27' 44" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID BLOCK 2 FOR A DISTANCE OF 85.79 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

THENCE: S 41° 47' 48" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 2 AND SAID BLOCK 2 FOR A DISTANCE OF 398.23 FEET TO THE POINT OF BEGINNING CONTAINING 3.146 ACRES OF LAND AS SURVEYED ON THE GROUND OCTOBER 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

Boc Bk Vol Pg
01249602 BR 13058 236

Filed for Record in
BRAZOS COUNTY
On: Nov 25/2015 at 10:24A

As a
PLAT
Document Number: 01249602
Amount: 73.00
Receipt Number - 561632
By:
Teresa Ramirez

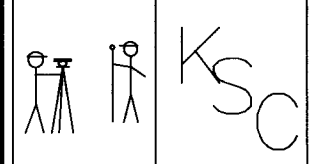
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public Records of:

BRAZOS COUNTY
as stamped hereon by me.
Nov 25/2015

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

SHEET 2 OF 2
SEE SHEET 1 FOR REPLAT

MINOR PLAT
OF
LOTS 2A AND 2B
BRIAR MEADOWS CREEK
SUBDIVISION, PHASE III
BEING A
REPLAT
OF
LOT 2
BRIAR MEADOWS CREEK
SUBDIVISION, PHASE III
VOLUME 8637, PAGE 60
4.146 AC., JOHN AUSTON LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 30 FEET
SURVEY DATE: 10-20-15
PLAT DATE: 10-30-15
REVISED: 11-10-15
JOB NUMBER: 15-891
CAD NAME: 15-891
CR5 FILE: MARIA (cont); 15-891 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: HTB VENTURES LLC
P.O. BOX 1754
NAVASOTA, TEXAS 77868
PHONE (936) 446-8883

