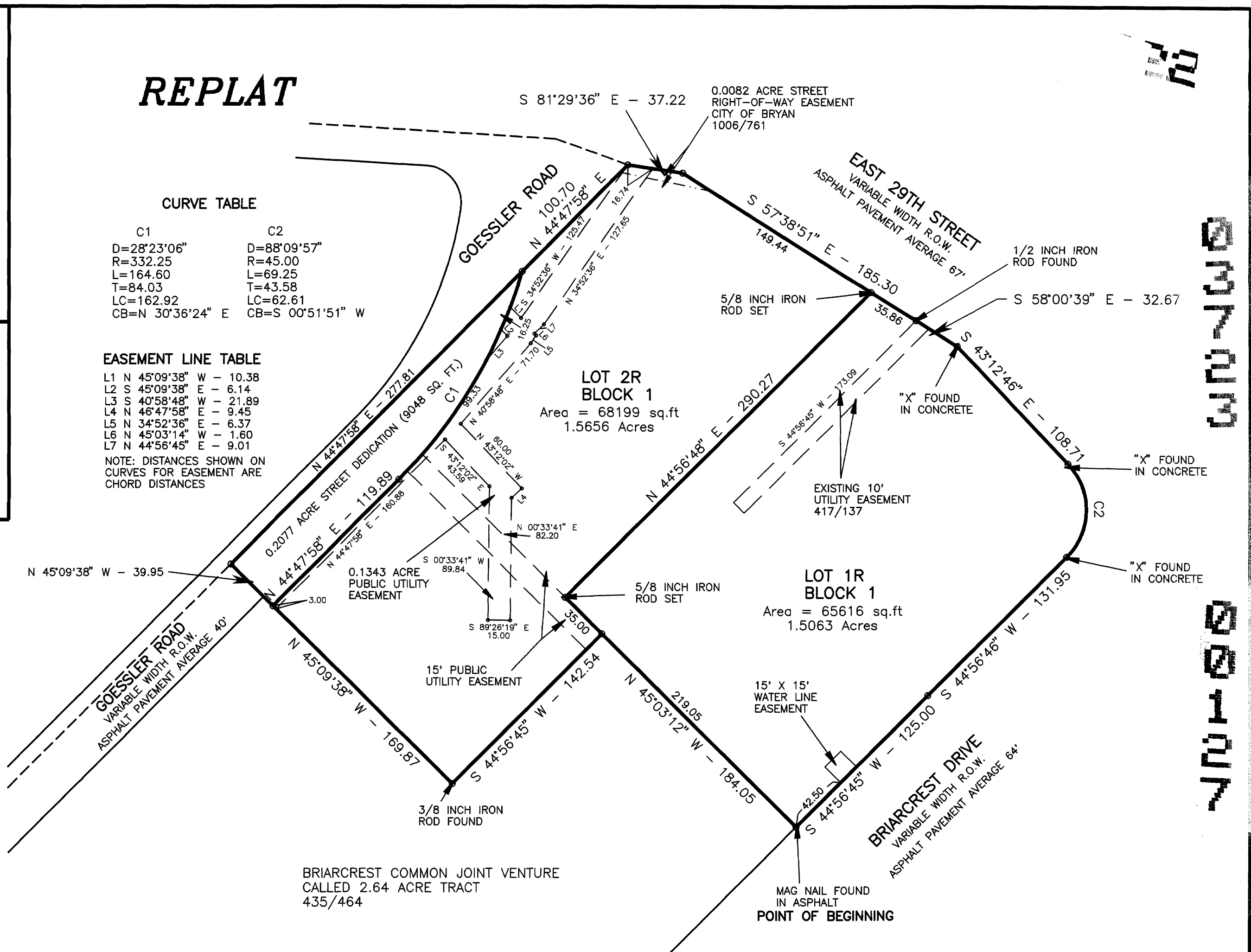
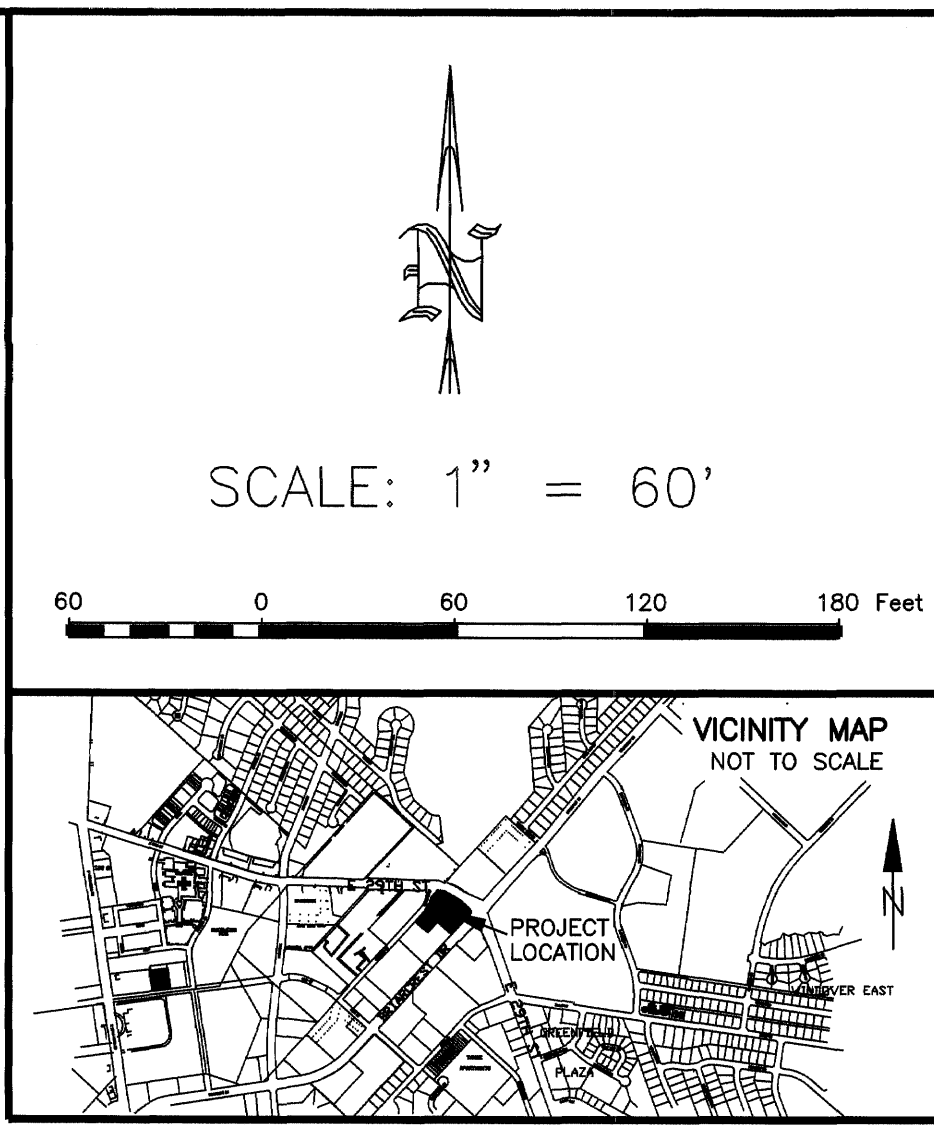
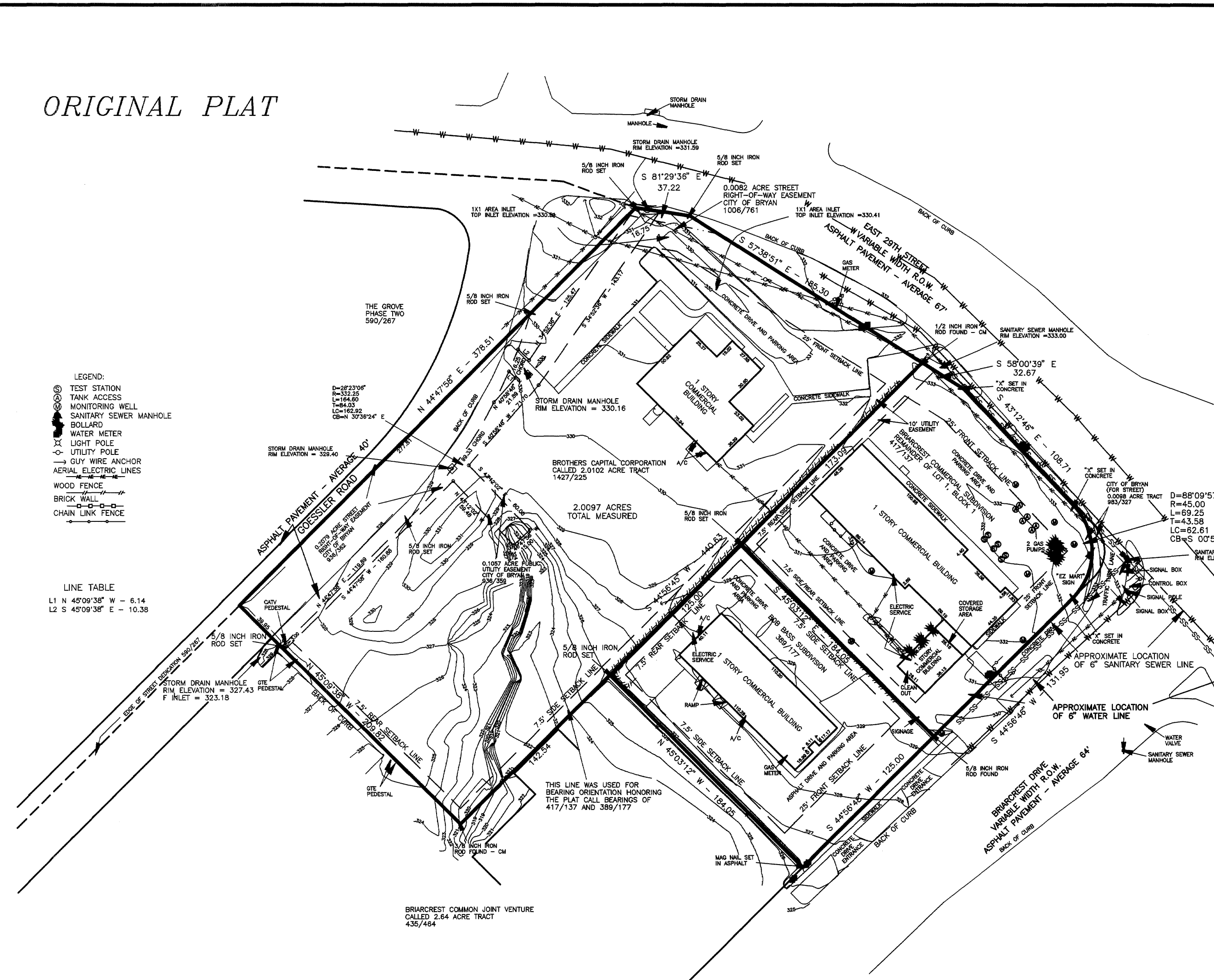


ORIGINAL PLAT

REPLAT

on landbase 9/12/2000



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I (We) 29-Briarcrest, L.P. owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1R and Lot 2R, Block 1, Briarcrest Commercial Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places therein shown for the purpose and consideration therein expressed.

CERTIFICATION OF PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

CERTIFICATE OF THE COUNTY CLERK
I, Mary Ann Ward, 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 on the day of February, 2000, in the Official Public Records of Brazos County, Texas, in Volume Page

County Clerk
Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Jeffrey L. Moore, 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 purpose and consideration therein stated.

Notary Public, Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A
3.0719 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR
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.

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

- GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALL BEARINGS OF BRIARCREST COMMERCIAL SUBDIVISION, 417/137 AND BOB BASS SUBDIVISION, 389/177.
2. THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0142 C, EFFECTIVE DATE 07-02-1992.
3. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 756.
4. ANY RELOCATION OF TELEPHONE FACILITIES AS A RESULT OF THIS REPLAT SHALL BE AT OWNER'S EXPENSE.
5. THE RIGHT-OF-WAY DEDICATION SHOWN HEREON IS THE SAME PROPERTY DESCRIBED AS A 0.2079 ACRE EASEMENT TO THE CITY OF BRYAN, VOL. 936, PGS. 362.
6. THE EXISTING 10' UTILITY EASEMENT REFLECTED ON THE PLAT OF BRIARCREST COMMERCIAL SUBDIVISION MAY BE SUBJECT TO ABANDONMENT AT A LATER DATE SUBJECT TO REDEVELOPMENT OF LOT 1R.
7. THE 0.1343 ACRE PUBLIC UTILITY EASEMENT REFLECTED ON LOT 2R REPLACES THE ORIGINAL EASEMENT OF 0.1057 ACRES RECORDED IN VOLUME 936, PAGE 359 AS REFLECTED ON THE ORIGINAL 2.0097 ACRE TRACT.
8. 5/8 INCH IRON ROD FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.

CERTIFICATE OF OWNERSHIP AND DEDICATION LIEN HOLDER
STATE OF TEXAS
COUNTY OF BRAZOS
I (We) SouthTrust Bank, National Association owner(s) and holder-developer(s) of a lien against the land shown on this plat, and designated herein as Lot 1R and Lot 2R, Block 1, Briarcrest Commercial Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places therein shown for the purpose and consideration therein expressed.

Notary Public, Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A TRACT OF LAND CALLED 2.0102 ACRES AS DESCRIBED BY A DEED TO BROTHERS CAPITAL CORPORATION RECORDED IN VOLUME 1427, PAGE 225 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, THE REMAINDER OF LOT 1, BLOCK 1, BRIARCREST COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 417, PAGE 137 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 1, BLOCK 1, BOB BASS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 389, PAGE 177 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: CONTINUING THROUGH SAID 2.0102 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 23' 08" FOR AN ARC DISTANCE OF 164.60 FEET (CHORD BEARS: N 30° 36' 24" E - 162.92) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GOESSLER ROAD;

THENCE: N 44° 47' 58" E ALONG THE SOUTHEAST LINE OF GOESSLER ROAD FOR A DISTANCE OF 100.70 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF EAST 29TH STREET;

THENCE: S 81° 29' 36" E ALONG THE SOUTHWEST LINE OF EAST 29TH STREET FOR A DISTANCE OF 37.22 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 57° 38' 51" E CONTINUING ALONG THE SOUTHWEST LINE OF EAST 29TH STREET FOR A DISTANCE OF 185.30 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 2.0102 ACRE TRACT AND SAID BRIARCREST COMMERCIAL SUBDIVISION;

THENCE: S 58° 00' 39" E CONTINUING ALONG THE SOUTHWEST LINE OF EAST 29TH STREET FOR A DISTANCE OF 32.67 FEET TO AN "X" FOUND IN CONCRETE MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 45° 03' 12" W ALONG THE COMMON LINE OF SAID BOB BASS SUBDIVISION AND SAID 2.64 ACRE TRACT FOR A DISTANCE OF 184.05 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID 2.0102 ACRE TRACT, SAID IRON ROD FOUND MARKING THE WEST CORNER OF SAID BOB BASS SUBDIVISION;

THENCE: S 44° 56' 45" W ALONG THE COMMON LINE OF SAID 2.0102 ACRE TRACT AND SAID 2.64 ACRE TRACT FOR A DISTANCE OF 142.54 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 45.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 09' 57" FOR AN ARC DISTANCE OF 69.25 FEET (CHORD BEARS: S 00° 51' 51" W - 62.61) TO AN "X" FOUND IN CONCRETE ON THE NORTHWEST LINE OF BRIARCREST DRIVE, MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 44° 58' 45" W ALONG THE NORTHWEST LINE OF BRIARCREST DRIVE FOR A DISTANCE OF 131.95 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID BRIARCREST COMMERCIAL SUBDIVISION AND BOB BASS SUBDIVISION;

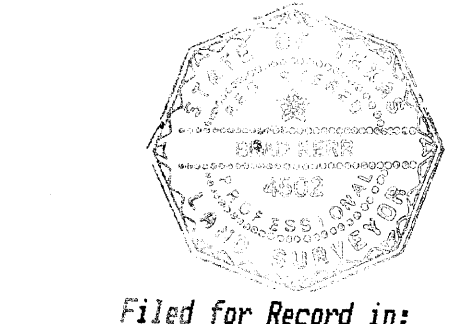
THENCE: N 44° 47' 58" E THROUGH SAID 2.0102 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF SAID 0.2079 ACRE STREET EASEMENT FOR A DISTANCE OF 119.89 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 332.25 FEET;

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared John A. Bradie, 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 purpose and consideration therein stated.

Notary Public, Brazos County, 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.

City Engineer, City of Bryan



Filed for Record in: BRAZOS COUNTY, On: Feb 07, 2000 at 02:27PM

As a Plat

Document Number: 0707322

Amount: 55.00

Receipt Number - 146005

By: Jackie Brown

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of: BRAZOS COUNTY, as stamped hereon by me.

Feb 07, 2000

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502

RESPONSIBLE MARY ANN WARD, COUNTY CLERK BRAZOS COUNTY,

REPLAT OF LOT 1, BLOCK 1, BRIARCREST COMMERCIAL SUBDIVISION VOLUME 417, PAGE 137 LOT 1, BOB BASS SUBDIVISION VOLUME 389, PAGE 177 AND AN UNPLATTED 2.0102 ACRE TRACT VOLUME 1427, PAGE 225 JOHN AUSTIN LEAGUE, A-2 TO CREATE LOT 1R AND LOT 2R, BLOCK 1 BRIARCREST COMMERCIAL SUBDIVISION 3.0719 ACRES BRYAN, BRAZOS COUNTY, TEXAS



PREPARED BY: KERR SURVEYING CO. 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (409) 268-3195