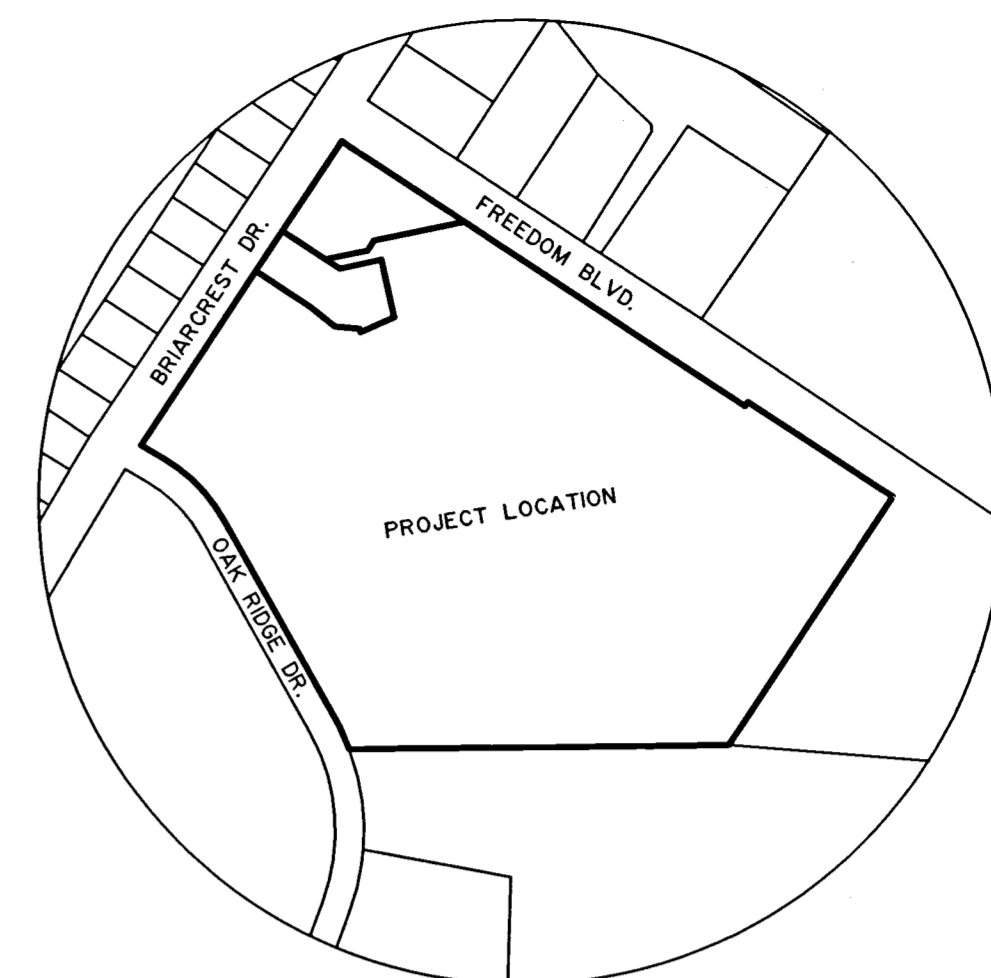


STATE OF TEXAS
0.004 Ac.
734/24

SCHEDULE "B" NOTES - FNF Lawyers Title of Texas, Inc. - Commitment No. 1978015708

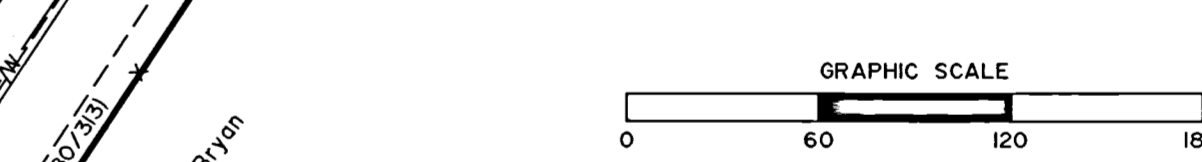
- e) Building lines, easements and/or right-of-ways as shown on the recorded plat are shown.
- f) The right-of-way easement to the City of Bryan in Volume 144, Page 104 is a blanket easement that may affect this tract, although its exact location is unknown.
- g) The right-of-way easement to the City of Bryan in Volume 744, Page 692 does affect this tract and is shown.
- h) The right-of-way easement to the City of Bryan in Volume 744, Page 704 does affect this tract and is shown.
- i) The 10' w. Easement to Enserch Corp. in Volume 2049, Page 296 does affect this tract and is shown.
- j) The 25' Private Access Easement in Volume 2642, Page 308 does affect this tract and is shown.
- k) The City of Bryan Utility Easement in Volume 3016, Page 202 does affect this tract and is shown.
- l) The variable width easement to BTU in Volume 7775, Page 160 does affect this tract and is shown.
- m) The storm water drainage easement in Volume 7913, Page 254 does affect this tract, although the Overall Site Plan is not legible and it's exact location cannot be determined from this document.
- o) The Right-of-Way Easement to the City of Bryan in Volume 2699, page 141, does affect this tract and is shown.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

North Orientation for the Vacating Plat is based on rotating the northwest line to Plat Calls in 8481/274.
 North Orientation for the REPLAT is based on rotating the northwest line to GRID NORTH, NAD83 (CORS 2011) epoch 2010.00, STATE PLANE CENTRAL ZONE.
 THIS PROPERTY IS NOT SITUATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS DEPICTED FROM FLOOD INSURANCE RATE MAP NO. 4804IC0215F, REVISED APRIL 2, 2014.
 25' w. Private Access Esmt. in Volume 2642, Page 308 will be release and replaced with the easement shown.
 The City of Bryan Esmt. on Lot 3A in 3016/202 is Proposed to be Released and a new Easement created.
 The Variable Width BTU Esmt. on Lot 3A in 7775/160 is Proposed to be Released and a new Easment created.
 All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 The City of Bryan 10' w. Esmt. on Lot 2A in 2699/141 is Proposed to be Released and a new Easement created.
 The current zoning of the property is C-2 (Retail) District.



FINAL PLAT
 of
LOTS 1A, 2A, & 3A, BLOCK 1
BRIARCREST WAL-MART SUBDIVISION

BEING A REPLAT OF
 LOTS 1RR, 2R & 3R, BLOCK 1
 BRIARCREST WAL-MART SUBDIVISION

BEING A TOTAL OF 26.295 ACRES
 VOLUME 8481, PAGE 274
 RICHARD CARTER SURVEY, A - 8
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 60' JANUARY 16, 2019

SHEET 1 OF 3

Prepared By:

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

Owner: Murphy Oil USA Inc.
 Address: 200 Peach Street
 El Dorado AR 71730
 Phone No: 870-875-7600

Owner: Chick-ill-a, Inc.
 Address: 5200 Buffington Road
 Atlanta, Georgia 30349
 Phone No: 404-765-8000

Owner: WAL-MART REAL ESTATE BUSINESS TRUST
 Address: 702 S. W. 8TH Street
 Bentonville, AR 72716
 Phone No: 479-273-4161

VACATING PLAT

The Board of Trustees of
 the Bryan Independent School District
 Call 4.00 Ac.
 355/363

Bryan Independent School District
 Call 20.483 Ac.
 1560/57

R=464.15'
 D=05°58'29"
 L=48.40'
 LC=48.38'
 CB=N 13°56'26" W

R=330.37'
 D=29°58'12"
 L=172.81'
 LC=170.85'
 CB=N 31°54'47" W

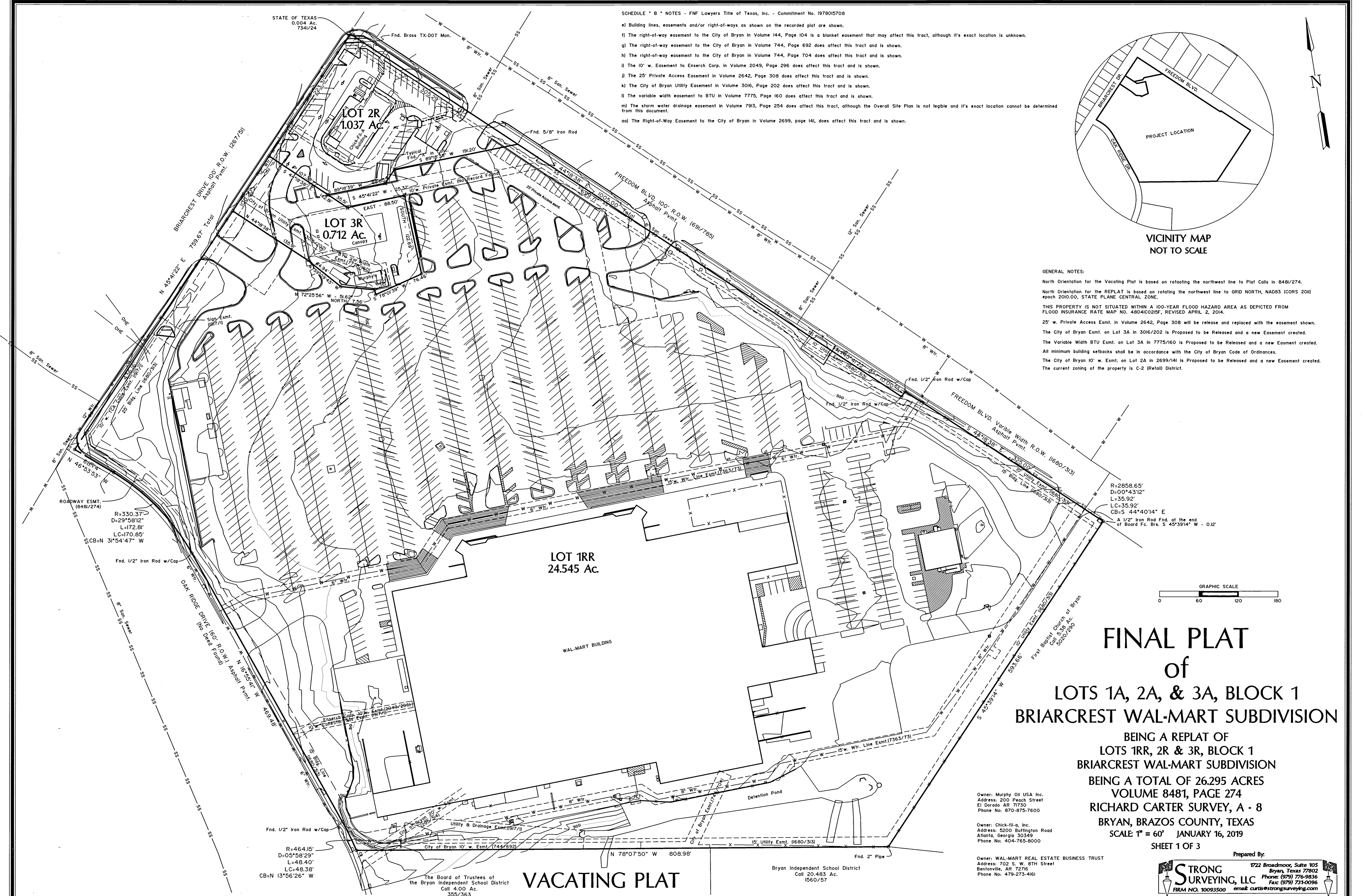
LOT 1RR
 24.545 Ac.

LOT 3R
 0.712 Ac.
 Canopy

LOT 2R
 1.037 Ac.

WAL-MART BUILDING

Detention Pond



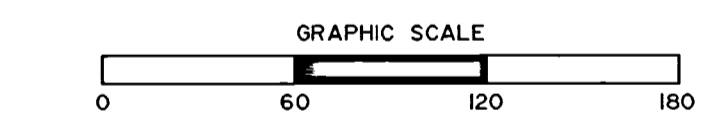
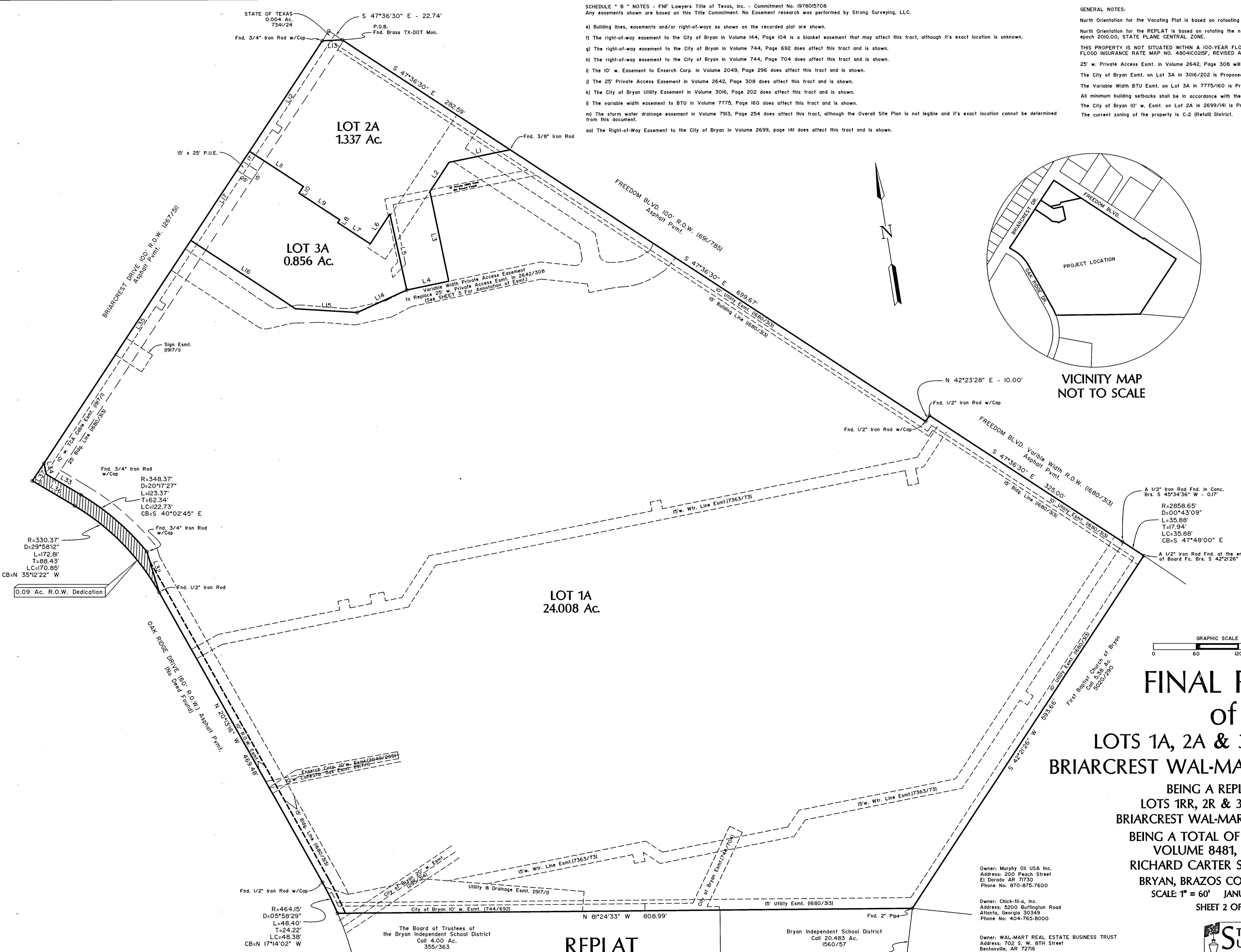
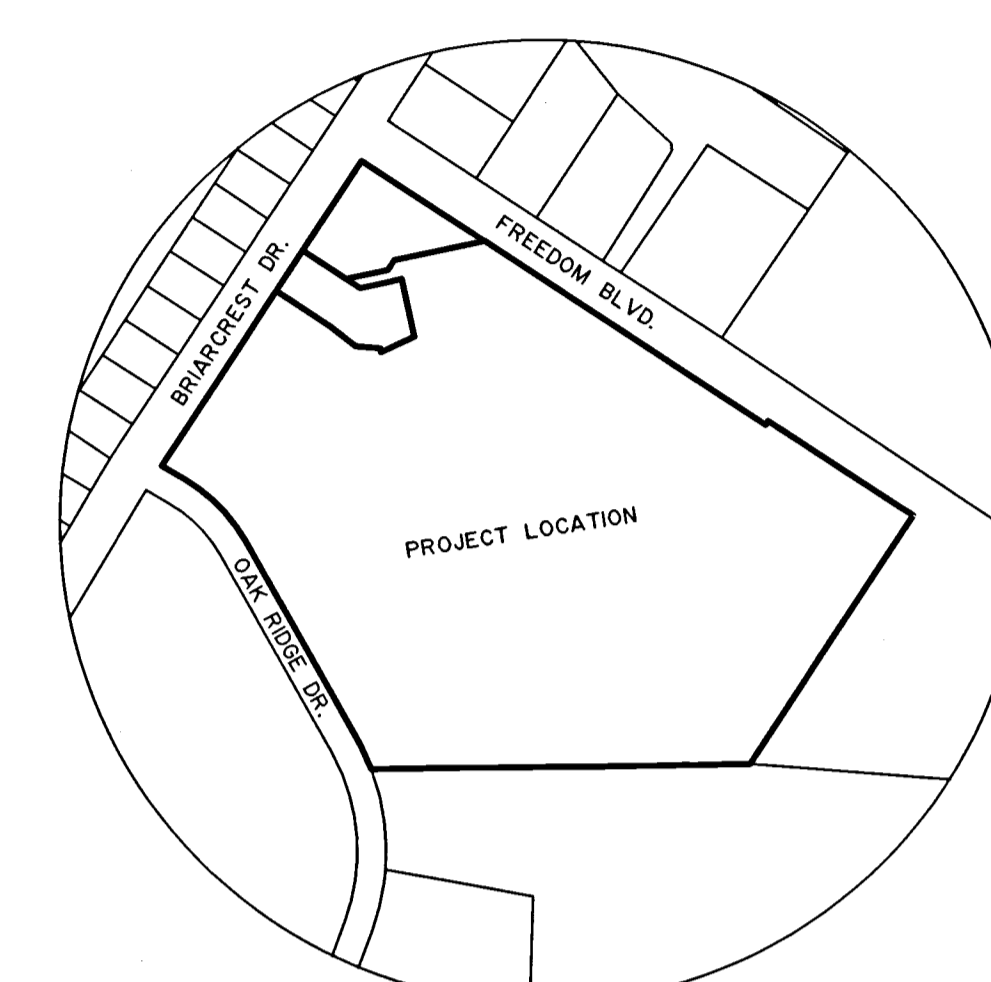
SCHEDULE "B" NOTES - FNF Lawyers Title of Texas, Inc. - Commitment No. 1978015708
 Any easements shown are based on this Title Commitment. No Easement research was performed by Strong Surveying, LLC.

- e) Building lines, easements and/or right-of-ways as shown on the recorded plat are shown.
- f) The right-of-way easement to the City of Bryan in Volume 144, Page 104 is a blanket easement that may affect this tract, although its exact location is unknown.
- g) The right-of-way easement to the City of Bryan in Volume 744, Page 692 does affect this tract and is shown.
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- m) The storm water drainage easement in Volume 7913, Page 254 does affect this tract, although the Overall Site Plan is not legible and its exact location cannot be determined from this document.
- oa) The Right-of-Way Easement to the City of Bryan in Volume 2699, page 141 does affect this tract and is shown.

GENERAL NOTES:

North Orientation for the Vacating Plat is based on rotating the northwest line to Plat Calls in 648/274.
 North Orientation for the REPLAT is based on rotating the northwest line to GRID NORTH, NAD83 [CORS 2011] epoch 2010.00, STATE PLANE CENTRAL ZONE.
 THIS PROPERTY IS NOT SITUATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS DEPICTED FROM FLOOD INSURANCE RATE MAP NO. 48041C0215F, REVISED APRIL 2, 2014.
 25' w. Private Access Esmt. in Volume 2642, Page 308 will be release and replaced with the easement shown.
 The City of Bryan Esmt. on Lot 3A in 3016/202 is Proposed to be Released and a new Easement created.
 The Variable Width BTU Esmt. on Lot 3A in 7775/160 is Proposed to be Released and a new Easement created.
 All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 The City of Bryan 10' w. Esmt. on Lot 2A in 2699/141 is Proposed to be Released and a new Easement created.
 The current zoning of the property is C-2 (Retail) District.

LINE	DISTANCE	BEARING
L1	87.87'	S 87°23'45" W
L2	49.07'	S 42°23'30" W
L3	129.61'	S 02°39'47" E
L4	60.41'	S 87°10'13" W
L5	110.06'	N 03°17'48" W
L6	50.38'	S 42°24'55" W
L7	54.59'	N 47°35'16" W
L8	4.81'	N 42°24'44" E
L9	68.53'	N 47°35'01" W
L10	11.25'	N 42°23'26" E
L11	90.58'	N 47°36'39" W
L12	186.66'	N 42°25'07" E
L13	28.03'	S 83°21'20" E
L14	76.46'	S 74°43'51" W
L15	86.99'	N 77°22'20" W
L16	176.12'	N 47°36'21" W
L17	150.39'	N 42°25'07" E
L18	57.78'	S 42°25'07" W
L19	222.77'	S 46°29'23" E
L20	40.03'	S 02°22'20" E
L21	115.64'	S 42°24'48" W
L22	147.78'	N 47°35'11" W
L23	24.70'	N 42°25'26" E
L24	103.19'	N 46°27'17" W
L25	121.57'	N 42°25'07" E
L26	59.40'	S 42°25'07" W
L27	103.19'	S 46°27'17" W
L28	24.70'	N 42°25'34" E
L29	147.78'	S 47°35'11" E
L30	166.88'	S 42°24'49" W
L31	54.96'	S 67°57'53" W
L32	48.93'	N 07°40'09" W
L33	56.78'	N 50°11'28" W
L34	15.83'	N 03°20'51" W
L35	376.58'	N 42°25'07" E
L36	68.95'	N 50°11'28" W
L37	29.58'	N 42°25'07" E



FINAL PLAT of LOTS 1A, 2A & 3A, BLOCK 1 BRIARCREST WAL-MART SUBDIVISION

BEING A REPLAT OF
 LOTS 1RR, 2R & 3R, BLOCK 1
 BRIARCREST WAL-MART SUBDIVISION
 BEING A TOTAL OF 26.291 ACRES
 VOLUME 8481, PAGE 274
 RICHARD CARTER SURVEY, A - 8
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 60' JANUARY 16, 2019

SHEET 2 OF 3

Owner: Murphy Oil USA Inc.
 Address: 200 Peach Street
 El Dorado AR 71730
 Phone No: 870-876-7600

Owner: Chick-fil-a, Inc.
 Address: 5200 Buffington Road
 Atlanta, Georgia 30349
 Phone No: 404-765-8000

Owner: WAL-MART REAL ESTATE BUSINESS TRUST
 Address: 702 S. W. 8TH Street
 Bentonville, AR 72716
 Phone No: 479-273-4161

Prepared By:

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

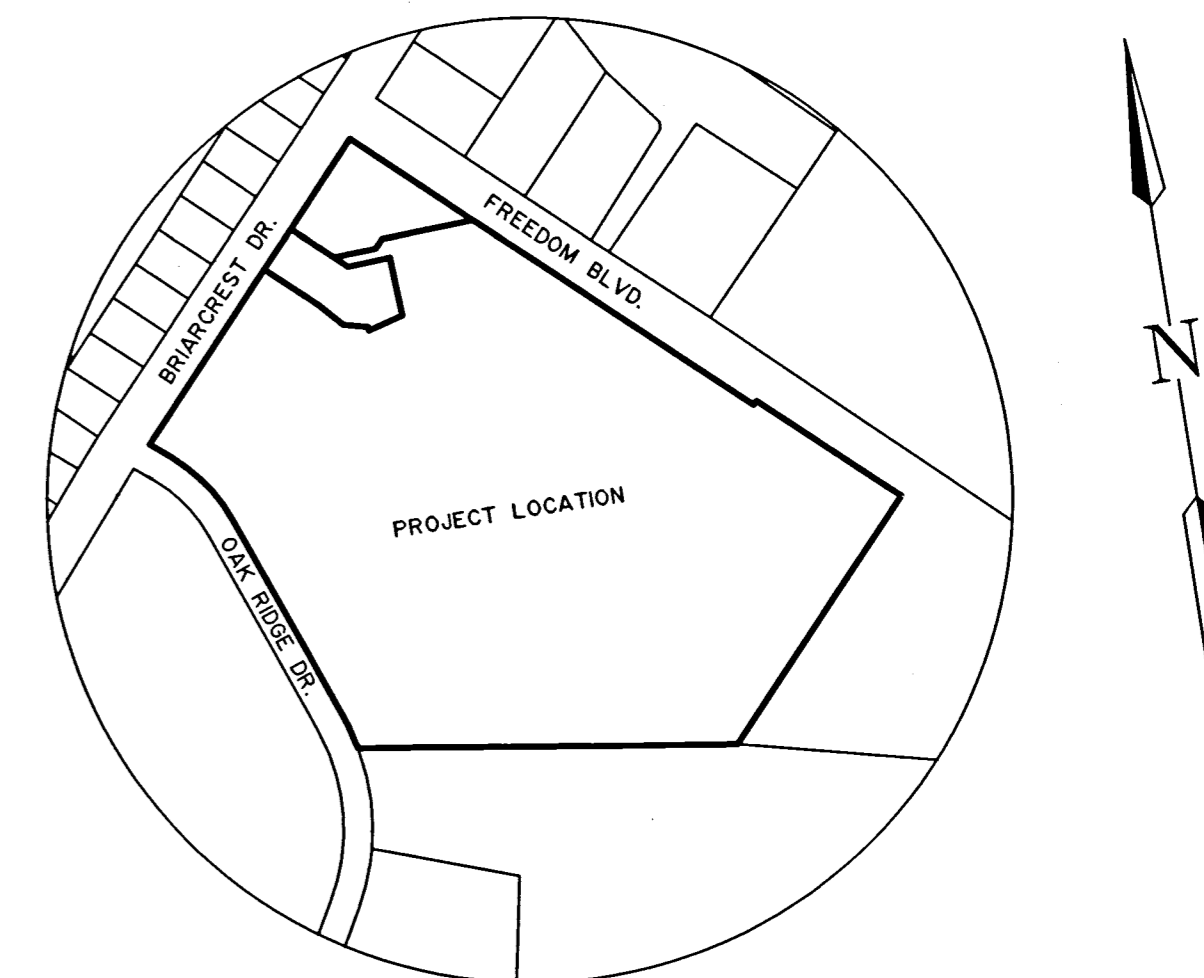
REPLAT

The Board of Trustees of
 the Bryan Independent School District
 Call 4.00 Ac.
 355/363

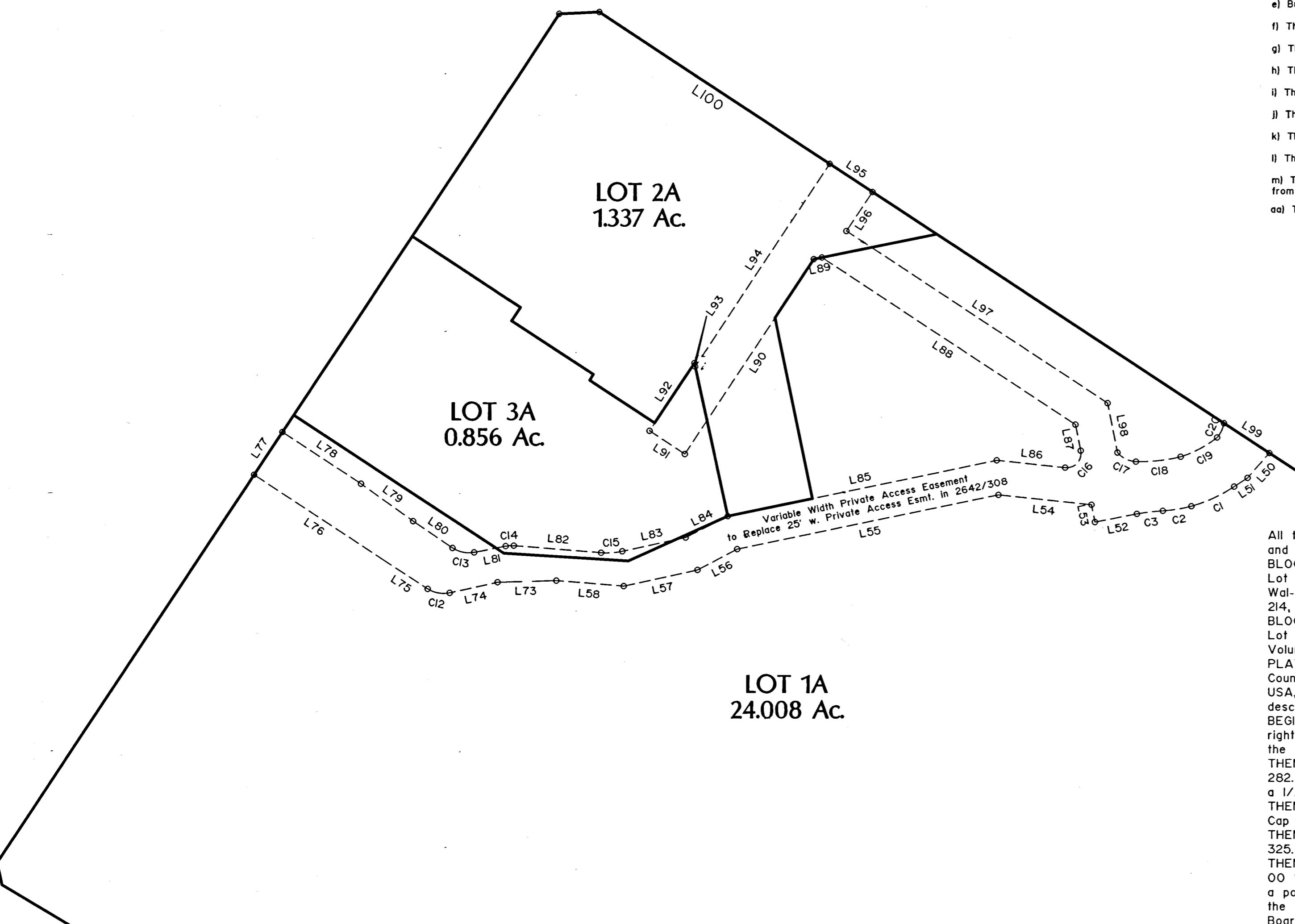
Bryan Independent School District
 Call 20.483 Ac.
 1560/57

S 15°48'14" W - 3433.73' TO CITY MON. GPS-49

- e) Building lines, easements and/or right-of-ways as shown on the recorded plat are shown.
f) The right-of-way easement to the City of Bryan in Volume 144, Page 104 is a blanket easement that may affect this tract, although its exact location is unknown.
g) The right-of-way easement to the City of Bryan in Volume 744, Page 692 does affect this tract and is shown.
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n) The Right-of-Way Easement to the City of Bryan in Volume 2699, page 141 does affect this tract and is shown.



VICINITY MAP NOT TO SCALE



GENERAL NOTES:

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25' w. Private Access Esmt. in Volume 2642, Page 308 will be released and replaced with the easement shown.
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The Variable Width BTU Esmt. on Lot 3A in 7775/160 is Proposed to be Released and a new Easment created.
There shall be a 7.5' Sideline and Rear Setback Line on All Lot Lines.
The City of Bryan 10' w. Esmt. on Lot 2A in 2699/141 is Proposed to be Released and a new Easement created.

FIELD NOTES
26.291 ACRES

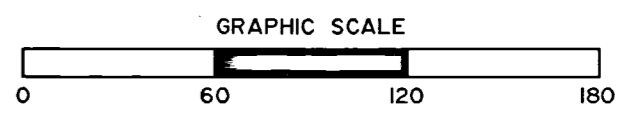
All that certain lot, tract or parcel of land being 26.291 acres situated in the RICHARD CARTER SURVEY, Abstract No. 8, Brazos County, Texas and being all or a part of the following described tracts: 1) Being all of Lot 1RR, Block 1, of the REPLAT OF THE AMENDING PLAT OF LOT 1R, BLOCK 1, BRIARCREST WAL-MART as described in Plat of record in Volume 848, Page 274, Official Records of Brazos County, Texas, said Lot 1RR being a part of that certain tract described as Lot 1R, Block 1 of the Replat of the Amending Plat of Lot 1A, Block 1, Briarcrest Wal-Mart Subdivision in deed from WAL-MART STORES, INC. to WAL-MART REAL ESTATE BUSINESS TRUST of record in Volume 8556, Page 214, Official Records of Brazos County, Texas; 2) Being a Part of Lot 2R, Block 1, of the REPLAT OF THE AMENDING PLAT OF LOT 1R, BLOCK 1, BRIARCREST WAL-MART as described in Plat of record in Volume 848, Page 274, Official Records of Brazos County, Texas, said Lot 2R being all of that certain tract of land as described in deed from PERIMETER PROPERTIES IV, L.P. to CHICK-FIL-A, INC. of record in Volume 2642, Page 316, Official Records of Brazos County, Texas; and 3) Being all of Lot 3R, Block 1, of the REPLAT OF THE AMENDING PLAT OF LOT 1R, BLOCK 1, BRIARCREST WAL-MART as described in Plat of record in Volume 848, Page 274, Official Records of Brazos County, Texas, said Lot 3R being all of that certain tract of land as described in deed from WAL-MART REAL ESTATE BUSINESS TRUST to MURPHY OIL USA, INC. of record in Volume 8589, Page 137, Official Records of Brazos County, Texas, said 26.291 acre tract being more particularly described by metes and bounds as follows:
BEGINNING at a Brass TXDOT Monument found at the intersection of the south right-of-way line of Briarcrest Drive and the southwest right-of-way line of Freedom Blvd. as described in Volume 691, Page 785 for the northeast corner, said point being the most easterly corner of the State of Texas Called 0.004 Acre Tract as described in Volume 7341, Page 24;
THENCE S 47° 36' 30" E, along the northeast line of said Lot 2R and the southwest right-of-way line of Freedom Blvd. at a distance of 282.59 feet passing a 3/8" Iron Rod found for the most easterly corner of said Lot 2R and continuing for a total distance of 982.26 feet to a 1/2" Iron Rod with Cap found for angle point in said right-of-way line of Freedom Blvd.;
THENCE N 42° 23' 28" E, along the southeast right of way line of said Freedom Blvd. a distance of 10.00 feet to a 1/2" Iron Rod with Cap found for angle point;
THENCE S 47° 36' 30" E, along the southwest right-of-way line of Freedom Blvd. as described in Volume 1680, Page 313 a distance of 325.00 feet to a point for the Beginning of a curve, a 1/2" Iron Rod found in Concrete bears S 45° 34' 36" W a distance of 0.17 feet;
THENCE continuing along the southwest right of way line of said Freedom Blvd. around a curve in a clockwise direction having a delta angle of 00° 43' 09", an arc distance of 35.88 feet, a radius of 2858.65 feet, and a chord of S 47° 48' 00" E, a distance of 35.88 feet to a point for the most easterly corner, said point being the most easterly corner of said Lot 1RR, said point being the most northerly corner of the First Baptist Church of Bryan Called 5.38 Acre Tract as described in Volume 5020, Page 290, a 1/2" Iron Rod found at the end of a Board fence for reference bears S 42° 21' 26" W a distance of 0.12 feet;
THENCE S 42° 21' 26" W, along the southeast line of said Lot 1RR and the northwest line of said Called 5.38 acre tract a distance of 593.66 feet to a 2" Iron Pipe found for the southeast corner, said point being the southeast corner of said Lot 1RR and the most westerly corner of said Called 5.38 acre tract, said point also being an angle point in the north line of the Bryan Independent School District Called 20.483 Acre tract as per boundary line agreement as mentioned in Note No. 8 of the Amending Plat of Lot 1A, Block 1, Briarcrest Wal-Mart Subdivision as described in Volume 1917, Page 1;
THENCE N 81° 24' 33" W, along the southwest line of said Lot 1RR and the northeast line of said Called 20.483 Acre tract at an approximate distance of 271 feet passing the approximate northwest corner of said Called 20.483 acre tract and continuing along the north line of the Board of Trustees of Bryan Independent School District Called 4.00 acre tract as described in Volume 355, Page 363 for a total distance of 808.99 feet to a 1/2" Iron Rod with Cap set for the southwest corner, said point being the southwest corner of said Lot 1RR and the northwest corner of said Called 4.00 acre tract;
THENCE along the westerly line of said Lot 1RR and the easterly right-of-way line of Oak Ridge Drive (No Deed of Record Found) around a curve in a counterclockwise direction having a delta angle of 05° 58' 29", an arc distance of 48.40 feet, a radius of 464.15 feet, and a chord of N 17° 14' 02" W, a distance of 48.33 feet to a 1/2" Iron Rod with Cap found for the point of tangency of said curve;
THENCE N 20° 13' 16" W, continuing along the westerly line of said Lot 1RR and the easterly right-of-way line of said Oak Ridge Drive a distance of 469.48 feet to a 1/2" Iron Rod with Cap found for the beginning of a curve;
THENCE continuing along the westerly line of said Lot 1RR and the easterly right-of-way line of said Oak Ridge Drive around a curve in a counterclockwise direction having a delta angle of 29° 58' 12", an arc distance of 172.81 feet, a radius of 330.37 feet, and a chord of N 35° 12' 22" W, a distance of 170.85 feet to a point in the existing road for the point of tangency of said curve;
THENCE N 50° 11' 28" W, continuing along the westerly line of said Lot 1RR and the easterly right-of-way line of said Oak Ridge Drive a distance of 68.95 feet to a point in the existing road for the most westerly corner, said point being the most westerly corner of said Lot 1RR, said point being located in the southeast right-of-way line of said Briarcrest Drive, a Brass TXDOT Monument bears S 40° 11' 08" W a distance of 60.00 feet;
THENCE N 42° 25' 07" E, along the northwest line of said Lot 1RR and the southeast right-of-way line of said Briarcrest Drive as described in Volume 267, Page 51, at a distance of 436.12 feet passing a 3/4" Iron Rod with Cap found for the most westerly corner of said Lot 3R and continuing at a distance of 536.27 passing the westerly corner of said Lot 2R and continuing for a total distance of 743.21 feet to a 3/4" Iron Rod with Cap found for a northwest corner, said point being the southwest corner of said Called 0.004 acre tract;
THENCE S 83° 21' 20" E, along the south line of said Called 0.004 acre tract a distance of 28.03 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 26.291 ACRES OF LAND MORE OR LESS.

VARIABLE WIDTH PRIVATE ACCESS EASEMENT CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Lists curves C1 through C20 with their respective measurements.

VARIABLE WIDTH PRIVATE ACCESS EASEMENT LINE TABLE

Table with columns: LINE, DISTANCE, BEARING. Lists lines L50 through L101 with their respective measurements.



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 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.



Approval of the City Engineer

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 15th day of January, 2020.

Approval of the City Planner

I, Harlan Simmons, 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 15th day of January, 2020.

WAL-MART Certificate of Ownership and Dedication

STATE OF ARKANSAS
COUNTY OF BENTON
I (We), WAL-MART REAL ESTATE BUSINESS TRUST, 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 8556, Page 214 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: Nick Goodnt, Sr. Director

STATE OF ARKANSAS
COUNTY OF BENTON
Before me, the undersigned authority, on this day personally appeared Nick Goodnt, 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, Benton County, Arkansas: Elizabeth Robbins
INOTARY SEAL: ELIZABETH ROBBINS, Benton County, Commission Number 12820923, Notary Public - Arkansas, My Commission Expires May 01, 2025

MURPHY'S Certificate of Ownership and Dedication

STATE OF ARKANSAS
COUNTY OF FULTON
I (We), MURPHY OIL USA, INC. the owner and developer of the land shown on this plat, being all of the tract of land conveyed to us in the Official Records of Brazos County in Volume 8589, Page 137 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: Jeff B...

STATE OF ARKANSAS
COUNTY OF FULTON
Before me, the undersigned authority, on this day personally appeared Jeff B..., 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, Fulton County, Arkansas: Elizabeth Robbins
INOTARY SEAL: ELIZABETH ROBBINS, Benton County, Commission Number 12820923, Notary Public - Arkansas, My Commission Expires May 01, 2025

hereby certify that I filed for record in my Records of Brazos County

Karen McQueen by Michelle Edwards

Chick-Fil-A Certificate of Ownership and Dedication

STATE OF GEORGIA
COUNTY OF FULTON
I (We), CHICK-FIL-A, INC. 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 2642, Page 316 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: Ed Reed

STATE OF GEORGIA
COUNTY OF FULTON
Before me, the undersigned authority, on this day personally appeared Ed Reed, 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, Fulton County, Georgia: Elizabeth Robbins
INOTARY SEAL: ELIZABETH ROBBINS, Benton County, Commission Number 12820923, Notary Public - Arkansas, My Commission Expires May 01, 2025

FINAL PLAT of LOTS 1A, 2A & 3A, BLOCK 1 BRIARCREST WAL-MART SUBDIVISION

BEING A REPLAT OF LOTS 1RR, 2R & 3R, BLOCK 1 BRIARCREST WAL-MART SUBDIVISION BEING A TOTAL OF 26.291 ACRES VOLUME 8481, PAGE 274 RICHARD CARTER SURVEY, A - 8 BRYAN, BRAZOS COUNTY, TEXAS SCALE 1" = 60' JANUARY 16, 2019 SHEET 3 OF 3

Owner: Murphy Oil USA Inc. Address: 200 Peach Street El Dorado AR 71730 Phone No: 870-875-7600
Owner: Chick-Fil-A, Inc. Address: 5200 Buffington Road Atlanta, Georgia 30349 Phone No: 404-765-8000
Owner: WAL-MART REAL ESTATE BUSINESS TRUST Address: 702 S. W. 8TH Street Bentonville, AR 72716 Phone No: 479-273-4161
Prepared By: STRONG SURVEYING, LLC 7722 Broadmoor, Suite 305 Bryan, Texas 77802 Phone: (979) 776-9836 Fax: (979) 731-0096 FIRM NO. 10093500 email: curts@strongsurveying.com