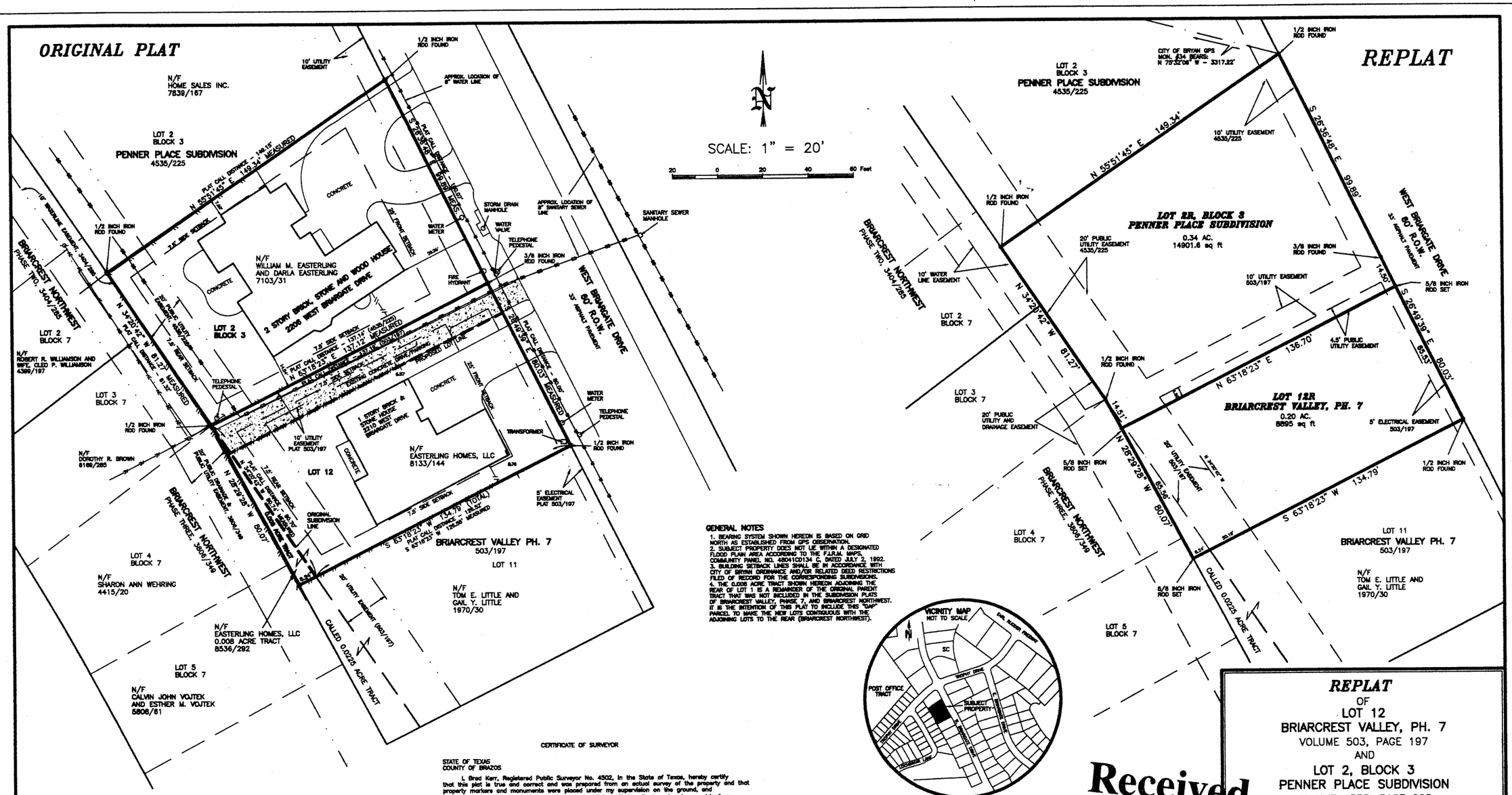

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410D134 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND/OR RELATED DEED RESTRICTIONS FILED OF RECORD FOR THE CORRESPONDING SUBDIVISIONS.
4. THE 0.008 ACRE TRACT SHOWN HEREON ADJOINING THE REAR OF LOT 1 IS A REMAINDER OF THE ORIGINAL PARENT TRACT THAT WAS NOT INCLUDED IN THE SUBDIVISION PLATS OF BRIARCREST VALLEY, PHASE 7, AND BRIARCREST NORTHWEST. IT IS THE INTENTION OF THIS PLAT TO INCLUDE THIS "GAP" PARCEL TO MAKE THE NEW LOTS CONTIGUOUS WITH THE ADJOINING LOTS TO THE REAR (BRIARCREST NORTHWEST).

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 7103, 8133 & 8536, Page 31, 144 & 292, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 describeing said subdivision will described a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 20__, and same was duly approved on the ____ day of _____, 20__.

_____
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Palnning & 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 _____, 20__.

_____
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, 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 _____, 20__.

_____
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the _____ day of _____, 20___, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

Received
MAY 13 2008
Development & Engineering Services

REPLAT
OF
LOT 12
BRIARCREST VALLEY, PH. 7
VOLUME 503, PAGE 197
AND
LOT 2, BLOCK 3
PENNER PLACE SUBDIVISION
VOLUME 4535, PAGE 225
TO CREATE
LOT 12R
BRIARCREST VALLEY, PH. 7
AND
LOT 2R, BLOCK 3
PENNER PLACE SUBDIVISION
0.54 AC., JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 04-08-08
PLAT DATE: 05-06-08
REVISED: 05-13-08
JOB NUMBER: 07-677
CAD NAME: 07-677R
CR5 FILE: 07-677

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 280
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR:
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1801 CRANBERRY
COLLEGE STATION, TEXAS 77845
PHONE (979) 690-6996