



ORIGINAL PLAT

REPLAT

FIELD NOTES
 0.398 ACRE TRACT
 REPLAT OF
 BRIARCREST ESTATES - SECTION FIVE
 BRYAN, BRAZOS COUNTY, TEXAS
 SEPTEMBER 13, 1993

All that certain lot, tract or parcel of land being 0.398 of one acre described as a 0.40 acre Reserve Tract situated in the REPLAT OF BRIARCREST ESTATES - SECTION FIVE, Bryan, Brazos County, Texas, as recorded in Volume 1410, Page 157, of the Official Records of Brazos County, Texas, dated January 3, 1993, and being a part of the same land described as a 1.4478 acre Reserve Tract in the Final Plat of BRIARCREST ESTATES - SECTION FIVE as recorded in Volume 401, Page 585, of the Deed Records of Brazos County, Texas, dated July 17, 1978, said 0.398 of one acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch Iron Rod found for the most easterly corner, same being the most easterly corner of said 0.40 acre Reserve Tract and lying on the southwest right-of-way line of Broadmoor Drive, same also being the most northerly corner of Lot 12, Block 3 of said Briarcrest Estates - Section Five;
 THENCE S 44°07'17" W along the northwest line of said Lot 12 a distance of 35.40 feet to a 1/2 inch iron rod set for the most southerly corner, same being the most southerly corner of said 0.40 acre Reserve Tract and also being the most easterly corner of that certain Jeffrey N. Chapman & Ann Yager Chapman tract as recorded in Volume 1866, Page 329 of the Official Records of Brazos County, Texas, dated July 29, 1993;
 THENCE N 45°46'25" W along the northwest line of said Chapman Tract a distance of 215.49 feet to a 1/2 inch iron rod found for the most westerly corner, same being the most westerly corner of said 0.40 acre Reserve Tract and also being the most southerly corner of the Common Area of Briarcrest West 1, according to the plat of record in Volume 1331, Page 219 of the Official Records of Brazos County, Texas, dated July 18, 1991;
 THENCE N 44°34'59" E along the southeast line of said Briarcrest West 1 a distance of 105.98 feet to a 1/2 inch iron rod found for an exterior point, same also being an angle point of said 0.40 Acre Reserve Tract;
 THENCE N 60°38'40" E continuing along said southeast line a distance of 18.87 feet to a 1/2 inch iron rod set for the most northerly corner, same being the most easterly corner of said Briarcrest West 1 and lying on the southwest right-of-way line of said Broadmoor Drive;
 THENCE S 22°49'23" E along the southwest right-of-way line of said Broadmoor Drive a distance of 227.43 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 0.398 ACRES OF LAND MORE OR LESS, according to a survey made on the ground on September 13, 1993 under the supervision of Donald D. Garrett, Registered Professional Land Surveyor No. 2972.

GENERAL NOTES
 North Orientation is based on the northeast line of Lots 38-40, Block 1 being rotated to the plat calls of record in Volume 1410, Page 157 of the Deed Records of Brazos County, Texas.

REPLAT OF RESERVE TRACT BRIARCREST ESTATES SECTION FIVE - REPLAT

0.398 ACRES
 VOLUME 1410, PAGE 157
 JOHN AUSTIN SURVEY
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30' SEPTEMBER 27, 1993

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (We/They) FRANK THURMOND, III
 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 1410, Page 157, and designated herein as the BRIARCREST ESTATES - SECTION FIVE 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.

Classic Inc. by [Signature] V.P.
 Owner

CERTIFICATION OF THE CITY PLANNER
 I, the undersigned, City Planner 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.

[Signature]
 City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
John Godfrey, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 27th day of SEPTEMBER, 1993, and same was duly approved on the 27th day of SEPTEMBER, 1993.

[Signature]
 Chairman of the Planning & Zoning Commission
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

[Signature]
 City Engineer, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared FRANK THURMOND, III, 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 purpose and consideration therein stated.

Given under my hand and seal on this 6 day of October, 1993.

[Signature]
 Notary Public, State of Texas
 My Commission Expires 9-13-96

CERTIFICATE OF SURVEYOR
 I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 and that the metes and bounds describing said subdivision will describe a closed geometric form.

[Signature]
 Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
 I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

[Signature]
 Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS
 COUNTY OF BRAZOS
 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 the 27th day of SEPTEMBER, 1993, in the Deed/Official Records of Brazos County, Texas, in Volume 1410, Page 157.

[Signature]
 County Clerk
 Bryan, Texas

OWNER: Classic Inc.
 1700 Barak Lane
 Bryan, Texas 77802
 Ph. (409) 846 - 8344

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Phone: 409 / 846 - 2888

on base
 UD 41662