

FIELD NOTES
LOTS 18 & 19
0.51 ACRE

A DESCRIPTION OF ALL OF LOTS 18 & 19 BLOCK 1, BRIARCREST ESTATES, SECTION ONE, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 283 PAGE 189, DEED RECORDS OF SAID COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3/8" IRON ROD IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 60' WIDE QUAIL HOLLOW DRIVE FOR THE COMMON CORNER OF LOTS 17 & 18;

THENCE N 45° 33' 00" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 170.00' TO THE COMMON CORNER OF LOTS 19 & 20;

THENCE S 44° 27' 00" E A DISTANCE OF 130.48' TO THE COMMON CORNER OF LOTS 19 & 20;

THENCE S 45° 34' 00" W ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIARCREST DRIVE, A DISTANCE OF 170.00' TO A FOUND IRON ROD IN A CONCRETE FENCE POST BASE FOR THE COMMON CORNER OF LOTS 17 & 18;

THENCE N 44° 27' 00" W A DISTANCE OF 130.43' TO THE POINT OF BEGINNING AND CONTAINING 0.51 ACRE OF LAND MORE OR LESS.

A CERTIFICATE OF MORTGAGE

THE UNDERSIGNED, HOLDER OF THE DEED OF TRUST, LIEN OR OTHER ENCUMBRANCE AGAINST THE PROPERTY AMENDED HEREIN, HEREBY JOIN IN THE DEDICATION OF ALL STREETS, ALLEYS, PARKS, AND UTILITY EASEMENTS TO THE PUBLIC AS SET FORTH IN OWNER'S CERTIFICATE HEREON.

DATED THE _____ DAY OF _____, 1992.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

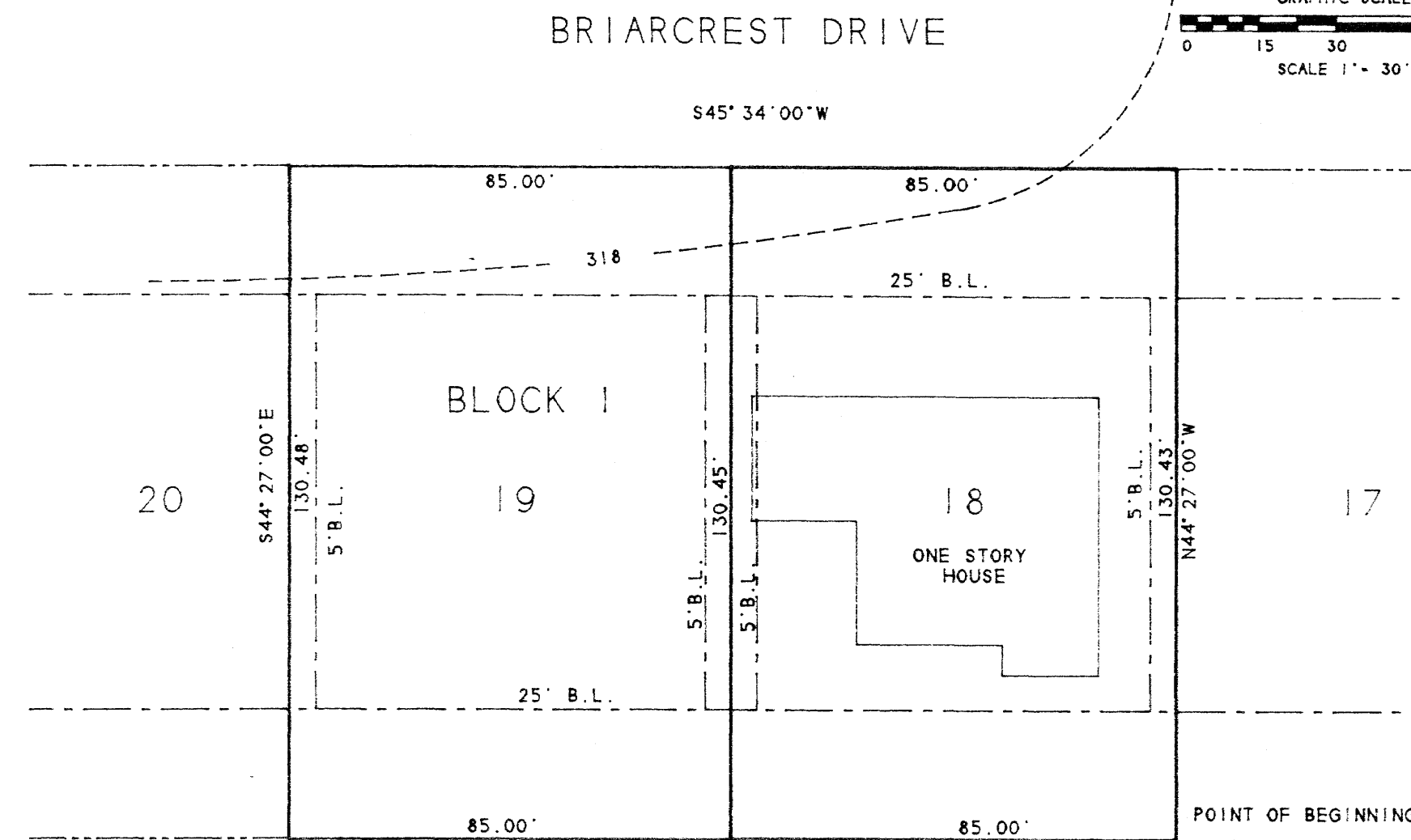
GIVEN UNDER MY HAND AND SEAL ON THE _____ DAY OF _____, 1992

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

GENERAL NOTES

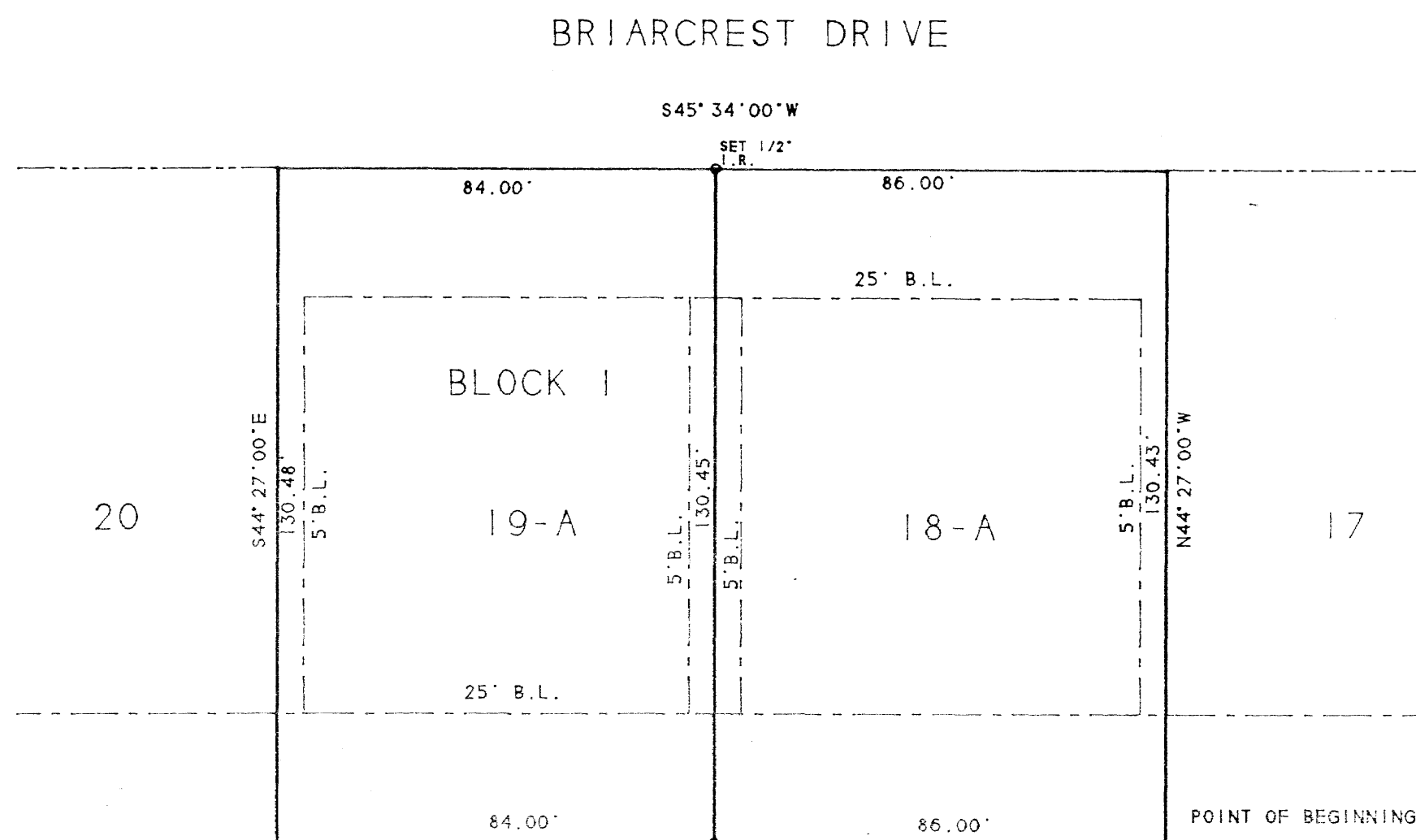
1. BRYAN CITY ORDINANCE NO. 756
2. DEED RESTRICTIONS RECORDED IN VOL. 284 PG. 209
3. THE PURPOSE OF THIS PLAT IS TO COMPLY WITH THE SIDE BUILDING SETBACK REQUIREMENT BETWEEN LOTS 18 & 19 ACCORDING TO THE DEED RESTRICTIONS.
4. CONTOUR LINES PER CITY OF BRYAN MAP NO. 115A
5. THERE ARE NO ENCROACHMENTS ON LOT 19-A CAUSED FROM THE CHANGE IN THE LOT LINE ON THIS PLAT.



QUAIL HOLLOW DRIVE
(60' R.O.W.)

ORIGINAL PLAT

DEED RECORD VOL. 283, PG. 189



QUAIL HOLLOW DRIVE
(60' R.O.W.)

AMENDED PLAT

FILED

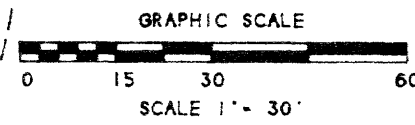
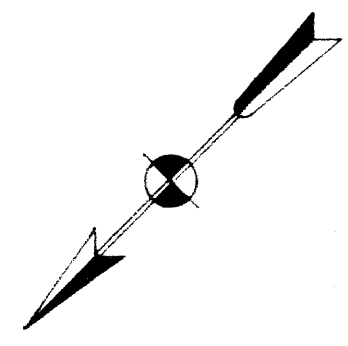
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BRAZOS COUNTY CLERK

BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS

Sharon Karamore

484192



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, MARY ANN WARD, COUNTY CLERK, IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATIONS OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 10TH DAY OF FEBRUARY 1992 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, VOLUME 283, PAGE 189.

Mary Ann Ward
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

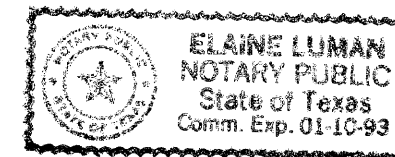
WE, _____, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE AMENDING PLAT BRIARCREST ESTATES SECTION ONE, TO THE CITY OF BRYAN, TEXAS, IN WHOSE NAMES ARE SUBSCRIBED HERETO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Richard P. Skowronek
Richard P. Skowronek

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THE 10TH DAY OF FEBRUARY 1992



NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATION BY THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS AMENDING PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN, TEXAS.

Ray Shanaa
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ART KING, CHAIRMAN OF THE CITY 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 CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, ON THE 10TH DAY OF FEBRUARY 1992, AND SAME WAS DULY APPROVED ON THE 18TH DAY OF FEBRUARY 1992, BY SAID COMMISSION.

Art King
CHAIRMAN, CITY PLANNING AND ZONING COMMISSION
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 CITY OF BRYAN.

David K...
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE SURVEYOR

I, JAMES W. MCCARTHUR, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2089, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY ON THE GROUND, BY ME OR UNDER MY SUPERVISION.

James W. McArthur
REGISTERED PROFESSIONAL LAND SURVEYOR

AMENDING PLAT

BRIARCREST ESTATES
SECTION ONE

AMENDING PLAT OF
LOTS 18 & 19, BLOCK 1

CITY OF BRYAN, BRAZOS CO. TX.
0.51 ACRE
FEBRUARY, 1992

OWNERS

SURVEYOR

MR. & MRS. RICHARD SKOWRONEK
2302 QUAIL HOLLOW DR.
BRYAN, TX 77802

MCCARTHUR SURVEYS, INC.
P.O. BOX 4592
BRYAN, TX 77805

FIRST AMERICAN BANK
1660 BRIARCREST DR.
BRYAN, TX 77802