APPROVAL OF THE PLANNING COMMISSION

I, Hank McQuade, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the day of DECEMBEK 1983 and same was duly approved on the 15TH day of DECEMBER 1983 by said Commission.

SCALE : / = 20'

BENCHMARK NOTE B.M. = RAILROAD SPIKE IN TRIPLE 12" OAK TREE ELEVATION = 324.81

(CITY OF BRYAN DATUM)

THE DRAINAGE REQUIREMENTS LISTED IN SECTION 14, PART J, OF THE CITY OF BRYAN SUBDIVISION CONTROL ORDINANCE SHALL BE MET AT THE TIME WHEN THE SHALL BE MET AT THE TIME WHEN THE

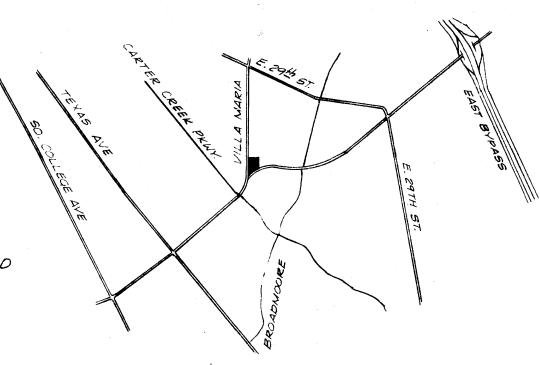
SITE PLANS ARE SUBMITTED.

NOTE: BASED UPON CONSTRUCTION IN THE FUTURE

AND OWNERS) PREFERENCE OF ELECTRICAL SERVICES),

(I.E. Underground) THE CITY OF BRYAN ELECTRICAL

DEPT. MAY REQUIRE THE DEDICATION OF A WRITTEN TEN (10) FEET WIDE EASEMENT FOR THE PURPOSE OF PROVIDING SERVICE(S) TO THE FUTURE BUILDING SITE (5). LOCATION TO BE DETERMINED AT THE TIME OF SITE PLAN SUBMITTAL.



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS

COUNTY OF BRAZOS Y

We, William T. Moore and John C. Culpepper, Jr., owners and developers of the land shown on this plat, being the tract of land or part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume Page, and designated herein as Lots 1 & 2, Blk 5, Briarcrest Commercial Subdivision, Zeno Phillips Lge. in the City of Bryan, Texas and whose name is subcribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

STATE OF TEXAS

COUNTY OF BRAZOS X

Before me, the undersigned authority, on this day personally appeared William T. Moore and John C. Culpepper, Jr., known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 30 th day of 1983. My Commission Expires: 10-3-87

CERTIFICATION BY THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS 1

I, A. H. (Holland) Winder, Registered Public Surveyor, No. 3856 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

A. H. (Holland) Winder, R.P.S. No. 3856

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS

COUNTY OF BRAZOS X

I, A. H. (Holland) Winder, Registered Professional Engineer, No. 23313 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

STATE OF TEXAS

COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared A. H. (Holland) Winder, 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 and consideration therein stated.

Given under my hand and seal of office t

My Commission Expires: 10-3-87 WIO35 Clock a

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS X

I, Frank Boriskie, 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 TWN of Brazos County in Volume Page 267. 198 in the Deed Records

Sally Thompson

LOCATION SKETCH (N.T.S.)

LEGAL DESCRIPTION

FOR

1.121 ACRE TRACT OF LAND

ZENO PHILLIPS LEAGUE

BRAZOS COUNTY, TEXAS

A tract or parcel of land, lying and being situated in the Zeno Phillips League in Bryan, Brazos County, Texas, and being a part of that 11.71 acre tract of land conveyed to William T. Moore and John C. Culpepper, Sr. by Joe Luza, et ux, by deed recorded in Volume 260, Page 478 of the Deed Records of Brazos County, Texas and from J. C. Culpepper, Sr. to J. C. Culpepper, Jr. by deed recorded in Volume 293, Page 186, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in the east right-of-way line of Villa Maria Road, said rod also being the southwest corner of the City of Bryan 9.15 acre tract recorded in Volume 172, Page 498 of the Deed Records of Brazos County, Texas;

THENCE N 85° 00' 02" E for a distance of 200.00 feet in an iron rod for corner;

THENCE S 04° 55' 52" E along a common boundary line with the Community Cable Vision 1.155 acre tract recorded in Volume 397 Page 186 of the Deed Record of Brazos County, Texas, for a distance of 194.54 feet to an iron rod for corner, said rod being in the northwest right-of-way line of Briarcrest Drive;

THENCE 174.59 feet around a curve to the left with a central angle of 18° 11' 13", a radius of 550.00 feet and whose chord bears S 55° 32' 33" W - 173.85 feet to an iron rod at the beginning of a curve to the right;

THENCE 67.35 feet around said curve to the right with a central angle of 128° 37' 25", a radius of 30.00 feet and whose chord bears N 69 $^{\circ}$ 14' 28" W - 54.07 feet to an iron rod in said Villa Maria Road line;

THENCE N 4° 55' 52" W - 256.54 feet along said Villa Maria Road line to the PLACE OF BEGINNING and containing 1.121 acres of land, more or less.

Prepared from an actual survey made upon the ground under my supervision, December, 1983.

A.H. (Holland) Winder, R.P.S.

Briarcrest Commercial Subdivision

A FINAL PLAT OF

1.121 ACRE TRACT ZENO PHILLIPS LEAGUE BRYAN, BRAZOS COUNTY, TEXAS BLOCK 5

OWNED & DEVELOPED BY

DECEMBER 1983

SCALE: /"= 20'

WILLIAM T. MOORE &

DATE: *DEC. 1983*

JOHN C. CULPEPPER, JR. 302 POST OFFICE BRYAN, TEXAS

WINDER AND ASSOCIATES ENGINEERS INC. 1735 BRIARCREST DR. SUITE 211 BRYAN, TX. 775-5044

BRIARCREST COMMERCIAL SUBDIVISION

SCALE: / "= 20" W & A JOB NO. SHEET: /

183 - 035