

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

All bearings and distances are call and actual unless otherwise noted.

This property is NOT located within the limits of study of the 100 - year flood plain according to FLOOD INSURANCE RATE MAP NO. 4804C025F DATED APRIL 2, 2014.

Easements are shown according to plat of record in Vol. 8637, Page 60.

The easement from John Zak et ux to Lone Star Gas Company in Vol. 71, Page 390, subject to Partial Release of easement in Vol. 67, Page 663 and Vol. 71, Page 77 does affect this tract and the centerline is shown, but there is no easement width described in the deed. A release was found for this easement in Release Records of Vol. 67, Pg. 663, and Vol. 71, Pg. 77, although the Atmos Line still exists on the ground.

The blanket easement from John Zak et ux to the City of Bryan in Vol. 98, Page 27 may affect this tract although its exact location is unknown.

The blanket easement from John Zak et ux to the City of Bryan in Vol. 98, Page 355 may affect this tract although its exact location is unknown.

The right of way easement from John Zak et ux to Brazos County in Vol. 102, Page 509 does not affect this tract.

The easement from John Zak et ux to Community Natural Gas et al in Vol. 109, Page 552 may affect this tract although its exact location is unknown.

"B" The electrical easement from J.P. Rice to the City of Bryan in Vol. 268, Page 479 does affect this tract and is shown.

"C" The electrical easement from Jewel A. Rice to the City of Bryan in Vol. 269, Page 426 does affect this tract and is shown.

The easement from William E. Nash et al to the City of Bryan in Vol. 602, Page 35 may affect this tract although its exact location is unknown.

"D" The easement agreement executed by Burton Creek Development, Ltd. in Vol. 7788, Page 10 does affect this tract and is shown.

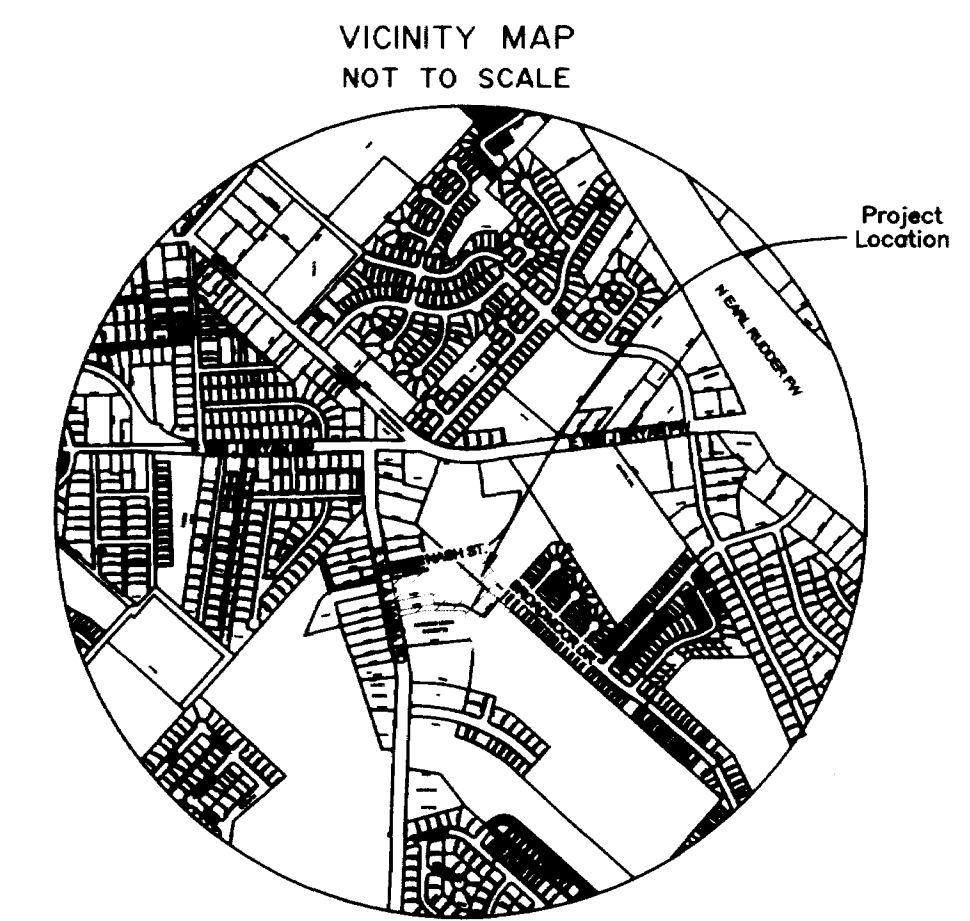
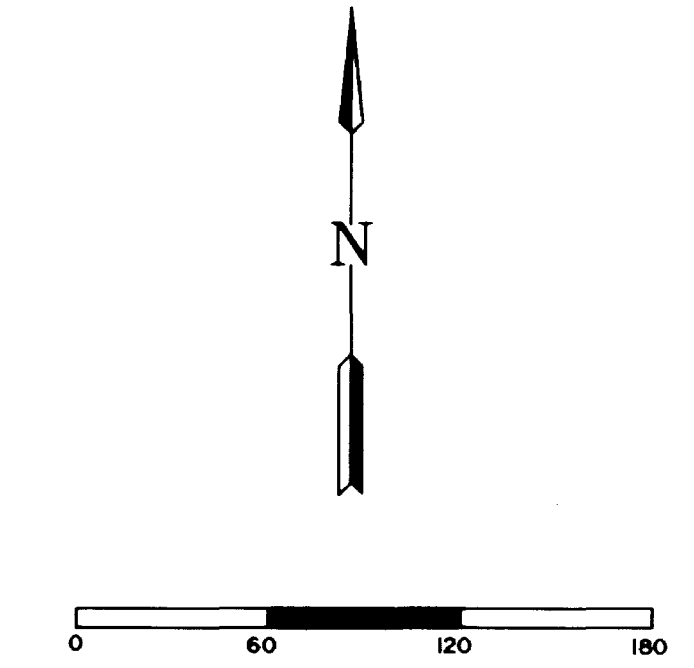
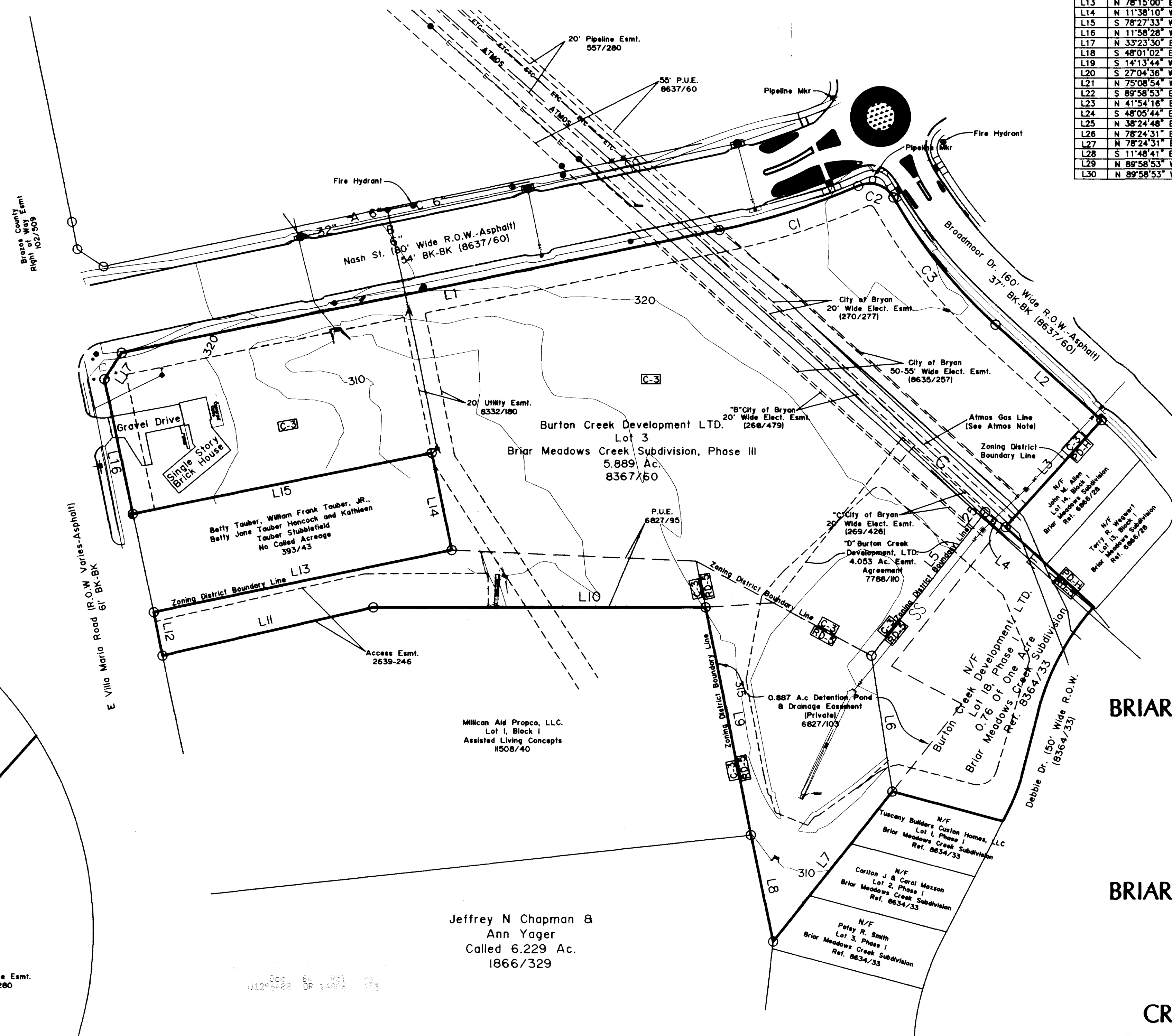
The POA is responsible for the maintenance of the detention pond

This survey was prepared with the benefit of a Title Commitment from Brazos County Abstract Company as shown in 0F No. B0504629. All easements shown are based on this commitment. Strong Surveying, LLC did not engage any easement research

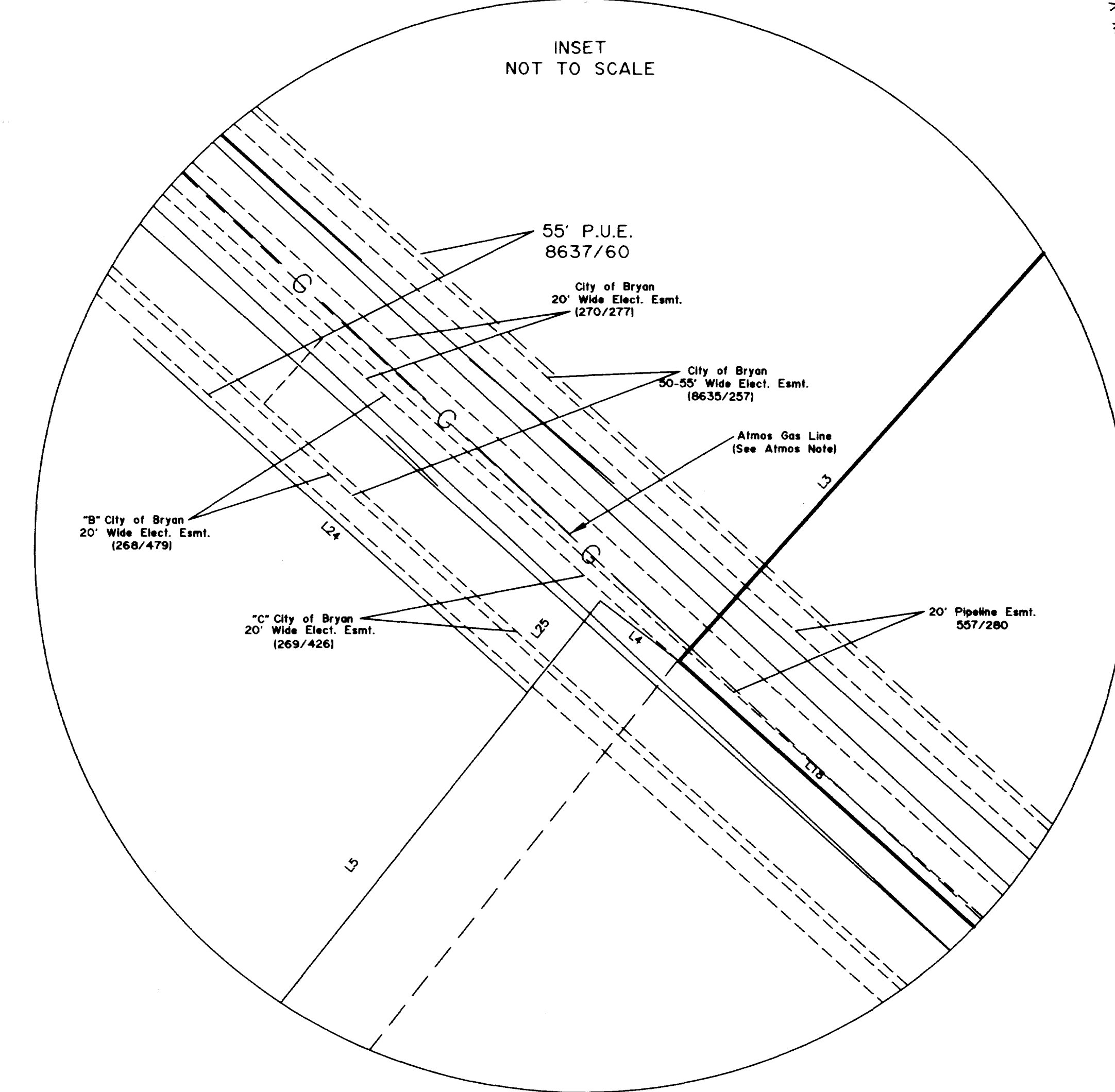
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	615.00'	131.84'	131.59'	N 72°18'02" E	12°16'58"	66.17'
C2	25.00'	36.78'	33.55'	S 71°43'52" E	84°17'10"	22.62'
C3	460.00'	147.97'	147.34'	S 38°48'13" E	18°25'52"	74.63'
C4	225.14'	107.82'	106.79'	S 27°57'13" W	27°26'21"	54.96'
C5	175.00'	39.16'	39.06'	S 20°38'24" W	12°49'18"	19.66'

LINE	BEARING	DISTANCE
L1	N 78°24'31" E	551.05'
L2	S 48°01'09" E	128.68'
L3	S 41°46'48" W	130.01'
L4	N 52°44'26" W	22.80'
L5	S 38°24'48" W	185.72'
L6	S 08°46'14" E	124.25'
L7	S 38°24'48" W	172.98'
L8	N 11°47'50" W	98.34'
L9	N 11°19'03" W	209.57'
L10	N 89°58'53" W	300.15'
L11	S 77°07'37" W	195.27'
L12	N 11°17'50" W	40.10'
L13	N 78°15'00" E	274.87'
L14	N 11°38'10" W	89.71'
L15	S 78°27'33" W	275.41'
L16	N 11°58'28" W	124.63'
L17	N 33°23'30" E	28.27'
L18	S 48°01'02" E	107.29'
L19	S 14°13'44" W	56.66'
L20	S 27°04'36" W	8.77'
L21	N 75°08'54" W	103.63'
L22	S 89°58'53" W	14.13'
L23	N 41°54'16" E	196.90'
L24	S 48°05'44" E	121.49'
L25	N 38°24'48" E	26.84'
L26	N 78°24'31" E	275.56'
L27	N 78°24'31" E	275.49'
L28	S 11°48'41" E	291.66'
L29	N 89°58'53" W	102.29'
L30	N 89°58'53" W	197.86'

# ORIGINAL PLAT



- LEGEND**
- ⊕ Sign
  - Power Pole
  - Sanitary Sewer Manhole
  - Storm Sewer Manhole
  - Water Valve
  - Fire Hydrant
  - Pipeline Marker
  - Tied
  - Water Meter
  - Gas Meter
  - Guard Post
- Zoning**
- Residential District 5000 **RD-5**
  - Commercial District **C-3**
  - Planned Development Housing District **PDH**



## REPLAT

OF  
**LOT 3**  
**BRIAR MEADOWS CREEK SUBDIVISION**  
**PHASE III**  
**5.889 ACRES**  
**VOLUME 8637, PAGE 60**  
**AND OF**  
**LOT 18**  
**BRIAR MEADOWS CREEK SUBDIVISION**  
**PHASE I**  
**0.76 OF ONE ACRE**  
**VOLUME 8364, PAGE 33**  
**CREATING LOTS 3A, 3B, AND 3C**  
**BRIAR MEADOWS CREEK SUBDIVISION**  
**PHASE III**  
**BEING A TOTAL OF 6.65 ACRES**  
**JOHN AUSTIN SURVEY, A-2**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
**SCALE: 1" = 60' APRIL 11, 2017**  
**SHEET 1 OF 2**

The contours have changed due to the work for construction of the detention pond.

Site Address: Nash St. Bryan, Texas 77802

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

**STRONG SURVEYING**  
 1722 Broadmoor, Suite 205  
 Bryan, Texas 77802  
 Phone: (979) 776-9836  
 Fax: (979) 731-0096  
 Firm No. 10083500 email: curtis@strongsurveying.com

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

All bearings and distances are call and actual unless otherwise noted.

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"D" The easement agreement executed by Burton Creek Development, Ltd. in Vol. 7786, Page 110 does affect this tract and is shown.

The POA is responsible for the maintenance of the detention pond

FIELD NOTES

All that certain lot, tract or parcel of land being 6.65 acres situated in the JOHN AUSTIN SURVEY, Abstract No. 2, Brazos County, Texas, said tract being all of Lot 3, Briar Meadows Creek Subdivision, Phase III recorded in Volume 8637, Page 60 and being all of Lot 18, Briar Meadows Creek Subdivision, Phase I recorded in Volume 8364, Page 33, both being in the Official Records of Brazos County, Texas, said 6.65 acre tract being more particularly described by metes and bounds as follows: BEGINNING at a 1/2" iron rod with cap found for the most easterly corner, said corner being the most easterly corner of said Lot 3, said corner being the most northerly corner of Lot 14, Block I of Briar Meadows Subdivision of record in Volume 8666, Page 28, said corner also being in the southeasterly right-of-way line of Broadmoor Drive; THENCE S 41° 46' 48" W, along a southeasterly line of said Called Lot 3 and a northeasterly line of said Called Lot 14 a distance of 130.01 feet to a 1/2" iron rod with cap found for an interior corner, said corner being the most northerly corner of said Lot 18, said corner being the most westerly corner of said Lot 14; THENCE S 48° 01' 02" E, along the northeasterly line of said Called Lot 18 and the southeasterly line of said Called Lot 14 and Lot 13, Block I of Briar Meadows Subdivision of record in Volume 8666, Page 28 respectively, a distance of 107.29 feet to a 1/2" iron rod with cap set for the most easterly corner, said corner being the most easterly corner of said Called Lot 18, said corner also being the westerly right-of-way line of Debbie Drive, said corner also being the beginning of a curve; THENCE along the westerly right-of-way line of Debbie Drive and continuing along said curve in a counterclockwise direction having an arc length of 107.82 feet, a radius of 225.14 feet, a delta angle of 27° 26' 21", a chord bearing of S 27° 13' 13" W and a long chord of 106.79 feet to a 1/2" iron rod with cap set for an angle point, said corner being the beginning of a curve; THENCE S 14° 13' 44" W, continuing along the westerly right-of-way line of Debbie Drive for a distance of 56.66 feet, to a 1/2" iron rod with cap set for angle point, said corner being the beginning of a curve; THENCE continuing along said curve in a clockwise direction having an arc length of 39.16 feet, a radius of 175.00 feet, a delta angle of 12° 49' 16", a chord bearing of S 20° 38' 24" W and a long chord of 39.08 feet to a 1/2" iron rod with cap set for angle point; THENCE S 27° 04' 36" W, continuing along the westerly right-of-way line of Debbie Drive for a distance of 8.77 feet to a 1/2" iron rod with cap set for a southerly corner, said corner being a southerly corner of said Called Lot 3, said corner also being the most southerly corner of said Called Lot 18, said corner also being the most easterly corner of said Lot 1, Briar Meadows Creek Subdivision, Phase I of record in Volume 8364, Page 33; THENCE N 75° 08' 54" W, along a southerly line of said Called Lot 18 and the northerly line of said Called Lot 1 for a distance of 103.63 feet to a 1/2" iron rod found for an interior corner, said corner being an easterly corner of said Called Lot 3, said corner also being the most northerly corner of said Called Lot 1; THENCE S 38° 24' 48" W, along a southeasterly line of said Called Lot 3 and a westerly line of said Called Briar Meadows Creek Subdivision, Phase I Lots 1, 2 & 3 for a distance of 172.98 feet to a 5/8" iron rod found for the most southerly corner, said corner being the most southerly corner of said Called Lot 3, said corner being the most southerly corner of said Lot 3, Briar Meadows Creek Subdivision, Phase I, said corner also being an easterly corner of the Called Jeffrey N. Chapman & Ann Yager 6.229 acre tract of record in Volume 1866, Page 329; THENCE N 11° 47' 50" W, along a southwest line of said Lot 3 and the northeast line of said Called 6.229 acre tract, said corner being the northeast corner of said Called 6.229 acre tract, said corner also being the southeast corner of Lot 1, Block I Assisted Living Concepts of record in Volume 1808, Page 40; THENCE N 19° 03' 10" W, along a southeast line of said Called Lot 3 and said Called Lot 1 a distance of 209.57 feet to a 1/2" iron rod with cap set for an interior corner, said corner being an interior corner of said Called Lot 3, said corner being the northeast corner of said Lot 1, Block I; THENCE N 89° 58' 53" W, along a southerly line of said Called Lot 3 and a northerly line of said Lot 1 a distance of 300.15 feet to a 1/2" iron rod with cap set for angle point; THENCE S 77° 07' 37" W, along a southerly line of said Called Lot 3 and a northeasterly line of said Called Lot 1 a distance of 195.27 feet to a 1" iron pipe found for a westerly corner, said corner being a westerly corner of said Called Lot 3, said corner being the northeast corner of said Lot 1, Block I, said corner also being located in the northeasterly right-of-way line of Villa Maria Road; THENCE N 17° 50' 10" W, along the northeasterly right-of-way line of Villa Maria Road a distance of 40.10 feet to a 1" iron pipe found for an interior corner, said corner being the southeast corner of Lot 1, Block I Assisted Living Concepts of record in Volume 1808, Page 40; THENCE N 78° 15' 00" E, along a northeast line of said Called Lot 3 and the southeast line of the said Frank William Tauber Jr. et al tract a distance of 274.87 feet to a 1" iron pipe found for an interior corner, said corner being the southeast corner of said Called Frank William Tauber Jr. et al tract; THENCE N 11° 38' 10" W, along a westerly line of said Called Lot 3 and the northeast line of said Called Frank William Tauber Jr. et al tract a distance of 89.71 feet to a 1/2" iron rod with cap set for an interior corner, said corner being the northeast corner of said Called Frank William Tauber Jr. et al tract; THENCE S 78° 27' 33" W, along a southerly line of said Called Lot 3 and the northeast line of said Called Frank William Tauber Jr. et al tract a distance of 275.41 feet to a 1/2" iron rod with cap set for an exterior corner, said corner being a westerly corner of said Called Lot 3, said corner being located in the northeast corner of the said Called Frank William Tauber Jr. et al tract, said corner also being located in the northeasterly right-of-way line of Villa Maria Road; THENCE N 8° 58' 28" W, along the northeast right-of-way line of Villa Maria Road and a westerly line of said Lot 3 a distance of 124.63 feet to a 1/2" iron rod with cap set for a northeasterly corner, said corner being a northeasterly corner of said Called Lot 3, said corner being located in the northeasterly right-of-way line of Villa Maria Road, said corner being located in the southerly right-of-way line of Nash Street; THENCE N 33° 23' 30" E, a distance of 28.27 feet to a Chiseled "X" in concrete set for a northerly corner, said corner being a northerly corner of said Called Lot 3, said corner being located in the southerly right-of-way line of Nash Street; THENCE N 78° 24' 31" E, along the southeast right-of-way line of Nash Street and the northeast line of said Lot 3 a distance of 58.05 feet to a 1/2" iron rod with cap set for angle point, said corner being the beginning of a curve; THENCE along a northerly line of said Called Lot 3 and the southerly right-of-way line of Nash Street continuing along said curve in a counterclockwise direction having an arc length of 131.84 feet, a radius of 615.00 feet, a delta angle of 12° 16' 58", a chord bearing of N 72° 16' 02" E and a having a long chord of 131.59 feet to a 1/2" iron rod with cap set for the end of said curve, said corner being located in the southeasterly right-of-way line of Broadmoor Drive, said corner being the beginning of a curve; THENCE along a northeasterly line of said Called Lot 3 and the southeasterly right-of-way line of Broadmoor Drive continuing along said curve in a clockwise direction having an arc length of 36.78 feet, a radius of 25.00 feet, a delta angle of 84° 17' 10", a chord bearing of S 71° 43' 52" E and a having a long chord of 33.55 feet to a Chiseled "X" set for an easterly corner, said corner being the beginning of a curve; THENCE continuing along said curve in a clockwise direction having an arc length of 147.97 feet, a radius of 460.00 feet, a delta angle of 16° 25' 52", a chord bearing of S 38° 48' 13" E and having a long chord of 147.34 feet to a 1/2" iron rod with cap set for angle point; THENCE S 48° 01' 09" E, along the southeasterly right-of-way of Broadmoor Drive and the northeast line of said Called Lot 3 a distance of 128.68 feet TO THE PLACE OF BEGINNING AND CONTAINING AN AREA OF 6.65 ACRES OF LAND MORE OR LESS, according to a survey performed on the ground during the month of October, 2015 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under Firm No. 10093500.

Table with 7 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, TANGENT. It lists curve data for C1 through C5.

REPLAT

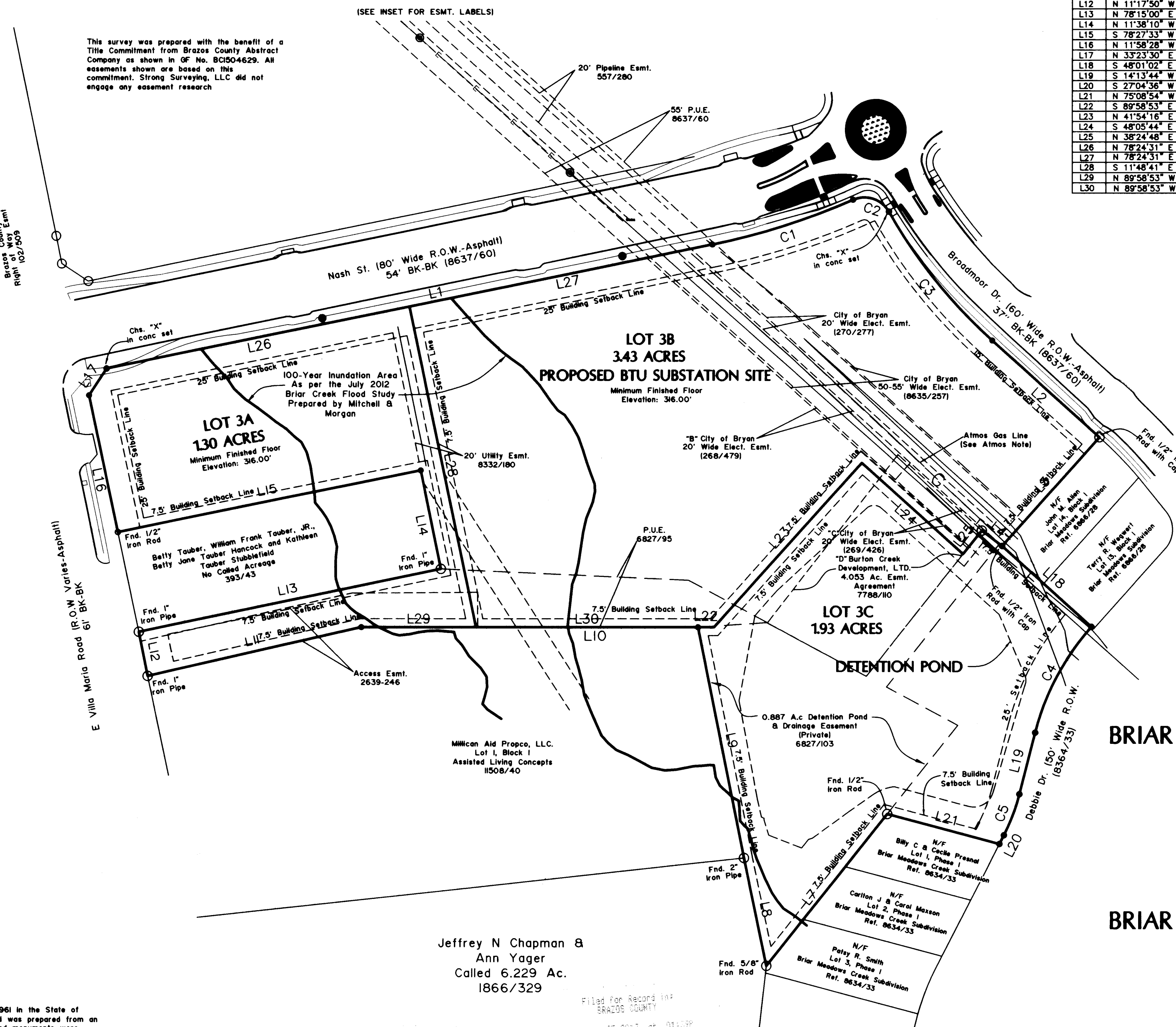
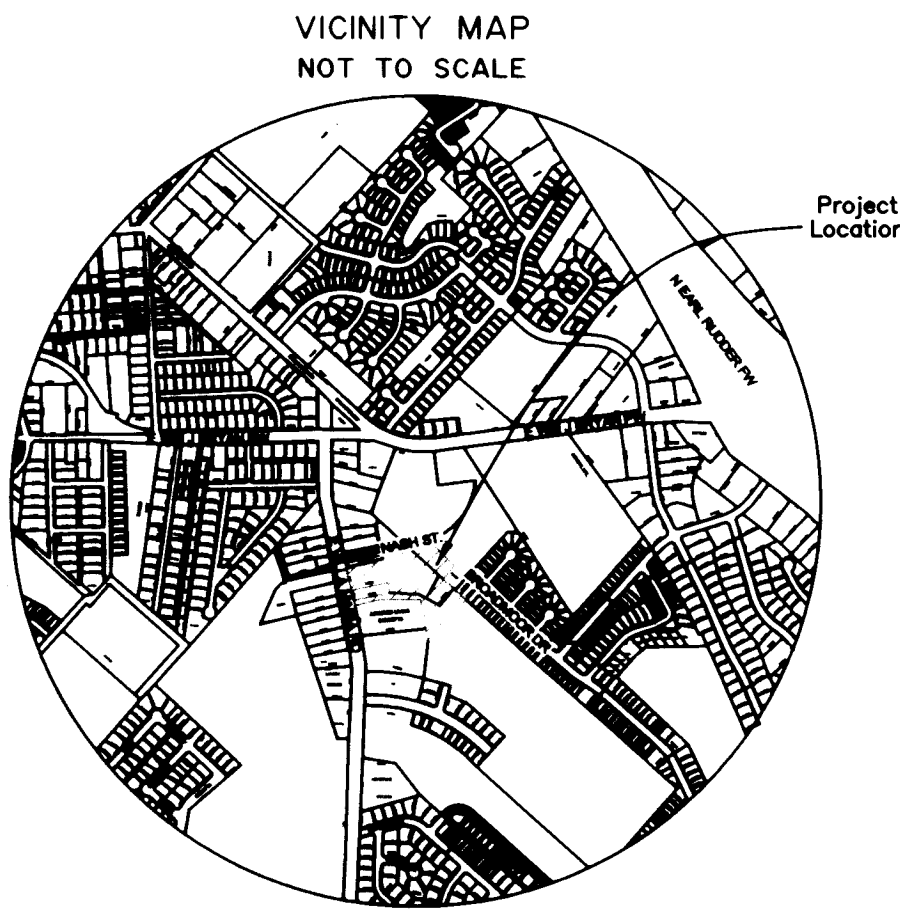
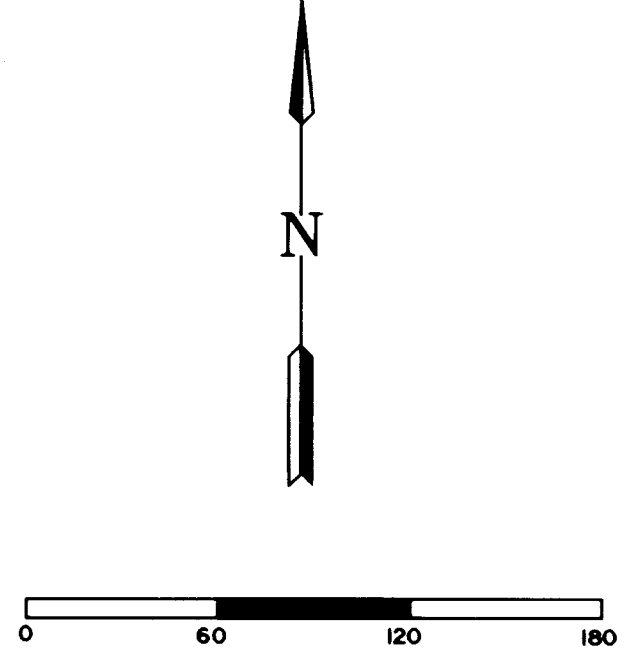


Table with 3 columns: LINE, BEARING, DISTANCE. It lists line data for L1 through L30.



REPLAT

OF LOT 3  
BRIAR MEADOWS CREEK SUBDIVISION  
PHASE III  
5.889 ACRES  
VOLUME 8637, PAGE 60  
AND OF  
LOT 18  
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PHASE I  
0.76 OF ONE ACRE  
VOLUME 8364, PAGE 33  
CREATING LOTS 3A, 3B, AND 3C  
BRIAR MEADOWS CREEK SUBDIVISION  
PHASE III  
BEING A TOTAL OF 6.65 ACRES  
JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 60' APRIL 11, 2017  
SHEET 2 OF 2

Certificate of Ownership and Dedication

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, [Name], the undersigned authority, on this day personally appeared [Name], 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.

By Burton Creek Management, LLC, its General Partner  
By Paul Kasper

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, [Name], the undersigned authority, on this day personally appeared [Name], 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.

Notary Public, Brazos County, Texas: [Signature]



Approval of the City Engineer

I, Paul Kasper, 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 3rd day of May, 2017.

Certification of the Surveyor

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 the metes and bounds 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: [Signature]

(SURVEYOR'S SEAL)



Certification by the County Clerk

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 3rd day of May, 2017, in the Official Records of Brazos County in Volume 1406, Page 152.

(SEAL)

Approval of the Planning and Zoning Commission

I, [Name], Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 3rd day of May, 2017, and same was duly approved on the 4th day of May, 2017, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas: [Signature]

Approval of the City Planner

I, Lindsey Lewis, 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 3rd day of May, 2017.

City Planner, Bryan, Texas: [Signature]

Site Address: Nash St. Bryan, Texas 77802

OWNER: Burton Creek Development LTD.  
1722 Broadmoor Dr. Suite 210  
Bryan, TX 77802  
Phone No. 979-250-2407  
Fax No. 979-774-2999

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