

STATE OF TEXAS
0.004 Ac.
7341/24

S 47°36'30" E 22.74'

Fnd. 3/4" Iron Rod w/Cap

Fnd. Brass TX-DOT Mon.

LOT 2A
1.537 AC
15821/61

Owner: Chick-fil-A, Inc.
Address: 5200 Burlington Road
Alpharetta, Georgia 30429
Phone No. 404-765-8000

LOT 3A
0.886 AC
15821/61

Owner: Murphy Oil USA, Inc.
Address: 100 Peach Street
El Dorado, AR 71730
Phone No. 870-878-7600

LOT 1A
24.008 AC
15821/61

SCHEDULE "B" NOTES - FNF Lawyers Title of Texas, Inc. - Commitment No. 1978015788
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 it's 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.

GENERAL NOTES:
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.

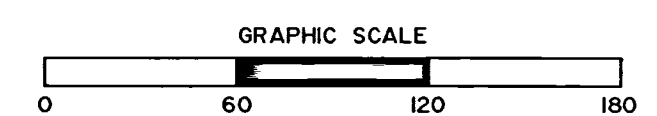
THIS PROPERTY IS NOT SITUATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS DEPICTED FROM FLOOD INSURANCE RATE MAP NO. 48041C025F, REVISED APRIL 2, 2014.

All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances. The current zoning of the property is C-2 (Retail) District.

○ A 1/2" Iron Rod with Cap (4961) Set for corner
● A pk nail set in Asphalt for corner

All Bearings and distances are Call and Actual.

LINE	BEARING	DISTANCE
L1	N 03°20'51" W	15.83'
L2	N 42°25'07" E	134.51'
L3	S 47°33'43" E	103.17'
L4	N 42°25'26" E	26.03'
L5	S 47°35'11" E	147.78'
L6	S 42°24'48" W	166.88'
L7	S 67°57'53" W	54.96'
L8	N 07°40'09" W	11.08'
L9	N 07°40'09" W	48.93'
L10	N 50°11'28" W	56.78'
L11	N 42°25'07" E	56.77'
L12	N 42°25'07" E	127.53'
L13	S 46°29'23" E	222.77'
L14	S 02°22'20" E	40.03'
L15	S 42°24'48" W	115.64'
L16	N 47°35'11" W	147.78'
L17	N 42°25'26" E	21.08'
L18	N 47°45'12" W	103.17'
L19	N 42°25'07" E	57.77'
L20	S 47°36'21" E	176.12'
L21	S 77°22'20" E	86.99'
L22	N 74°43'51" E	76.46'
L23	N 87°10'13" E	60.41'
L24	N 02°39'47" W	129.61'
L25	N 42°23'30" E	49.07'
L26	N 87°23'45" E	87.87'



FINAL PLAT of LOTS 1A - R, 4A & 5A, BLOCK 1 BRIARCREST WAL-MART SUBDIVISION

BEING A REPLAT OF
LOT 1A, BLOCK 1
BRIARCREST WAL-MART SUBDIVISION
BEING A TOTAL OF 24.008 ACRES
VOLUME 15821, PAGE 61
RICHARD CARTER SURVEY, A - 8
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 60' NOVEMBER 5, 2019

SHEET 1 OF 3

Prepared By:

STRONG SURVEYING, LLC
FIRM NO. 10093500 email: curtis@strongsurveying.com

1722 Broadmoor, Suite 105
Bryan, Texas 77802
Phone: (979) 276-9836
Fax: (979) 271-0096

ORIGINAL PLAT

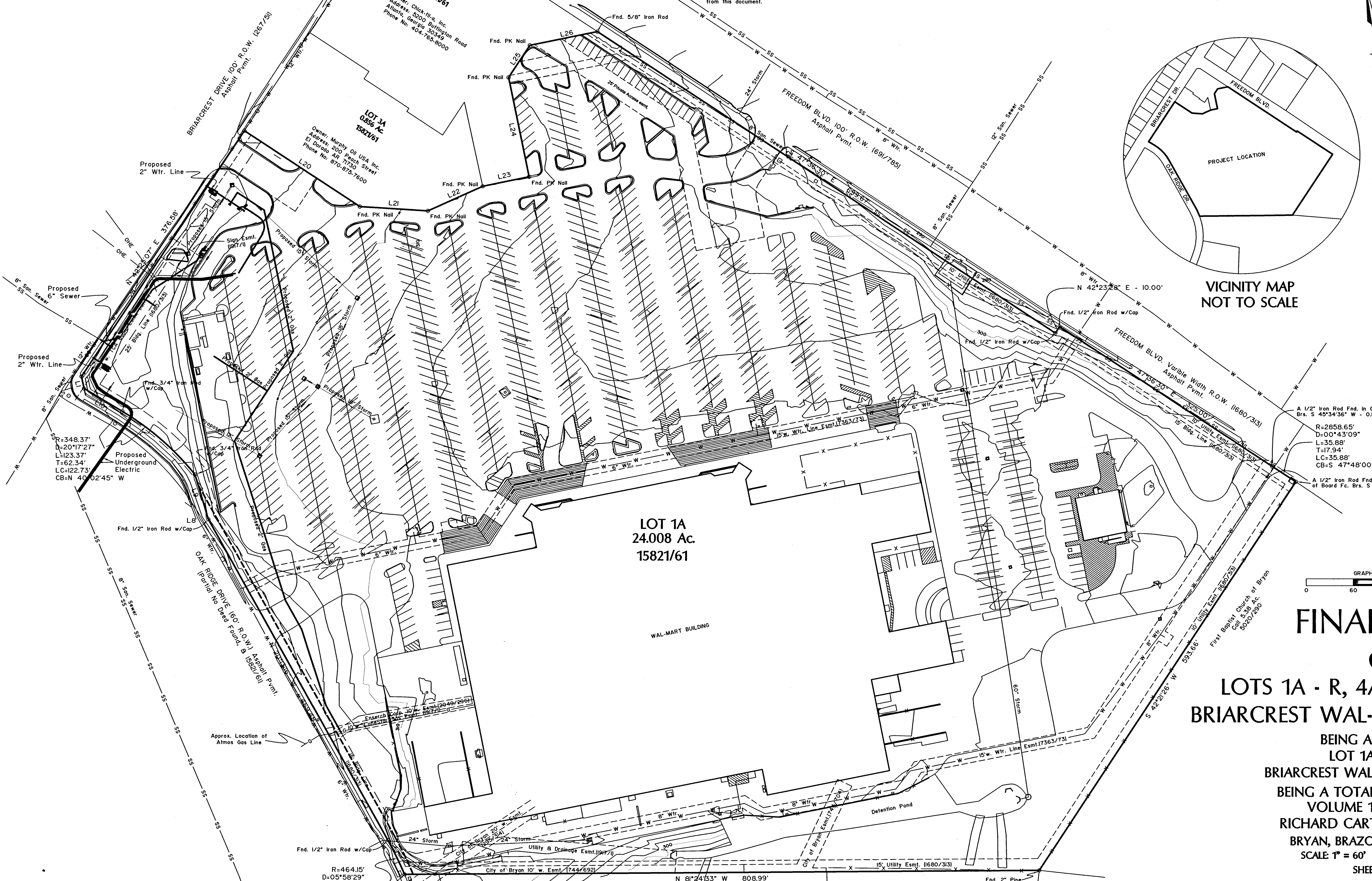
Bryan Independent School District
Call 20.483 Ac.
1560/57
S 15°48'14" W - 3433.73' TO CITY MON. GPS-49

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

R=464.15'
D=05°58'29"
L=48.40'
T=24.22'
LC=48.38'
CB=N 17°14'02" W

Fnd. 1/2" Iron Rod w/Cap

The Board of Trustees of
the Bryan Independent School District
Call 4.00 Ac.
356/363



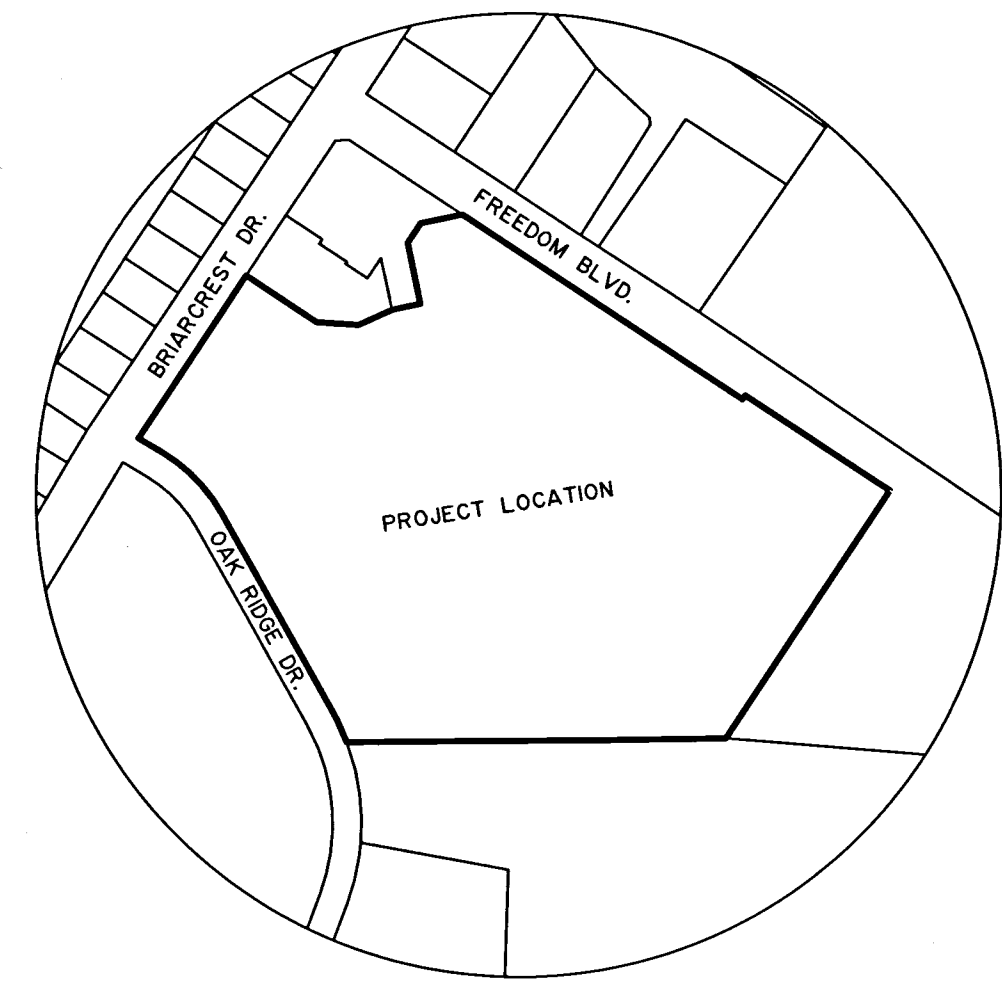
LINE	BEARING	DISTANCE
L27	N 86°23'46" E	33.43'
L28	S 03°12'56" E	126.34'
L29	S 42°28'03" W	243.26'
L30	S 01°59'27" E	150.20'
L31	S 64°30'57" W	53.39'
L32	N 20°13'16" W	83.29'
L33	S 69°56'47" E	14.33'
L34	N 00°00'00" W	21.08'
L35	N 01°49'40" W	83.40'
L36	N 47°33'53" E	34.86'
L37	S 42°25'07" W	243.26'
L38	N 42°24'48" E	24.00'
L39	S 47°33'53" E	12.56'
L40	N 42°25'07" W	243.26'
L41	N 02°22'20" W	18.80'
L42	N 02°22'20" W	16.72'
L43	N 02°22'20" W	23.32'
L44	N 46°29'23" W	13.97'
L45	N 46°29'23" W	221.80'
L46	N 02°10'39" W	17.36'
L47	S 78°09'56" E	65.90'
L48	S 86°03'05" E	51.55'
L49	S 03°56'54" W	15.00'
L50	N 86°03'06" W	52.15'
L51	N 73°58'56" W	58.45'
L52	S 42°25'07" W	18.50'
L53	S 47°34'53" E	23.00'
L54	S 42°25'07" W	15.00'
L55	N 47°34'53" W	12.00'
L56	S 42°25'07" W	87.95'
L57	S 47°34'53" E	12.00'
L58	S 42°25'07" W	10.00'
L59	N 47°34'53" W	12.00'
L60	S 42°25'07" W	9.28'
L61	S 16°32'09" E	14.68'
L62	S 50°11'28" E	39.84'
L63	S 43°07'14" W	19.00'
L64	S 42°25'07" E	66.81'
L65	N 88°09'49" E	18.08'
L66	N 43°09'49" E	71.46'
L67	N 65°39'49" E	91.65'
L68	S 47°45'12" E	16.35'
L69	S 65°39'49" W	55.17'
L70	S 43°09'49" W	74.68'
L71	S 88°09'49" W	28.91'
L72	S 42°25'07" W	45.87'
L73	N 20°13'16" W	143.62'
L74	N 65°33'25" E	10.02'
L75	N 20°13'16" W	44.87'
L76	N 08°43'16" W	216.85'
L77	N 42°02'54" E	137.49'
L78	N 02°45'12" W	181.64'
L79	N 87°14'48" E	10.00'
L80	S 02°45'12" E	185.76'
L81	S 08°43'16" E	210.10'
L82	S 20°13'16" E	43.19'
L83	S 65°33'25" W	10.02'
L84	N 08°43'16" W	101.53'
L85	N 08°43'16" W	101.53'
L86	N 20°13'16" W	43.08'
L87	S 20°13'16" W	43.08'
L88	S 08°39'52" E	101.53'

SCHEDULE "B" NOTES - FNF Lawyers Title of Texas, Inc. - Commitment No. 1978015788
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 All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances. The current zoning of the property is C-2 (Retail) District.
 ○ A 1/2" Iron Rod with Cap (496) Set for corner
 ● A pk nail set in Asphalt for corner

LINE	BEARING	DISTANCE
L1	N 03°20'51" W	15.83'
L2	N 42°25'07" E	134.51'
L3	S 47°33'43" E	103.17'
L4	N 42°25'26" E	26.03'
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15' w. Private Sanitary Sewer Easement
 See Inset 2 for Annotations

Variable Width P.U.E.
 See Inset 1 for Annotations

R=348.37'
 D=20°17'27"
 L=123.37'
 T=62.34'
 LC=122.73'
 CB=N 40°02'45" W

R=363.37'
 D=03°18'42"
 L=21.00'
 LC=21.00'
 CB=S 48°32'07" E

R=464.15'
 D=05°58'29"
 L=48.40'
 T=24.22'
 LC=48.38'
 CB=N 17°14'02" W

R=464.15'
 D=05°58'29"
 L=48.40'
 T=24.22'
 LC=48.38'
 CB=N 17°14'02" W

R=464.15'
 D=05°58'29"
 L=48.40'
 T=24.22'
 LC=48.38'
 CB=N 17°14'02" W

R=464.15'
 D=05°58'29"
 L=48.40'
 T=24.22'
 LC=48.38'
 CB=N 17°14'02" W

R=464.15'
 D=05°58'29"
 L=48.40'
 T=24.22'
 LC=48.38'
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 LC=48.38'
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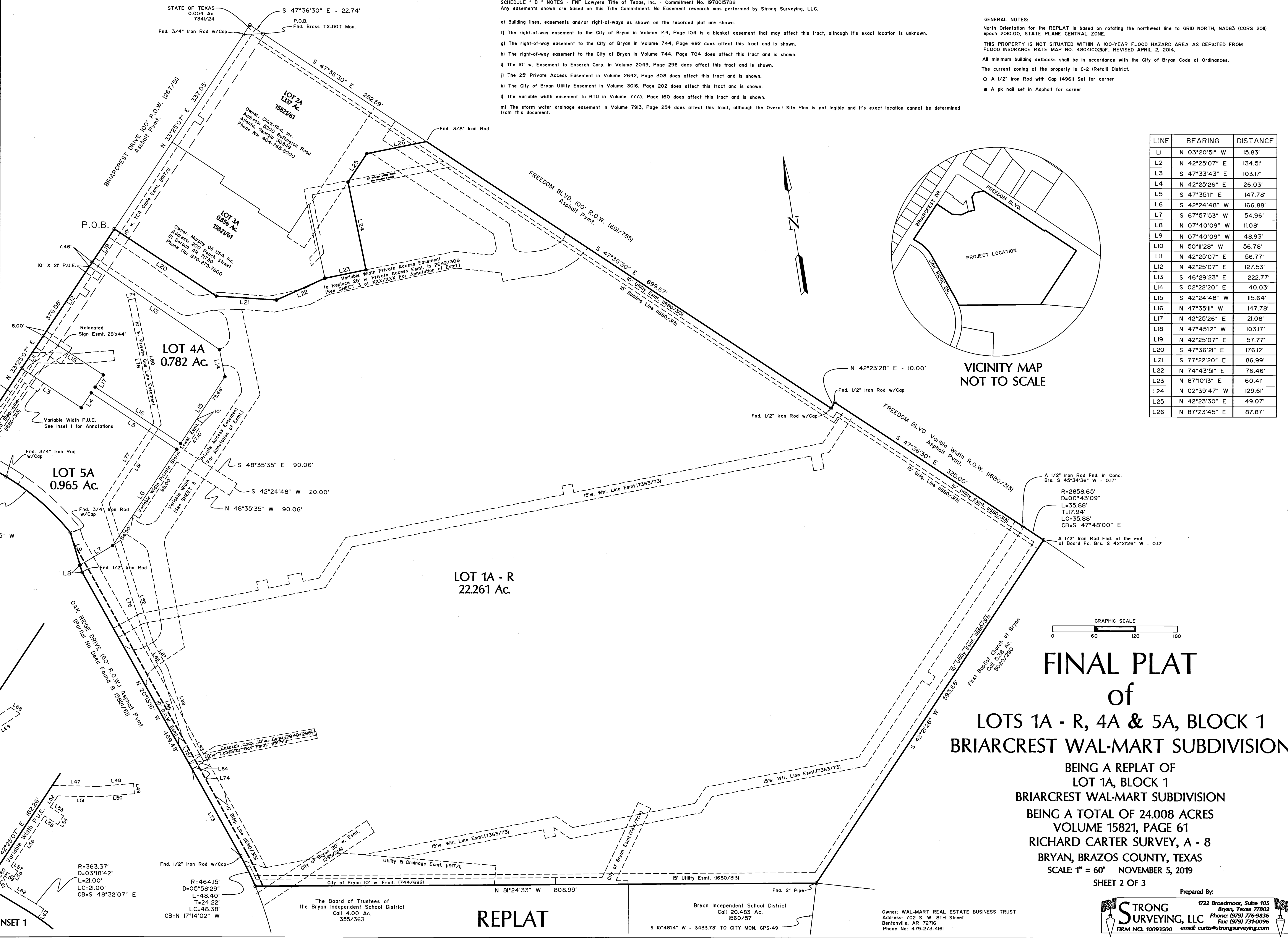
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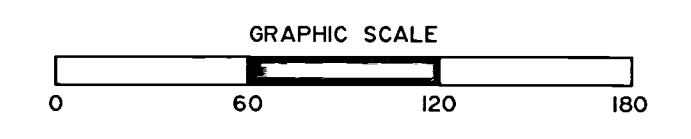
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R=464.15'
 D=05°58'29"
 L=48.40'
 T=24.22'
 LC=48.38'
 CB=N 17°14'02" W



VICINITY MAP NOT TO SCALE



FINAL PLAT of LOTS 1A - R, 4A & 5A, BLOCK 1 BRIARCREST WAL-MART SUBDIVISION

BEING A REPLAT OF
 LOT 1A, BLOCK 1
 BRIARCREST WAL-MART SUBDIVISION
 BEING A TOTAL OF 24.008 ACRES
 VOLUME 15821, PAGE 61
 RICHARD CARTER SURVEY, A - 8
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 60' NOVEMBER 5, 2019

SHEET 2 OF 3

Prepared By:

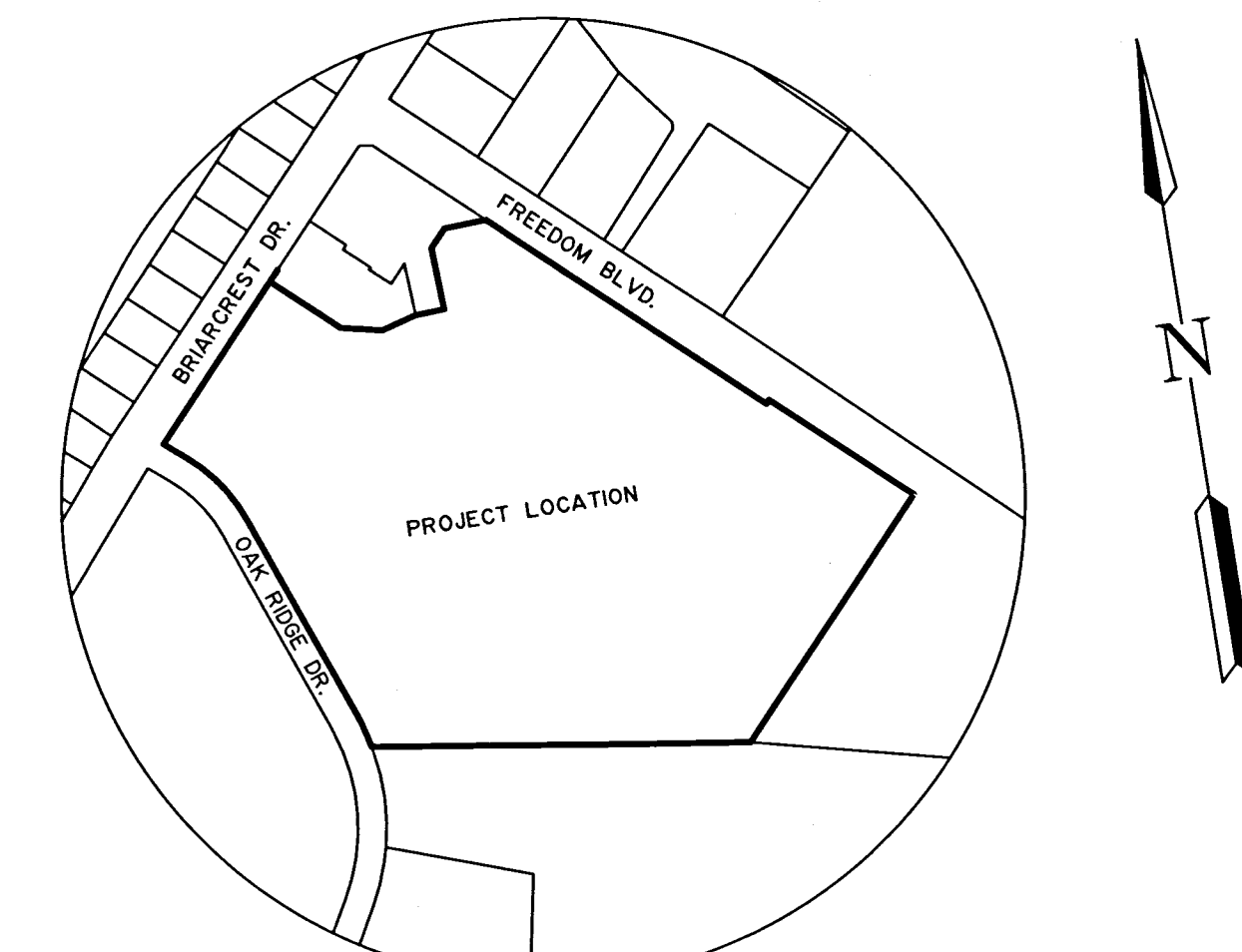
STRONG SURVEYING, LLC
 FIRM NO. 10093500 email: curtis@strongsurveying.com
 7722 Broadmoor, Suite 105
 Bryan, Texas 77802
 Phone: (979) 776-9836
 Fax: (979) 731-0096

REPLAT

Bryan Independent School District
 Call 20.483 Ac.
 1560/57
 S 15°48'14" W - 3433.73' TO CITY MON. GPS-49

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

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The current zoning of the property is C-2 (Retail) District.

FIELD NOTES
22.261 ACRES
OUT OF
LOT 1A, BLOCK 1
BRIARCREST WAL-MART SUBDIVISION
VOLUME 15821, PAGE 61
RICHARD CARTER SURVEY, A - 8
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER 8, 2019

All that certain lot, tract or parcel of land being 22.261 acres situated in the RICHARD CARTER SURVEY, Abstract No. 8, Brazos County, Texas and being a part of Lot 1A, Block 1, Briarcrest Wal-Mart Subdivision of record in Volume 15821, Page 61, Official Records of Brazos County, Texas, and being further described as a part 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 8481, 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, said 22.261 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap found in the southeast right-of-way line of Briarcrest Drive as recorded in Volume 267, Page 51, Deed Records of Brazos County, Texas for a north corner of Lot 1A, Block 1, Briarcrest Wal-Mart Subdivision of record in Volume 15821, Page 61, Official Records of Brazos County, Texas, said point being the most westerly corner of Lot 3A, Block 1, Briarcrest Wal-Mart Subdivision of record in Volume 15821, Page 61;
THENCE S 47° 36' 21" E along the common line between said Lot 1A, Block 1 and the southwest line of said Lot 3A, Block 1 a distance of 176.12 feet to a pk nail found in Asphalt for angle point;
THENCE S 77° 22' 20" E continuing along the common line between said Lot 1A, Block 1 and said Lot 3A, Block 1 a distance of 86.99 feet to a pk nail found in Asphalt for angle point;
THENCE N 74° 43' 51" E continuing along the common line between said Lot 1A, Block 1 and said Lot 3A, Block 1 a distance of 76.46 feet to a pk nail set in Asphalt for angle point, said point being the most easterly corner of said Lot 3A, Block 1 and also being a south corner of Lot 2A, Block 1, Briarcrest Wal-Mart Subdivision of record in Volume 15821, Page 61;
THENCE N 87° 10' 13" E along the common line between said Lot 1A, Block 1 and said Lot 2A, Block 1 a distance of 60.41 feet to a pk nail set in Asphalt for an interior corner, said point being an easterly corner of said Lot 2A, Block 1;
THENCE N 02° 39' 47" W along the common line between said Lot 1A, Block 1 and said Lot 2A, Block 1 a distance of 129.61 feet to a pk nail set in Asphalt for angle point;
THENCE N 42° 23' 30" E along the common line between said Lot 1A, Block 1 and said Lot 2A, Block 1 a distance of 49.07 feet to a pk nail set in Asphalt for angle point;
THENCE N 87° 23' 45" E along the common line between said Lot 1A, Block 1 and said Lot 2A, Block 1 a distance of 87.87 feet to a 3/8" Iron Rod found in the northeast line of said Lot 1A, Block 1 for the most northerly corner, said point being located in the southwest right-of-way line of Freedom Blvd. as described in Volume 691, Page 785;
THENCE S 47° 36' 30" E, along the northeast line of said Lot 1A, Block 1 and the southwest right-of-way line of Freedom Blvd. a distance of 699.67 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 northwest line of said Lot 1A, Block 1 and 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 northeast line of said Lot 1A, Block 1 and 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 northeast line of said Lot 1A, Block 1 and 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 1A, Block 1 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 1A, Block 1 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 1A, Block 1 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 found for the southwest corner, said point being the southwest corner of said Lot 1A, Block 1 and the northeast corner of said Called 4.00 acre tract;
THENCE along the westerly line of said Lot 1A, Block 1 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 48.38 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 1A, Block 1 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 N 07° 40' 09" W continuing along the westerly line of said Lot 1A, Block 1 and the easterly right-of-way line of said Oak Ridge Drive a distance of 60.00 feet to a 3/4" Iron Rod with Cap found for the beginning of a curve;
THENCE continuing along the westerly line of said Lot 1A, Block 1 and the easterly right-of-way line of said Oak Ridge Drive around a curve to the left having a delta angle of 20° 17' 27", an arc distance of 123.37 feet, a radius of 348.37 feet, and a chord of N 40° 02' 45" W, a distance of 122.73 feet to a 3/4" Iron Rod with Cap found for the point of tangency of said curve;
THENCE N 50° 11' 28" W, continuing along the westerly line of said Lot 1A, Block 1 and the northeast right-of-way line of said Oak Ridge Drive a distance of 56.78 feet to a 1/2" Iron Rod with Cap found for angle point;
THENCE N 03° 20' 51" W continuing along the southwest line of said Lot 1A, Block 1 and the northeast right-of-way line of said Oak Ridge Drive a distance of 15.83 feet to a 1/2" Iron Rod with Cap found for angle point, said point being located at the intersection of the northeast right-of-way line of said Oak Ridge Drive and the southeast right-of-way line of said Briarcrest Drive;
THENCE N 42° 25' 07" E along the southeast right-of-way line of said Briarcrest Drive and the northwest line of said Lot 1A, Block 1 a distance of 376.58 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 22.261 ACRES OF LAND MORE OR LESS, according to a survey performed on the ground during November, 2019, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961, doing business under FIRM NO. 10093500. North Orientation is base on rotating the northwest line of said Lot 1A, Block 1 to Grid North, NAD83 (CORS 2011) epoch 2010.00, State Plane Central Zone.

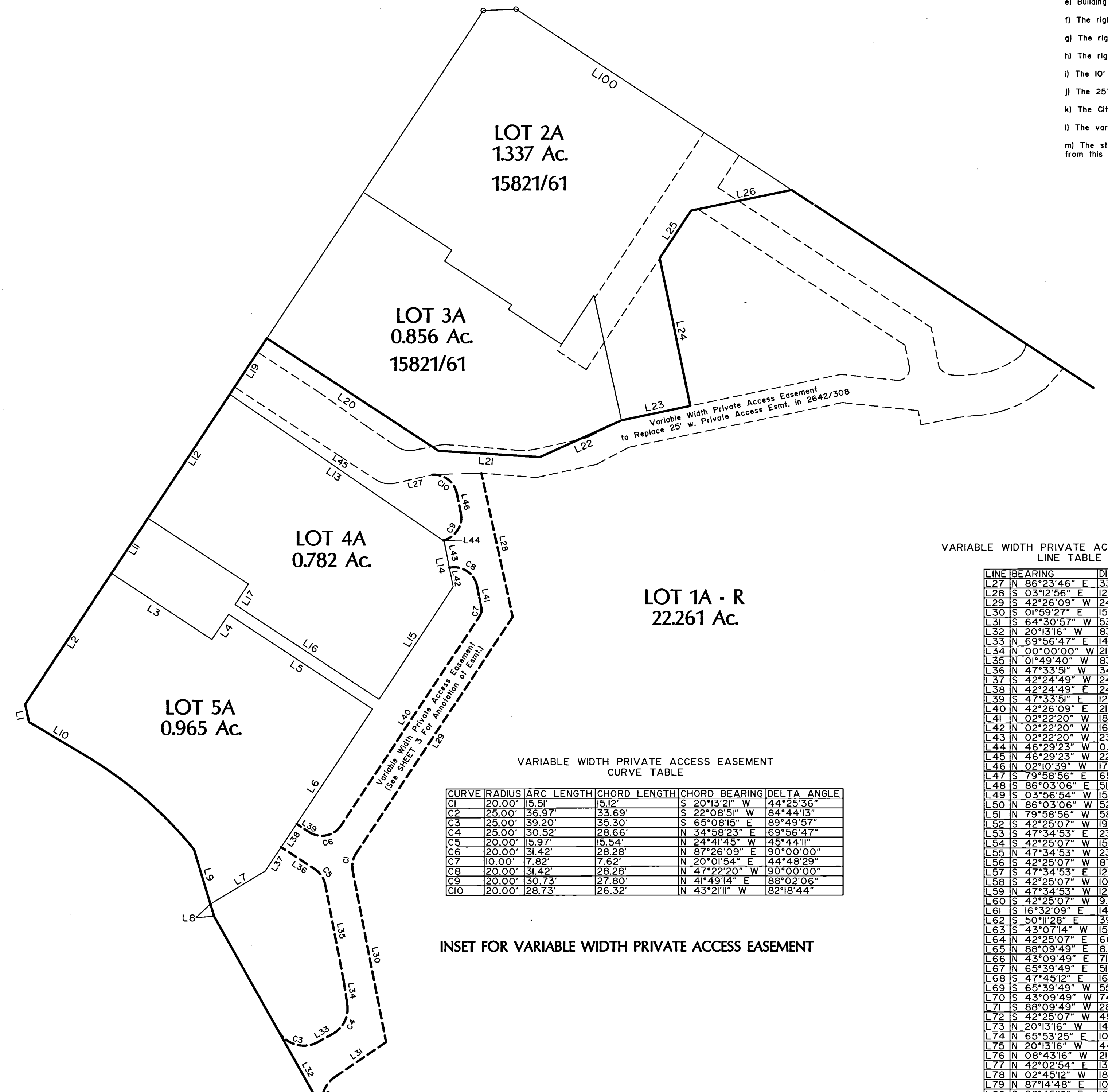
VARIABLE WIDTH PRIVATE ACCESS EASEMENT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists 88 numbered line segments with their respective bearings and distances.

VARIABLE WIDTH PRIVATE ACCESS EASEMENT CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists 10 curve segments with their geometric details.

INSET FOR VARIABLE WIDTH PRIVATE ACCESS EASEMENT



Certification of the Surveyor

STATE OF TEXAS
COUNTY OF BRAZOS
L. 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: [Signature]
(SURVEYOR'S SEAL)

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 23rd day of March, 2020.

Approval of the City Planner

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 23rd day of March, 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, drain easements and public places hereon shown for the purposes identified.

By: [Signature]
Notary Public, Benton County, Arkansas: [Signature]

STATE OF ARKANSAS
COUNTY OF BENTON
Before me, the undersigned authority, on this day personally appeared [Signature], 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 purposes stated.
Given under my hand and seal of office this 23rd day of March, 2020.

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 on the 23rd day of March, 2020, in the Official Records of Brazos County in Volume 15821, Page 61.

County Clerk Brazos County, Texas: [Signature]
(SEAL)

Filed for Record
Official Public Records Of:
Brazos County Clerk
Date: 3/23/2020 3:28:33 PM
in the PLAT Records
Doc Number: 2020-1387098
Volume - Page: 15821-61
Number of Pages: 3
Amount: 73.00
Order#: 21200305000126
By: MD



FINAL PLAT
of
LOTS 1A - R, 4A & 5A, BLOCK 1
BRIARCREST WAL-MART SUBDIVISION

BEING A REPLAT OF
LOT 1A, BLOCK 1
BRIARCREST WAL-MART SUBDIVISION
BEING A TOTAL OF 24.008 ACRES
VOLUME 15821, PAGE 61
RICHARD CARTER SURVEY, A - 8
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1" = 60' NOVEMBER 5, 2019
SHEET 3 OF 3

Prepared By:
STRONG SURVEYING, LLC
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FIRM NO. 10093500 email: curtis@strongsurveying.com

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

