

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

This property is NOT located within the limits of study of the 100 - year flood plain according to FLOOD INSURANCE RATE MAP NO. 48041C025F DATED APRIL 2, 2014.

The easements shown on 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 is shown.

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.

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

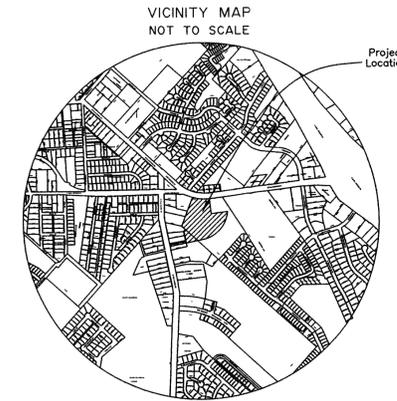
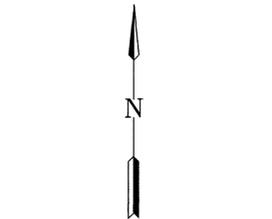
The electrical easement from Jewel A. Rice to the City of Bryan in Vol. 269, Page 426 does affect this tract and is shown.

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.

The easement agreement executed by Burton Creek Development, Ltd. in Vol. 7788, Page 110 does affect this tract and is shown.

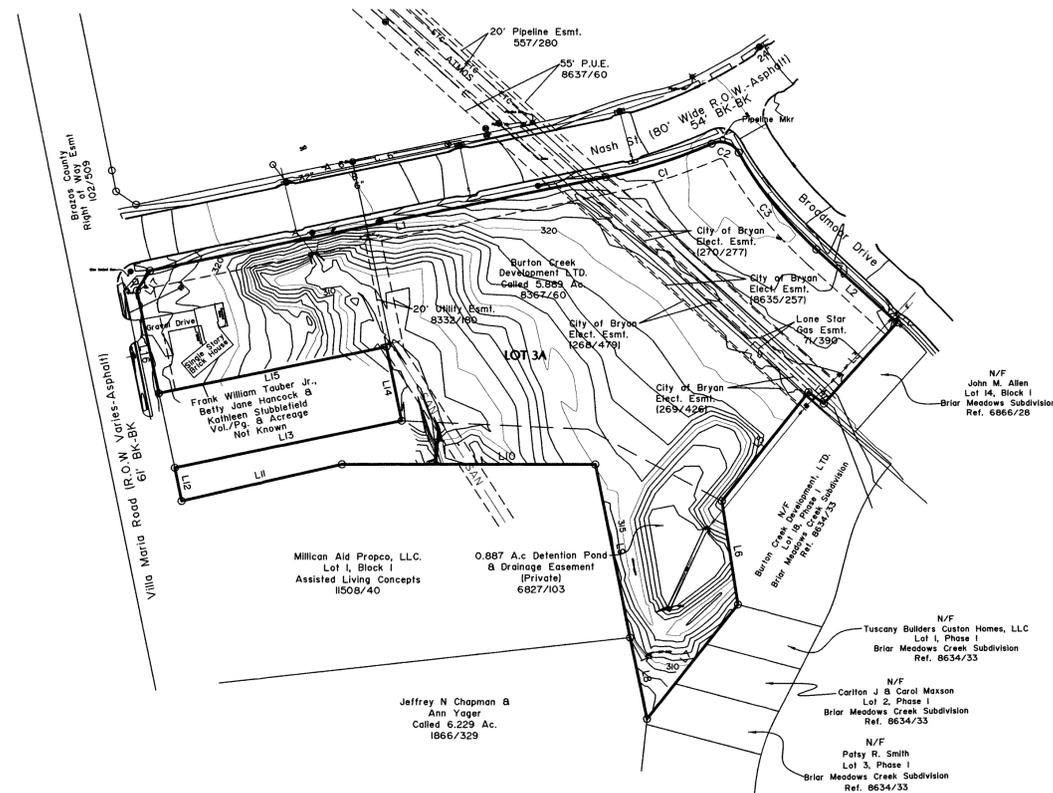
This survey was prepared with the benefit of a Title Commitment from Brazos County Abstract Company as shown in GF No. BC1504629. All easements shown are based on this commitment. Strong Surveying, LLC did not engage any easement research.

- LEGEND**
- 4 Sign
 - Power Pole
 - Sanitary Sewer Manhole
 - Storm Sewer Manhole
 - Water Valve
 - Fire Hydrant
 - Pipeline Marker
 - Tped
 - Water Meter
 - Gas Meter
 - × Guard Post



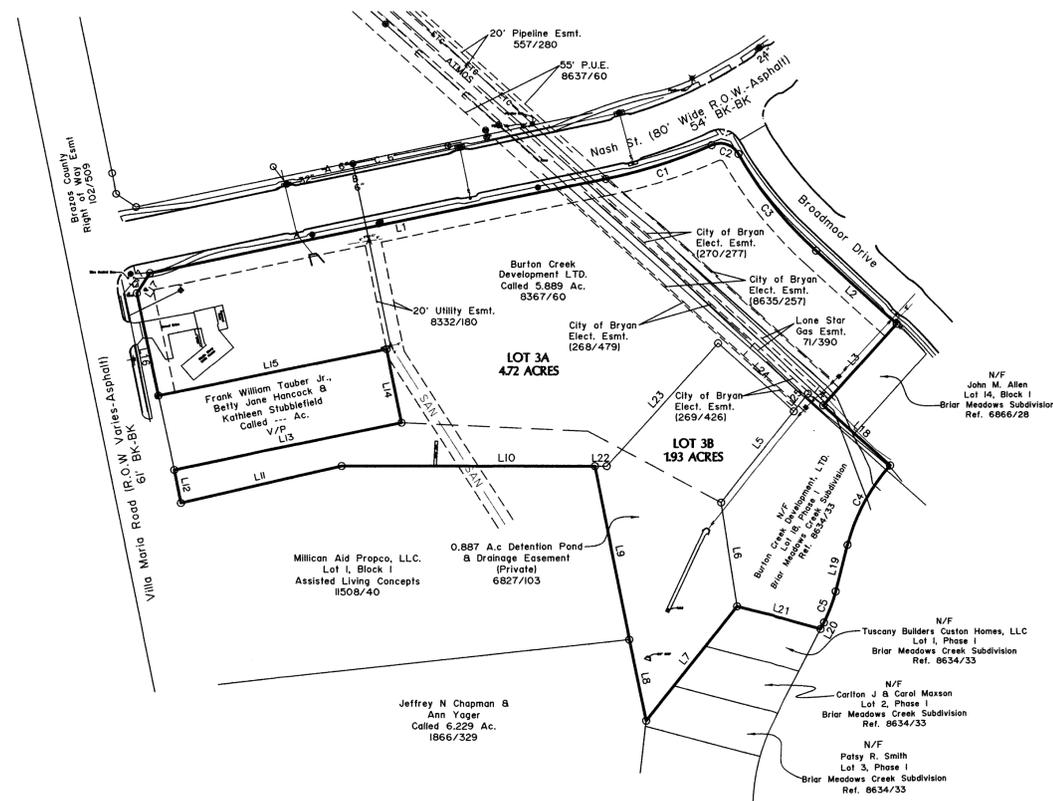
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	615.00'	131.84'	131.59'	N 72°16'02" E	12°16'58"	66.17'
C2	25.00'	36.78'	33.55'	S 71°43'52" E	84°17'10"	22.62'
C3	460.00'	147.97'	147.34'	S 38°48'13" E	18°25'52"	74.63'
C4	225.14'	107.82'	106.79'	S 27°57'13" W	27°26'21"	54.96'
C5	175.00'	39.16'	39.08'	S 20°38'24" W	12°49'16"	19.66'

ORIGINAL PLAT



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	165.72'
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°03'04" W	8.77'
L21	N 75°08'54" W	103.63'
L22	S 89°58'53" E	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'

REPLAT



STATE OF TEXAS
 COUNTY OF BRAZOS
 I (we), Burton Creek Development LTD, 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 6532, Page 267, Volume 7015, Page 33, Volume 7704, Page 198 and corrected in Volume 7734, Page 284 and whose name is subscribed hereon, 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 Burton Creek Management, LLC, its General Partner
 Jenny Black, its President

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.

Registered Professional Land Surveyor:



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 ___ day of ___ 2014 in the Official Records of Brazos County in Volume ___ Page ___
 County Clerk Brazos County, Texas: _____

(SEAL)

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day and personally appeared _____, 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.
 Given under my hand and seal of office this 6th day of May, 2014.

Notary Public, Brazos County, Texas: _____

(NOTARY SEAL)

_____, 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 ___ day of ___ 2014.

City Planner, Bryan, 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 ___ day of ___ 2014.

City Engineer, Bryan, Texas: _____

REPLAT

SEP 23 2015

OF
 LOT 3
 BRIAR MEADOWS CREEK SUBDIVISION
 PHASE III
 6.65 ACRES
 VOLUME 8637, PAGE 60
 JOHN AUSTIN SURVEY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 100' SEPTEMBER 22, 2015
 SHEET 1 OF 1

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

