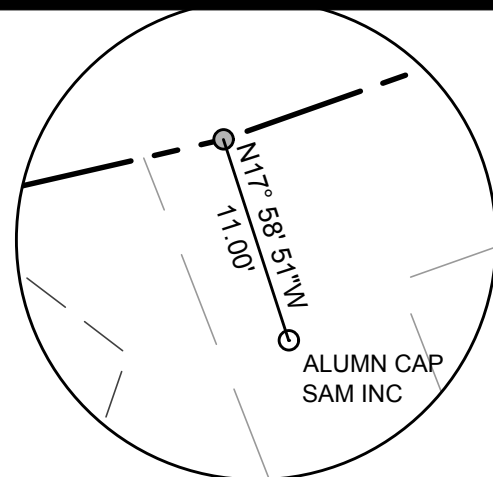
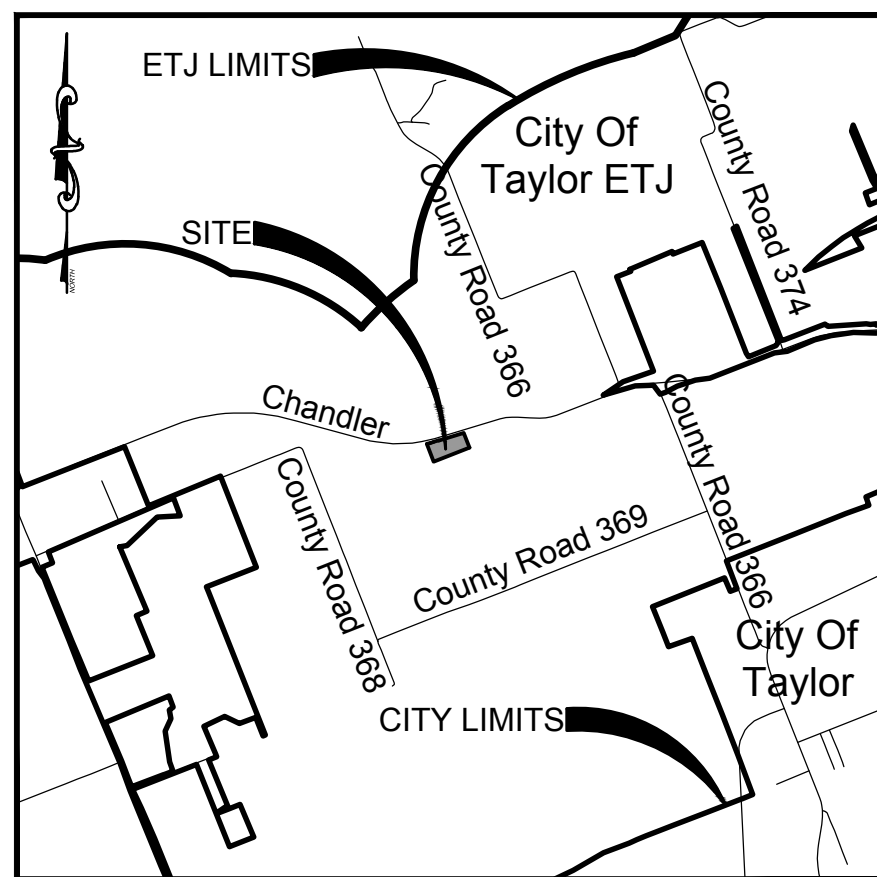


PRELIMINARY PLAT OF BRIN CREEK SUBDIVISION



LEGEND

- IRON ROD SET, CAPPED "BTS"
- IRON ROD FOUND
- CENTER LINE OF ROAD
- (xxx) RECORD CALLS
- C/O CLEANOUT
- WV WATER VALVE

OWNER: CRAIG BRINEGAR
BRIN CREEK PROPERTIES, LLC
2111 CLEAR LAKE PLACE
ROUND ROCK, TEXAS 78665
PHONE 512.497.9156
EMAIL CRAIG@CBRIN.COM

SURVEYOR: BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES
911 NORTH MAIN
TAYLOR, TEXAS 76574
PHONE 512.352.9090
EMAIL BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER: JEN HENDERSON, PE
M&S ENGINEERING
102 W. MORROW ST., STE. 101
GEORGETOWN, TEXAS 78626
PHONE 830.228.5446
EMAIL JHENDERSON@MSENGR.COM

SUBMITTAL DATE:

REVISION DATE:

ORIGINAL SURVEY: SAMUEL PHARRASS SURVEY
ABSTRACT NO. 496

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100
YEAR FLOOD PLAIN AS SHOWN ON FIRM
PANEL 48491C0530E, DATED SEPTEMBER 26,
2008

NEW STREETS: NO NEW STREETS ARE PLANNED

BENCHMARK: FOUND IRON ROD CAPPED WITH
ALUMINUM DISK MARKED "SAM INC"
ELEVATION=637.00

NOTES:

- SEWER SERVICE FOR THIS SUBDIVISION
WILL BE PROVIDED BY ON-SITE SEWAGE
FACILITIES.
- STORM RUNOFF TO BE DETAINED ON-SITE
SUCH THAT POST DEVELOPED FLOWS ARE
EQUAL TO OR LESS THAN PRE-DEVELOPED
FLOWS.

BEARINGS CITED HEREON BASED ON STATE PLANE
COORDINATES, GRID NORTH, CENTRAL ZONE,
TEXAS NAD 83 (93).
TO CONVERT TO SURFACE VALUES, MULTIPLY BY A
COMBINED SCALE FACTOR OF 1.00009454
VERTICAL VALUES BASED ON NGVD 88 DATUM,
GEOID MODEL 2012A

0 100 200
SCALE: 1"=100'

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574
FIRM No. 10128500
surveying@austin.rr.com
bryantechnicalservices.com
PHONE: (512) 352-9090
FAX: (512) 352-9091



M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP | SURVEYING

TEXAS REGISTERED ENGINEERING FIRM F-1394 SURVEYING FIRM # 10044200

CONTACT
WWW.MSENGR.COM
PHONE: (830) 228-5446
FAX: (830) 885-2170

MAIN OFFICE
P.O. BOX 970
6477 FM 311
SPRING BRANCH, TX 78070

BRANCH OFFICE
102 W. MORROW ST, STE 101
GEORGETOWN, TX 78626
PHONE: (830) 228-5446

PERIMETER FIELD NOTES:

These notes describe that certain tract of land located in the SAMUEL PHARRASS SURVEY, ABSTRACT No. 496, situated in Williamson County, Texas; subject tract being all of a called "10.25 Acres" conveyed in a General Warranty Deed from Tommy G. Richardson, Individually and as Independent Executor of the Estate of Frances Lgean Richardson, deceased, to Brin Creek Properties, LLC dated 04-25-2017 and recorded in Document No. 2017036379 of the Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of June, 2018 and being more fully described as follows:

BEGINNING at the Northeast corner of said "10.25 Acres" in the South right-of-way line of Chandler Road (width varies), same being the Southeast corner of "Parcel 24 - 5.33 Acres" of record in Document No. 2008069495, OPRWC as well as the Northwest corner of the residual portion of a called "105.439 Acres" conveyed in a Special Warranty Deed from Norietta J. Schmidt to Norietta J. Schmidt, as Trustee for the Norietta J. Schmidt Revocable Trust dated 06-29-2004 and recorded in Document No. 2004051253, OPRWC; found a 1/2" iron rod (aluminum cap stamped "SAM INC") at same corner;

THENCE South 21° 24' 20" East with the common non-fenced line of said "10.25 Acres" and said residual portion of "105.439 Acres", a distance of 409.24 feet to a found 1/2" iron rod at the Southeast corner of said "10.25 Acres", same being the Southeast corner of said residual portion of "105.439 Acres" in the North line of a called "217.73 Acres" conveyed in a Warranty Deed from Wallace Seggern to Ross Stromberg, et ux Pat Stromberg dated 09-07-2000 and recorded in Document No. 2000061659, OPRWC;

THENCE South 68° 30' 47" West with the non-fenced common line of said "10.25 Acres" and "217.73 Acres", a distance of 995.99 feet to a 1/2" iron rod (capped "TOPOGRAPHIC") found at the Southeast corner of a called "30.65 Acres" conveyed in a Special Warranty Deed from Hazel Bonnell Parks, Individually and as Independent Executrix of the Estate of James William Parks, deceased to V-Tex Logistics, LLC dated 11-9-2017 and recorded in Document No. 2017104890, OPRWC, same being the apparent Southwest corner of aforementioned "10.25 Acres";

THENCE North 21° 19' 12" West with the non-fenced common line of said "10.25 Acres" and "30.65 Acres", a distance of 493.63 feet to a 1/2" iron rod set (capped "BRYAN TECH SERVICES") at the Northwest corner of said "10.25 Acres", same being the Southwest corner of aforementioned "Parcel 24 - 5.33 Acres"; found a 1/2" iron rod (capped "TOPOGRAPHIC") at the Northeast corner of said "30.65 Acres" bearing North 21° 19' 12" West, a distance of 7.27 feet;

THENCE with the common line of said "10.25 Acres" and "Parcel 24 - 5.33 Acres", same being the South right-of-way line of Chandler Road, as follows:
A curve to the left, having a radius of 3620.00 feet, a central angle of 01° 20' 57", a chord bearing of North 77° 34' 34" East, a chord distance of 85.24 feet and an arc length of 85.24 feet to a 1/2" iron rod set (capped "BRYAN TECH SERVICES"), North 70° 32' 09" East 103.27 feet to a 1/2" iron rod set (capped "BRYAN TECH SERVICES"),
A curve to the left, having a radius of 3610.00 feet, a central angle of 02° 10' 08", a chord bearing of North 74° 11' 33" East, a chord distance of 136.65 feet and an arc length of 136.66 feet to a 1/2" iron rod set (capped "BRYAN TECH SERVICES") and North 73° 05' 30" East 673.93 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 10.271 Acres of Land.

SHEET
1 OF 1