

Penner Place Subdivision
26.71 Acre Tract
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 26.71 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and consisting of the following tracts:

Part of Tract One - called 11.965 acres and all of Tract Two - called 15.70495 acres described in the deed from Land Equities, Inc. to Briarcrest Country Club, Ltd., as recorded in Volume 1101, Page 221, of the Official Records of Brazos County, Texas;

All of the called 0.0464 acre tract described in the deed from Mac Pizza Management, Inc., to Briarcrest Country Club, Ltd., as recorded in Volume 4059, Page 145, of the Official Records of Brazos County, Texas;

All of the called 100.81 square foot tract described in the deed from Mac Pizza Management, Inc. to Briarcrest Country Club, Ltd., as recorded in Volume 4059, Page 151, of the Official Records of Brazos County, Texas;

And part of that certain tract (no acreage specified) denoted in the deed from Land Equities, Inc., to Briarcrest Country Club, Ltd., as recorded in Volume 3930, Page 229, of the Official Records of Brazos County, Texas, and said 26.71 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the northwest corner of the beforementioned 15.70495 acre tract in the south right-of-way line of East William Joel Bryan Parkway, same being the northeast corner of Lot 1, Block 1, - General Mail Addition according to the plot recorded in Volume 1041, Page 249, of the Official Records of Brazos County, Texas;

THENCE N 85° 33' 40" E along the south right-of-way line of East William Joel Bryan Parkway for a distance of 631.66 feet to a 1/2" iron rod set at the northeast corner of the beforementioned 100.81 square foot tract;

THENCE S 03° 38' 48" E along the east line of the beforementioned 100.81 sq. ft. tract and the beforementioned 0.0464 acre tract, at a distance of 131.64 feet, pass the southeast corner of the 0.0464 acre tract, same being the northwest corner of the 0.248 acre tract, Volume 4059, Page 148, of the Official Records of Brazos County, Texas, continue on along the west line of the 0.248 acre tract and the 0.265 acre tract, Volume 4059, Page 154, of the Official Records of Brazos County, Texas, for a total distance of 207.12 feet to a 1/2" iron rod set at the southwest corner of the 0.265 acre tract;

THENCE along the southerly line of the beforementioned 0.265 acre tract and through the interior of the beforementioned 15.70495 and 11.965 acre tracts, as follows:

N 88° 54' 00" E for a distance of 138.56 feet to a 1/2" iron rod set,

N 85° 59' 42" E for a distance of 137.14 feet to a 1/2" iron rod set at the southeast corner of the 0.265 acre tract in the southwest line of Lot 1, Block 1 - Exxon/Wendy's Kolkhorst Subdivision according to the plot recorded in Volume 3235, Page 105, of the Official Records of Brazos County, Texas;

THENCE S 45° 29' 53" E along the southwest line of the beforementioned Lot 1, Block 1 - Exxon/Wendy's Kolkhorst Subdivision, continuing through the interior of the beforementioned 11.965 acre tract for a distance of 191.63 feet to a 1/2" iron rod set at the south corner of said Lot 1, from which a wooden fence post bears N 14° 38' 44" E - 0.4 feet;

THENCE N 45° 17' 23" E along the southeast line of the beforementioned Lot 1, Block 1 - Exxon/Wendy's Kolkhorst Subdivision, at a distance of 40.0 feet, pass the northerly interior all corner of the beforementioned 11.965 acre tract, continue on along the common line between said Lot 1 and the 11.965 acre tract for a total distance of 163.59 feet to a 1/2" iron rod found at the east corner of said Lot 1, same being the easterly north corner of the 11.965 acre tract and same being in the southwest right-of-way line of Earl Rudder Freeway (State Highway No. 6, East By-Pass);

THENCE along the southwest right-of-way line of said Earl Rudder Freeway, as follows:

S 27° 42' 32" E for a distance of 66.22 feet to a concrete right-of-way marker found,

S 49° 32' 42" E for a distance of 706.72 feet to angle point corner from which a concrete right-of-way marker (broken) found bears S 02° 42' 07" E - 1.63 feet,

S 42° 30' 17" E for a distance of 315.48 feet to angle point corner, from which a concrete right-of-way marker found bears N 89° 14' 14" W - 0.76 feet,

S 50° 31' 02" E at a distance of 227.75 feet, pass the east corner of the beforementioned 11.965 acre tract, continue on along the beforementioned tract described in Volume 3930, Page 229, of the Official Records of Brazos County, Texas, for a total distance of 256.87 feet to a 1/2" iron rod found marking the beginning of the transition curve from Earl Rudder Freeway to Par Drive (60' right-of-way), said curve being concave to the west, having a radius of 25.00 feet;

THENCE along the northwest right-of-way line of Par Drive, as follows:

Southerly along said transition curve for an arc length of 39.27 feet to a 1/2" iron rod found at the end of this curve, the chord bears S 05° 29' 08" E - 35.36 feet,

S 39° 30' 52" W for a distance of 254.04 feet to a 1/2" iron rod set at the beginning of a curve, concave to the southeast, having a radius of 513.24 feet,

Southeasterly along said curve for an arc length of 21.20 feet to the east corner of Lot 72 of Briarcrest Valley - Phase 4, according to the plot recorded in Volume 395, Page 765, of the Deed Records of Brazos County, Texas, the chord bears S 38° 19' 52" W - 21.20 feet, a 1/2" iron rod found bears S 23° 13' 04" W - 0.73 feet;

THENCE across the beforementioned tract (3930/229) and along the common line between the beforementioned 1.965 acre tract, the beforementioned 15.70495 acre tract and the beforementioned Briarcrest Valley - Phase 4, Briarcrest Valley - Phase 6, Volume 474, Page 791, of the Deed Records of Brazos County, Texas, and Briarcrest Valley - Phase Seven, Volume 503, Page 197, of the Deed Records of Brazos County, Texas, as follows:

N 50° 32' 10" W for a distance of 304.35 feet to a 1/2" iron rod found at wooden fence post corner,

N 42° 37' 53" W for a distance of 316.99 feet to angle point corner, from which a 1/2" iron rod found bears S 59° 43' 30" E - 0.28 feet,

N 49° 29' 45" W for a distance of 175.60 feet to a 5/8" iron rod found at the north corner of Briarcrest Valley - Phase 6, same being the south corner of the 15.70495 acre tract,

S 66° 34' 10" W for a distance of 770.05 feet to a 1/2" iron rod set at the west corner of Briarcrest Valley - Phase Seven, same being the south corner of the 15.70495 acre tract in the northeast line of the called 21.0785 acre tract, Volume 508, Page 57, of the Deed Records of Brazos County, Texas;

THENCE along the southwest line of the beforementioned 15.70495 acre tract, same being the northwest line of the beforementioned 21.0785 acre tract and the northwest line of Briarcrest Northwest - Phase Two according to the plot recorded in Volume 3404, Page 285, of the Official Records of Brazos County, Texas, and the northwest line of the beforementioned General Mail Addition, as follows:

N 31° 01' 18" W for a distance of 327.53 feet to a 1/2" iron rod found at the north corner of Briarcrest Northwest and the east corner of the General Mail Addition,

N 32° 44' 30" W for a distance of 963.46 feet to the PLACE OF BEGINNING, containing 26.71 acres of land, more or less.

NOTES:

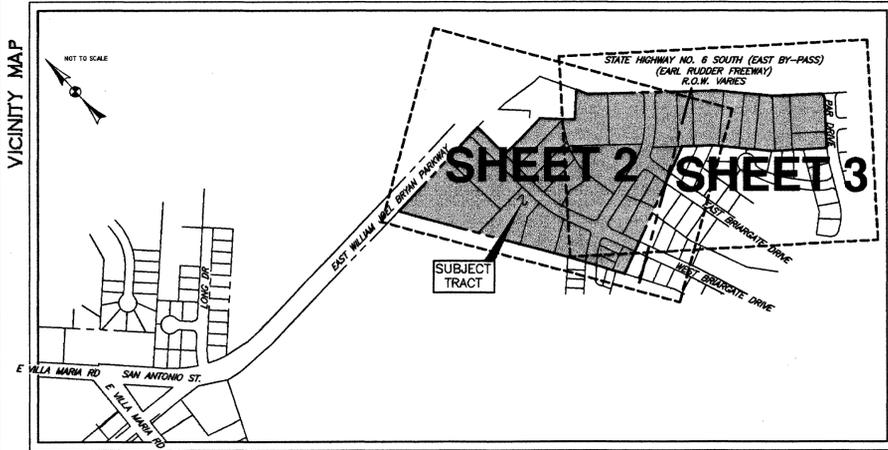
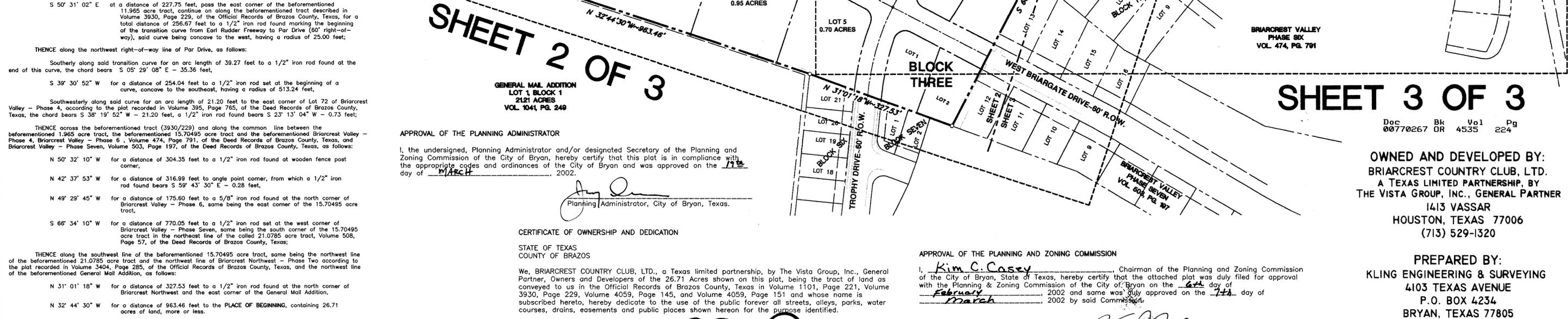
1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0134C, MAP NO. 480410134C. EFFECTIVE DATE: JULY 2, 1992.

2. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

3. FRONT, SIDE & REAR BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN DIVISION 2, SECTION 20-77 OF THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 819, EFFECTIVE MAY 22, 2001.

4. AN EXCEPTION OF SECTION 25-11.1 OF THE SUBDIVISION ORDINANCE FOR SIDEWALKS TO ELIMINATE REQUIREMENTS FOR SIDEWALKS ALONG THE NEWLY CREATED RESIDENTIAL LOTS ALONG EAST AND WEST BRIARGATE STREETS WAS GRANTED BY THE CITY OF BRYAN PLANNING AND ZONING COMMISSION ON MARCH 9, 2002.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	S 05°29'08"E-35.36'
C2	21.20'	513.24'	2°22'00"	S 38°19'52"W-21.20'



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APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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 14th day of MARCH, 2002.

Chalon Jones
Planning Administrator, City of Bryan, Texas.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BRIARCREST COUNTRY CLUB, LTD., a Texas limited partnership, by The Vista Group, Inc., General Partner, Owners and Developers of the 26.71 Acres shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 1101, Page 221, Volume 3930, Page 229, Volume 4059, Page 145, and Volume 4059, Page 151 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 purpose identified.

Chalon Jones
CHALON JONES, Attorney-in-fact

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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 20 day of March, 2002, in the Official Records of Brazos County, Texas, in Volume 4535, Page 204.

Karen McQueen
Karen McQueen, County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim C. Casey, 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 14th day of February, 2002 and same was duly approved on the 14th day of March, 2002 by said Commission.

Kim C. Casey
Chairman, Planning & Zoning Commission
City of Bryan, Texas

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 14th day of March, 2002.

S.M. Kling
City Engineer, Bryan, Texas

GENERAL MAIL ADDITION
LOT 1, BLOCK 1
21.21 ACRES
VOL. 1041, PG. 249

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATION OF THE SURVEYOR

CERTIFICATION BY THE COUNTY CLERK

APPROVAL OF THE PLANNING AND ZONING COMMISSION

APPROVAL OF THE CITY ENGINEER

Doc 00770267 Bk 0R Vol 4535 Pg 224

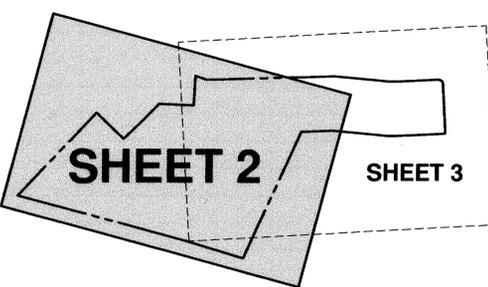
OWNED AND DEVELOPED BY:
BRIARCREST COUNTRY CLUB, LTD.
A TEXAS LIMITED PARTNERSHIP, BY
THE VISTA GROUP, INC., GENERAL PARTNER
1413 VASSAR
HOUSTON, TEXAS 77006
(713) 529-1320

PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AVENUE
P.O. BOX 4234
BRYAN, TEXAS 77805
PHONE (979) 846-6212

FINAL PLAT
OF
PENNER PLACE
SUBDIVISION
26.71 ACRE TRACT

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=100' FEBRUARY, 2002
PAGE 1 OF 3

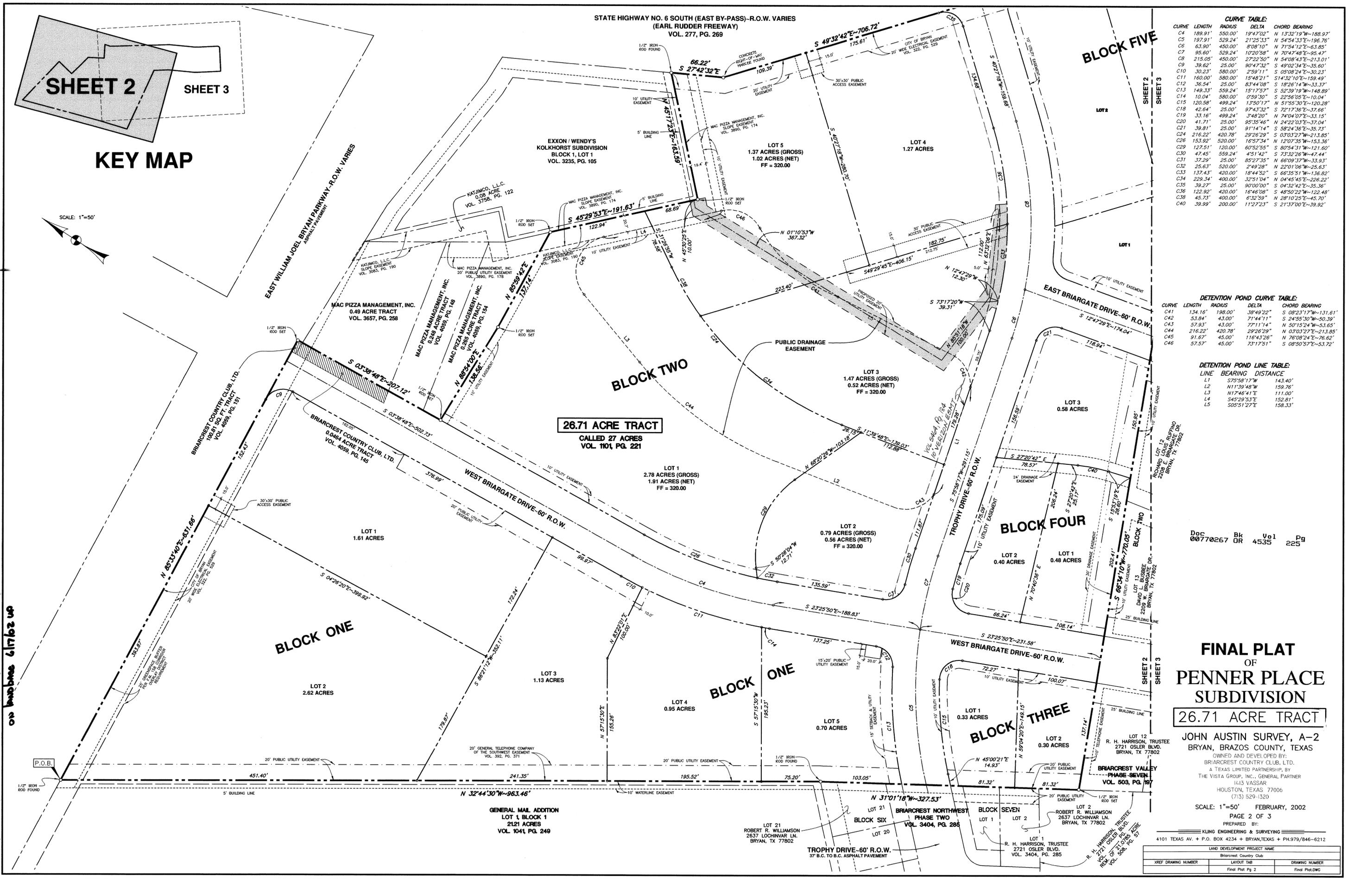
LAND DEVELOPMENT PROJECT NAME	
Briarcrest Country Club	
LAYOUT TAB	DRAWING NUMBER
Final Plot Pg 1	Final Plot.DWG



KEY MAP

SCALE: 1"=50'

STATE HIGHWAY NO. 6 SOUTH (EAST BY-PASS)-R.O.W. VARIES
(EARL RUDDER FREEWAY)
VOL. 277, PG. 269



CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C4	189.91'	550.00'	19°47'02"	N 13°32'19"W-188.97'
C5	197.91'	529.24'	21°25'33"	N 54°54'33"E-196.76'
C6	63.90'	450.00'	8°08'10"	N 71°54'12"E-63.85'
C7	95.60'	529.24'	10°20'58"	N 70°47'48"E-95.47'
C8	215.05'	450.00'	27°22'50"	N 54°08'43"E-213.01'
C9	39.62'	25.00'	90°47'32"	S 49°02'34"E-35.60'
C10	30.23'	580.00'	2°59'11"	S 05°08'24"E-30.23'
C11	160.00'	580.00'	15°48'21"	S 14°32'10"E-159.49'
C12	36.54'	25.00'	83°44'08"	S 18°26'14"W-33.37'
C13	149.33'	559.24'	15°17'57"	S 52°39'19"W-148.89'
C14	10.04'	580.00'	0°59'30"	S 22°56'05"E-10.04'
C15	120.58'	499.24'	13°50'17"	N 51°55'30"E-120.28'
C16	42.64'	25.00'	97°43'32"	S 72°17'36"E-37.66'
C17	33.18'	499.24'	3°48'20"	N 74°04'07"E-33.15'
C20	41.71'	25.00'	95°35'46"	N 24°32'03"E-37.04'
C21	39.81'	25.00'	91°14'14"	S 58°24'36"E-35.73'
C24	216.22'	420.78'	29°26'29"	S 03°03'27"W-213.85'
C26	153.92'	520.00'	16°57'34"	N 12°07'35"W-153.36'
C29	127.51'	120.00'	60°52'55"	S 80°54'31"W-121.60'
C30	47.45'	559.24'	4°51'42"	S 73°32'26"W-47.44'
C31	37.29'	25.00'	85°27'35"	N 66°09'37"W-33.93'
C32	25.63'	520.00'	2°49'28"	N 22°01'06"W-25.63'
C33	137.43'	420.00'	18°44'52"	S 66°35'51"W-136.82'
C34	229.34'	400.00'	32°51'04"	N 04°45'45"E-226.22'
C35	39.27'	25.00'	90°00'00"	S 04°32'42"E-35.36'
C36	122.92'	420.00'	16°46'08"	S 48°50'22"W-122.48'
C38	45.73'	400.00'	6°32'59"	N 28°10'25"E-45.70'
C40	39.99'	200.00'	11°27'23"	S 21°37'00"E-39.92'

DETENTION POND CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C41	134.16'	198.00'	38°49'22"	S 08°23'17"W-131.61'
C42	53.84'	43.00'	71°44'11"	S 24°55'30"W-50.39'
C43	57.93'	43.00'	77°11'14"	N 50°15'24"W-53.65'
C44	216.22'	420.78'	29°26'29"	N 03°03'27"E-213.85'
C45	91.67'	45.00'	116°43'26"	N 76°08'24"E-76.62'
C46	57.57'	45.00'	73°17'51"	S 08°50'57"E-53.72'

DETENTION POND LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 75°58'17"W	143.40'
L2	N 11°39'48"W	159.76'
L3	N 17°46'41"E	111.00'
L4	S 45°29'53"E	152.81'
L5	S 05°51'27"E	158.33'

Doc 00770267 Bk OR 4535 Vol 225 Pg

FINAL PLAT OF PENNER PLACE SUBDIVISION 26.71 ACRE TRACT

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

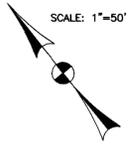
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SCALE: 1"=50' FEBRUARY, 2002
PAGE 2 OF 3
PREPARED BY:

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4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

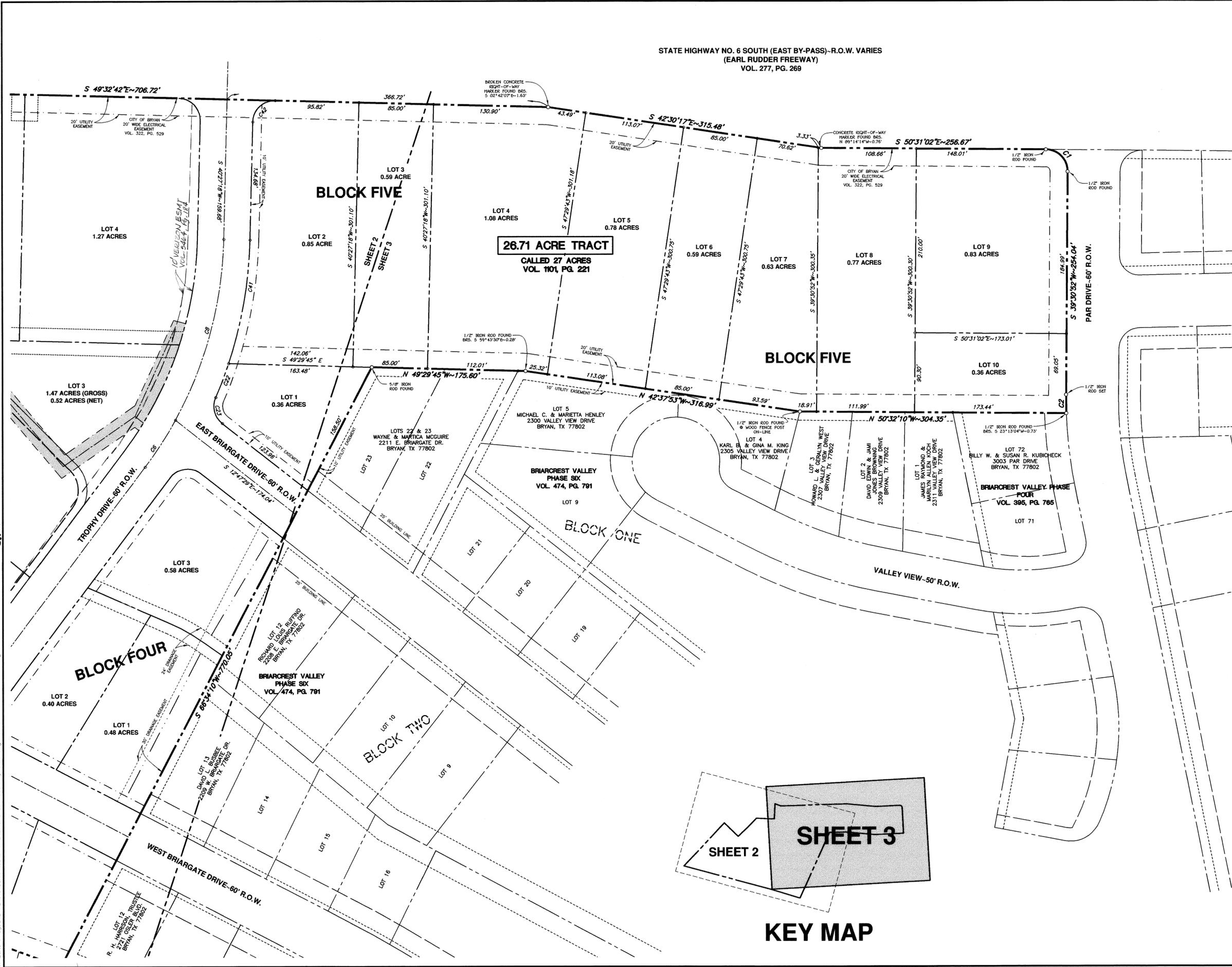
LAND DEVELOPMENT PROJECT NAME		
Briarcrest Country Club		
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
Final Plat Pg 2		Final Plat.DWG

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SCALE: 1"=50'

STATE HIGHWAY NO. 6 SOUTH (EAST BY-PASS)-R.O.W. VARIES
(EARL RUDDER FREEWAY)
VOL. 277, PG. 269



Doc 00770267 Bk OR 4535 Vol 226 Pg

Filed for Record in:
BRAZOS COUNTY
On: Mar 20, 2002 at 02:45P
As a
Plats
Document Number: 00770267
Amount 55.00
Receipt Number - 190893
By,
Jaime Kelley

STATE OF TEXAS COUNTY OF
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of
BRAZOS COUNTY
as stamped hereon by me.
Mar 20, 2002

HONORABLE WARREN MORGAN, COUNTY CLERK
BRAZOS COUNTY

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C6	63.90'	450.00'	8°08'10"	N 71°54'12"E~63.85'
C8	215.05'	450.00'	27°22'50"	N 54°08'43"E~213.01'
C22	41.27'	480.00'	4°55'36"	N 60°01'43"E~41.26'
C23	32.85'	25.00'	75°17'00"	N 24°51'01"E~30.54'
C41	143.34'	480.00'	17°06'38"	N 49°00'37"E~142.81'
C42	39.27'	25.00'	90°00'00"	N 85°27'18"E~35.36'

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SUBDIVISION

26.71 ACRE TRACT

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BRYAN, BRAZOS COUNTY, TEXAS

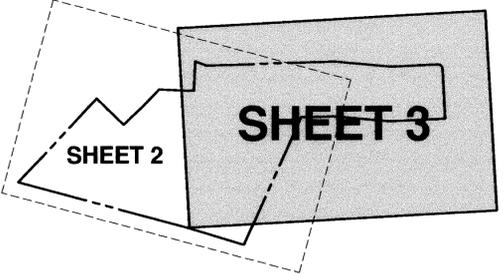
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SCALE: 1"=50' FEBRUARY, 2002
PAGE 3 OF 3

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LAND DEVELOPMENT PROJECT NAME	
Briarcrest Country Club	
XREF DRAWING NUMBER	DRAWING NUMBER
Final Plat Pg 3	Final Plat.DWG



KEY MAP

on Insubne Circle RD
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