

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' P.AE/P.U.E. 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.

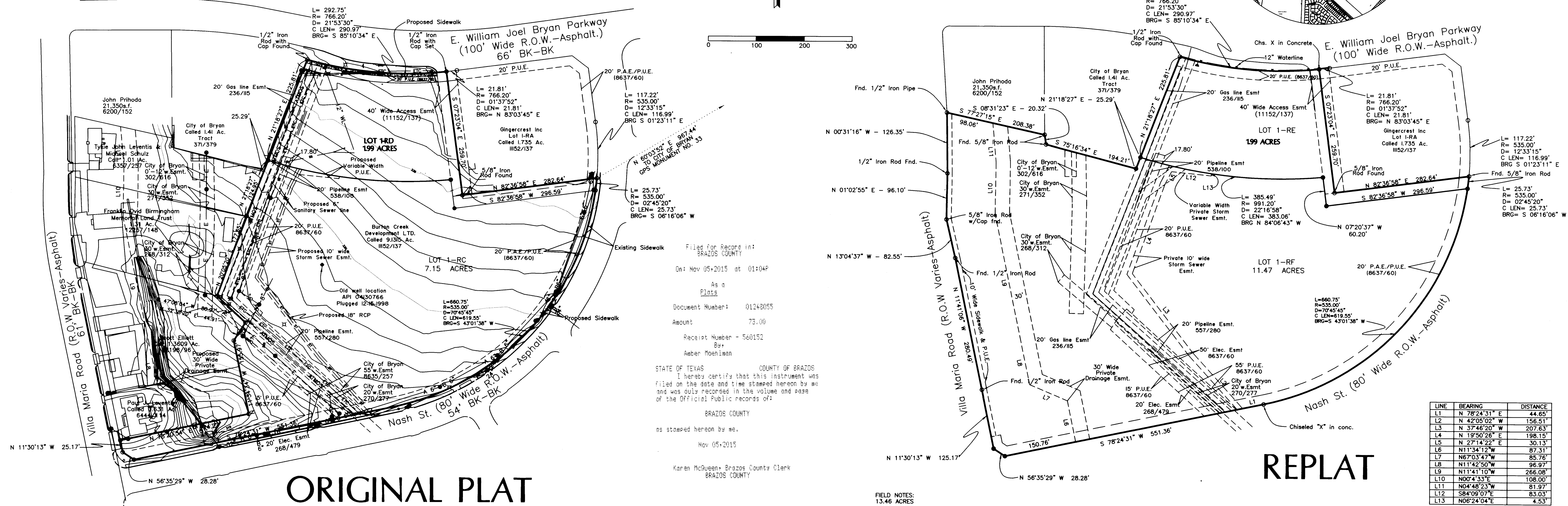
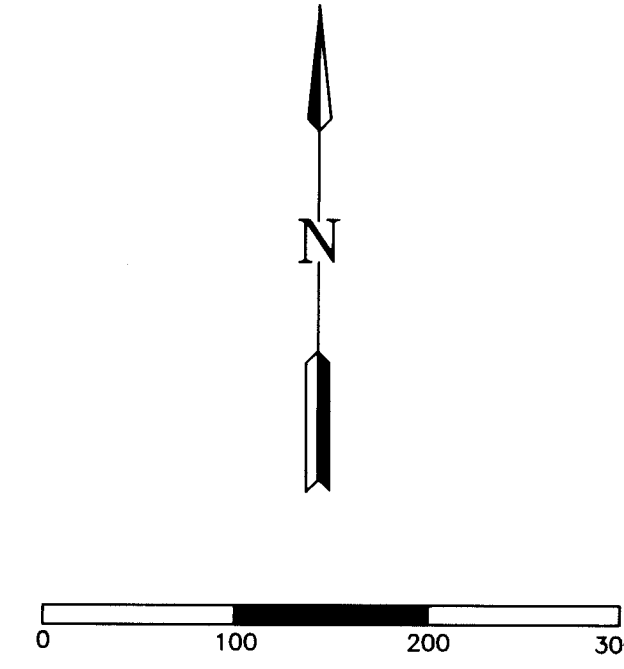
The Variable Width Private Storm Sewer Easement shown on Lot 1-RF has been changed due to rerouting of storm sewer.

LEGEND

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

VICINITY MAP NOT TO SCALE

Doc 01243055 Bk BR Vg1 Fg 13031 132



ORIGINAL PLAT

REPLAT

Table with 3 columns: LINE, BEARING, DISTANCE. Lists boundary measurements for lots 1-RC and 1-RD.

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...

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 11th day of November 2015.

STATE OF TEXAS COUNTY OF BRAZOS I, 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...

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 11th day of November 2015 in the Official Records of Brazos County in Volume 12448, Page 235.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day and personally appeared Paul Kaspar, 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.

STATE OF TEXAS COUNTY OF BRAZOS I, 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 the same in any future form.

STATE OF TEXAS COUNTY OF BRAZOS I, Nash Street LTD, the owner and developer 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...



I, Martin Zimmerman, 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 11th day of November 2015.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day and personally appeared Paul J. Leventis, 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 and in the capacities stated.

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

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 FIRM NO. 10093500 7722 Broadmoor, Suite 105 Bryan, Texas 77802 Phone: (979) 776-9836 Fax: (979) 731-0096 email: curtis@strongsurveying.com