



FIELD NOTES
1.009 ACRE TRACT

Being all of that certain tract or parcel of land, lying and being situated in the JOHN AUSTIN LEAGUE, A-2, Bryan, Brazos County, Texas, and being a part of that 13.376 acre tract of land conveyed to Warren Harmon and Associates by Richard H. Harrison, III, et-al, by deed recorded in Volume 282, page 445 of the Deed Records of Brazos County, and being more particularly described as follows:

BEGINNING: at an iron rod at the south corner of Lot 1, Block 1 of Briarcrest Estates - Section Five according to a plat recorded in Volume 401, page 585 of the Deed Records of Brazos County, Texas;

THENCE: S 44° 02' 49" W - 263.16 feet at an iron rod for corner, same being the east corner of Lot 6, Block 2 of Briarcrest Estates - Section Four according to a plat recorded in Volume 370, page 245 of the Deed Records of Brazos County, Texas;

THENCE: N 64° 09' 13" W - 196.05 feet along the northeast line of said Lot 6 to an iron rod for corner, same being the north corner of said Lot 6, also being in the southeast right-of-way line of Broadmoor Drive;

THENCE: 44.40 feet around a curve to the right on said Broadmoor Drive line with a central angle of 8° 28' 48", a radius of 300.00 feet and whose chord bears N 48° 41' 39" E - 44.36 feet;

THENCE: N 53° 24' 30" E - 235.88 feet continuing along said Broadmoor Drive line to an iron rod for corner, same being the west corner of said Lot 1, Block 1 of Briarcrest Estates - Section Five;

THENCE: S 64° 09' 18" E - 151.88 feet along the southwest line of said Lot 1, Block 1 to the PLACE OF BEGINNING; and containing 1.009 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972, in March 1987.

FILED
1988 MAR -1 AM 10:02
Brazos County, Texas
M. J. ...

408372

BRIARCREST COUNTRY CLUB
122.756 Acres
Not Platted
D.R. 175/437

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), Warren C. Harmon
owners and developers of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 282, page 445 and designated herein as the Briarcrest Estates - Section Five Subdivision to 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.

Warren C. Harmon
Owner

APPROVAL OF THE PLANNING COMMISSION

I, ED WAGONER, 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 14 day of JULY, 1987, and same was duly approved on the 6 day of AUGUST, 1987 by said Commission.

Ed Wagoner
Chairman, City Planning Commission,
Bryan, Texas

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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

Donald D. Garrett
Registered Professional Engineer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Warren C. Harmon, 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 on this 10 day of July, 1987.

Donald D. Garrett
Notary Public, State of Texas
Notary's name: Donald Garrett
Notary's commission expires: 9/19/88

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.

Ed Wagoner
Director of Planning

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that the plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Donald D. Garrett
Registered Public Surveyor

LAND USE / RESIDENTIAL LOT

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Bariscki, 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 11 day of March, 1988, in the Official Records of Brazos County in Volume 401, Page 431.

Frank Bariscki
County Clerk, 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.

Burt Kan
City Engineer, Bryan, Texas

FINAL PLAT

BRIARCREST ESTATES
SECTION SIX
1.009 Acres
JOHN AUSTIN SURVEY
BRYAN, BRAZOS COUNTY, TEXAS
MARCH 1987 SCALE: 1" = 30'

OWNER & DEVELOPER: WARREN HARMON
HOLLAND RANCH CO., INC.
P.O. BOX 3097
BRYAN, TEXAS 77805

ENGINEER & SURVEYOR: GARRETT ENGINEERING
4444 CARTER CREEK PARKWAY NO.108
BRYAN, TEXAS 77805

GARRETT ENGINEERING
CONSULTING ENGINEERING & LAND SURVEYING
P.O. BOX 4005 BRYAN, TEXAS 77805

on hand based up 2/29/87