

VICINITY MAP
N.T.S.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, They), KEN MARTIN, PRESIDENT, M&W RESTAURANTS, INC., owner (s) and developer (s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 526, Page 66, and designated herein as the BRIARCREST ESTATES SECTION ONE, PART OF RESERVED TRACT in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Ken Martin
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared KEN MARTIN, 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 this 30th day of April, 1983.

Reginald Smith
Notary Public in and for Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.

Robert Miller
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, ROGER JACKSON, 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 15th day of SEPTEMBER 1983 and same was duly approved on the 6th day of OCTOBER, 1983 by said Commission.

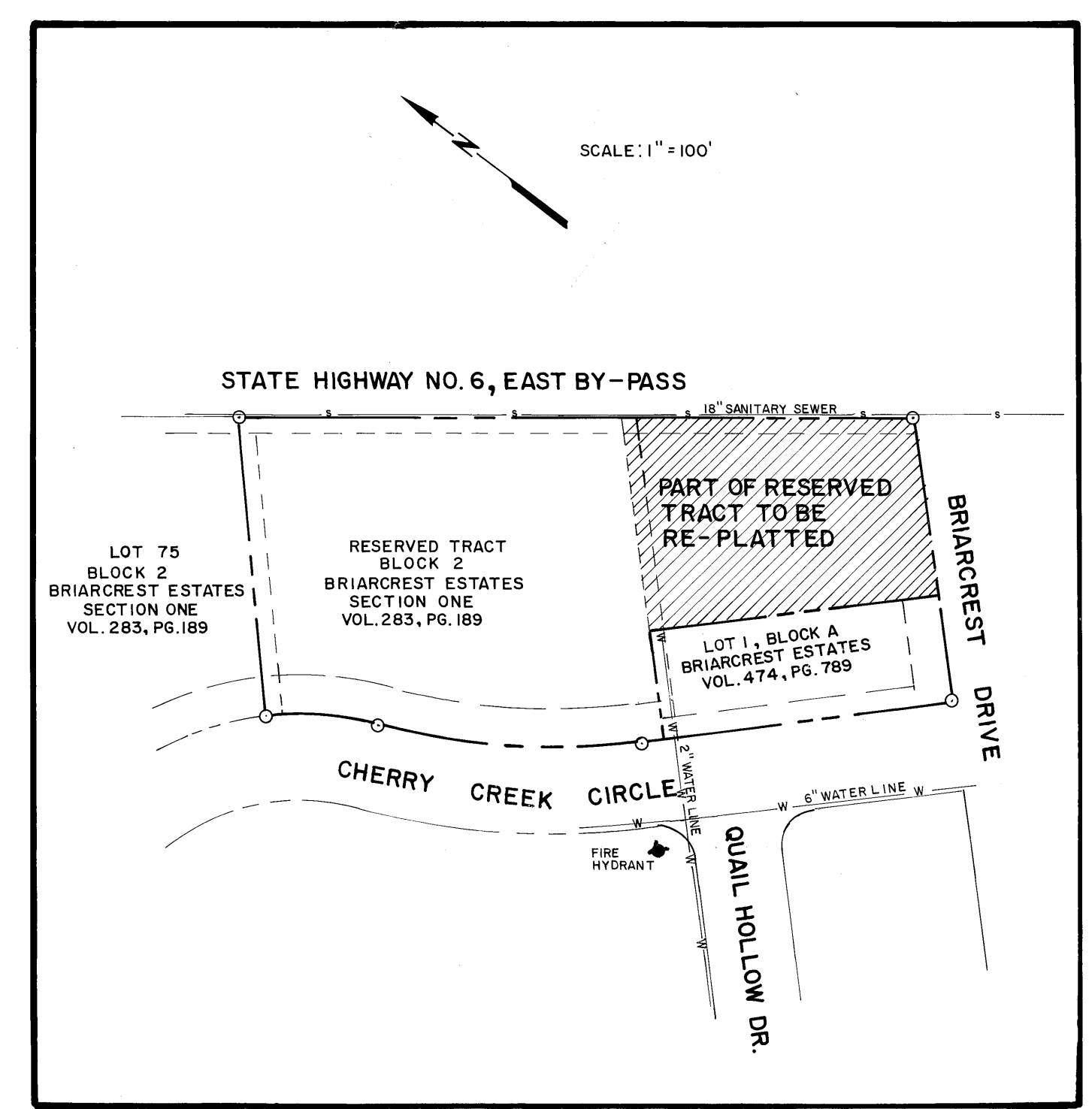
Roger Jackson
Chairman, City Planning Commission
Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boussie, 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 18 day of October, 1983, in the Deed Records of Brazos County in Volume 628 Page 645.

Frank Boussie by Sally Simpson
County Clerk



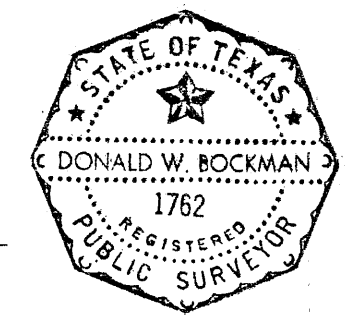
EXISTING SUBDIVISION
SCALE: 1" = 100'

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS
COUNTY OF BRAZOS

I, DONALD W. BOCKMAN, Registered Public Surveyor No. 1762 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.

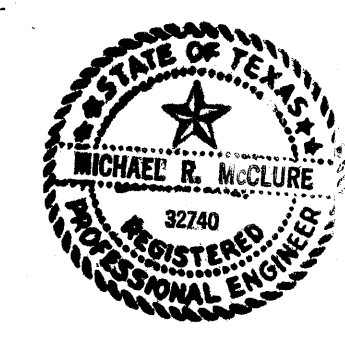
Donald W. Bockman
Registered Public Surveyor



CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

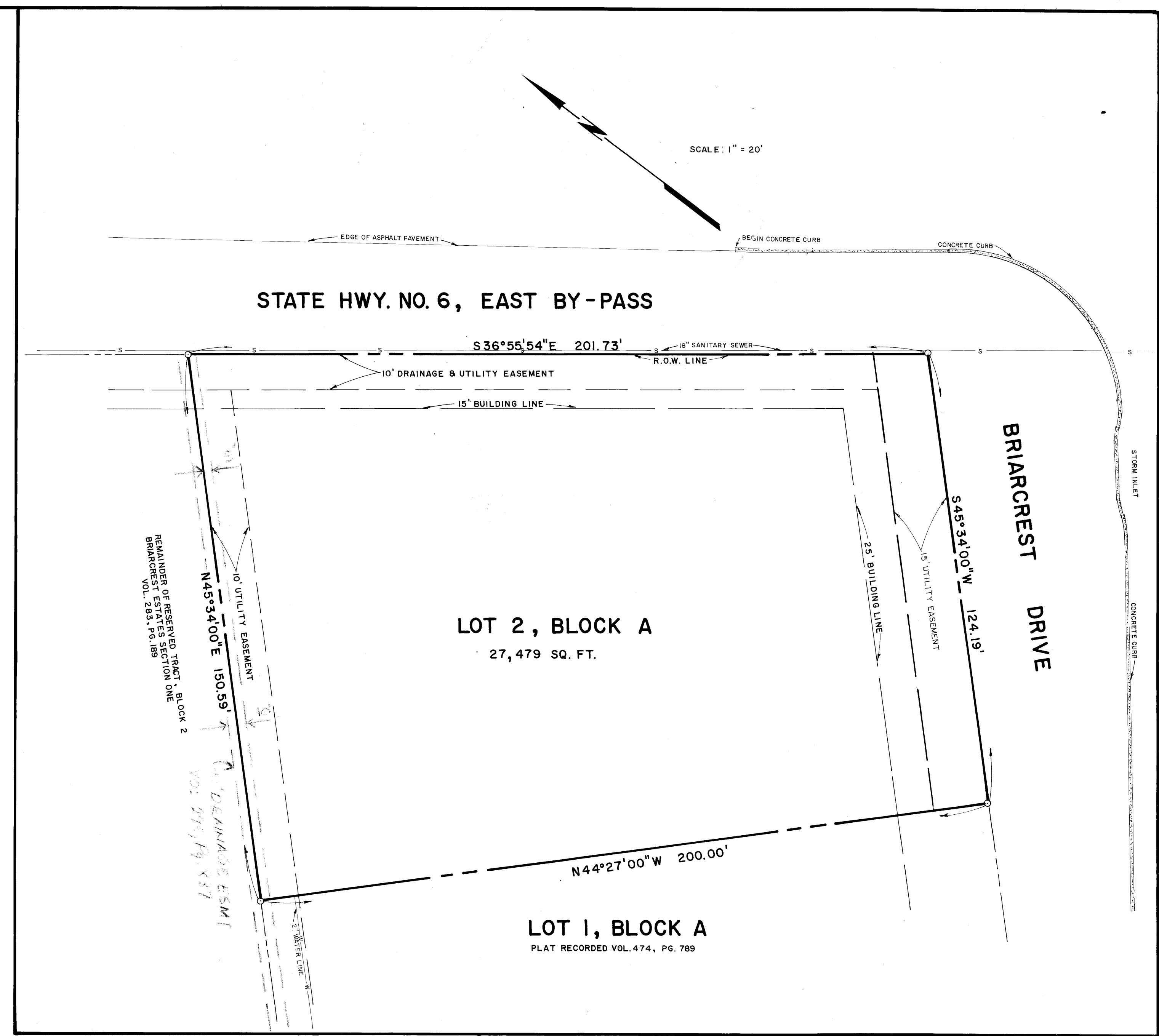
I, MICHAEL R. McCLURE, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.



27,479 SQUARE FOOT TRACT
Part of Reserved Tract Briarcrest Estates Section 1
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 27,479 square foot tract or parcel of land lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of the Reserved Tract, Block 2 of Briarcrest Estates Section 1 as shown on the plat of the said Section 1 recorded in Volume 283, Page 189 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

- BEGINNING at the iron rod set at the east corner of the beforementioned Reserved Tract, Block 2, same being the intersection of the northwest right-of-way line of Briarcrest Drive with the southwest right-of-way line of State Highway No. 6, East By-Pass;
- THENCE S 45° 34' 00" W along the beforementioned northwest right-of-way line of Briarcrest Drive for a distance of 124.19 feet to an iron rod set for corner at the east corner of Lot 1, Block A of the Briarcrest Estates Subdivision as shown on the plat recorded in Volume 474, Page 789 of the Deed Records of Brazos County, Texas;
- THENCE N 44° 27' 00" W along the northeast line of the beforementioned Lot 1, Block A for a distance of 200.00 feet to an iron rod set for corner at the north corner of the said Lot 1, Block A;
- THENCE N 45° 34' 00" E for a distance of 150.59 feet to an iron rod found for corner in the beforementioned southwest right-of-way line of State Highway No. 6, East By-Pass;
- THENCE S 36° 55' 54" E along the beforementioned southwest right-of-way line of State Highway No. 6, East By-Pass, for a distance of 201.73 feet to the PLACE OF BEGINNING containing 27,479 square feet of land more or less.



REVISED PLAT
SCALE: 1" = 20'

REPLAT
27,479 SQ. FT.
REPLAT OF PART OF
RESERVED TRACT
BRIARCREST ESTATES SECTION ONE
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 20' SEPT. 1983
OWNED & DEVELOPED BY: KEN MARTIN, M&W RESTAURANTS, INC.
BRYAN, TEXAS

PREPARED BY: DON BOCKMAN SURVEYS
BRYAN, TEXAS

PROPOSED LAND USE: COMMERCIAL
NOTE: MINIMUM SIDE SETBACK IS 5 FEET.

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