

NOTE:  
 THE 30' CITY OF BRYAN ELECTRICAL EASEMENT VOL. 190, PG. 21  
 WAS GRANTED BY JOE P. LUZA WHO NEVER OWNED ANY LAND  
 SOUTHEAST OF THIS PROPERTY LINE.  
 SAID EASEMENT IS INCORRECTLY SHOWN ON THE CEDAR CREEK  
 SUBDIVISION - PHASE II, VOL. 472, PG. 659.  
 SAID EASEMENT IS CORRECTLY SHOWN ON BRIARCREST COMMERCIAL  
 LOT 1 AND 2 BLOCK 2, VOL. 426, PG. 184.

CEDAR CREEK SUBDIVISION - PHASE II  
 PLATTED - VOL. 472, PG. 659

APPROVAL OF THE PLANNING AND ZONING COMMISSION  
 I, Richard Perkins, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the  
 attached plat was duly approved by the Commission of the City of Bryan on the 11th day of APRIL  
 1996.  
 Richard Perkins  
 Chairman of the Planning and Zoning Commission  
 City of Bryan, Texas

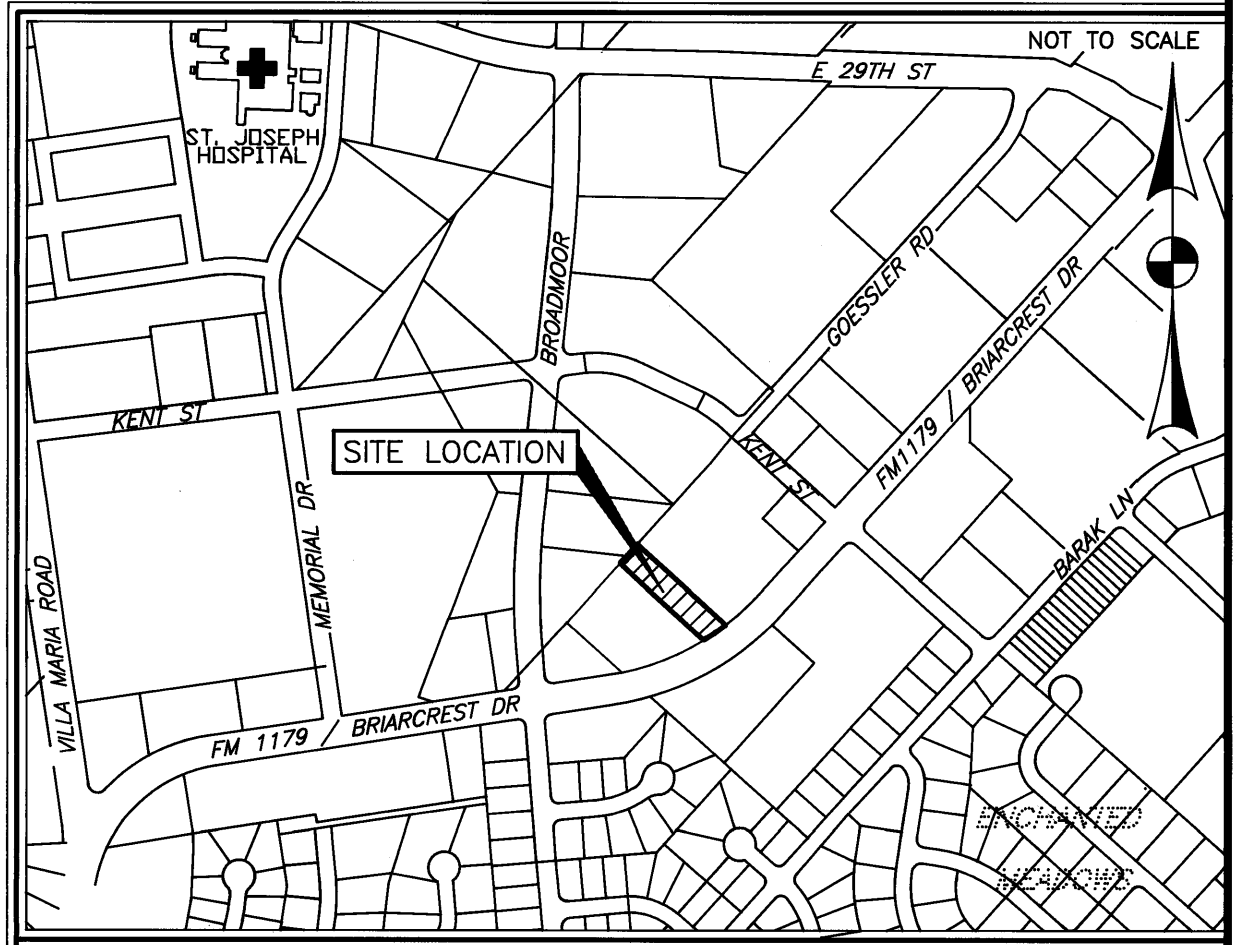
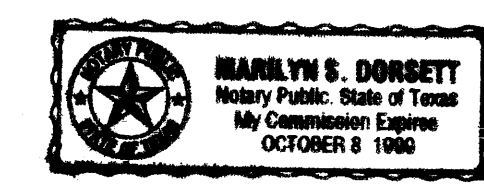
APPROVAL OF THE CITY ENGINEER  
 I, Bruce Karr, P.E., City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the  
 appropriate codes and ordinances of the City of Bryan.  
 Bruce Karr, P.E. - City Engineer  
 City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Mary 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 11th day of April, 1996, in the Official  
 Records of Brazos County, Texas, in Volume 426, Page 184.  
 Witness my hand and official seal, at my office in Bryan, Texas.

CERTIFICATE OF CITY PLANNER  
 I, Mark L. Smith, Planning and Zoning 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.  
 Mark L. Smith  
 Planning and Zoning Planner  
 City of Bryan, Texas

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, James H. Hughes, Managing General Partner - Travis Landing Partners, Owner and Developer of 0.680 Acres, shown on  
 this plat, as conveyed in Volume 2520, Page 253, of the Official Records of Brazos County, Texas, and designated herein as  
 as Lot 1, Block 1, Briarcrest - Hughes Subdivision, in Brazos County, 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.  
 James H. Hughes  
 Managing General Partner  
 Travis Landing Partners

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared James H. Hughes, 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  
 purposes and considerations therein stated, and that he executed the same on this 11th day of March, 1996.  
 Marilyn S. Dorsett  
 Notary Public in and for the State of Texas  
 My Commission Expires: 10-8-99



FINAL PLAT

BRIARCREST - HUGHES  
 SUBDIVISION, PHASE I  
 LOT 1, BLOCK 1  
 0.680 ACRE  
 JOHN AUSTIN SURVEY, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE: 1"=30' MARCH, 1996

OWNED AND DEVELOPED BY:  
 TRAVIS LANDING PARTNERS  
 110 LINCOLN AVENUE  
 COLLEGE STATION, TEXAS 77840  
 TEL. (409) 696-3095

PREPARED BY:  
 KLING ENGINEERING & SURVEYING  
 4103 TEXAS AVE. SUITE 212  
 BRYAN, TEXAS 77802  
 TEL. (409) 846-6212  
 FAX (409) 846-8252

- NOTES:
- 1) THE BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE (NORTHEAST LINE OF SUBJECT TRACT) OF LOT 1, BLOCK 2 OF BRIARCREST COMMERCIAL (SUBDIVISION) ACCORDING TO THE PLAT RECORDED IN VOL. 426, PG. 184 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING = N 44°17'20"W.
  - 2) THIS TRACT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0142C, MAP NO. 48041C0142C, EFFECTIVE DATE: JULY 2, 1992.
  - 3) ALL LOTS SHALL HAVE A MINIMUM SIDELINE SETBACK AND A REAR SETBACK OF 5'.
  - 4) THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE G.F. NO. 951389, DATED: AUGUST 10, 1995, TO WIT THE FOLLOWING:  

GRANTOR	GRANTEE	VOL./PG.	DESCRIPTION
JOE P. LUZA, et ux	CITY OF BRYAN	190/21 - JUNE, 1958	30' WIDE ELECTRICAL EASEMENT ADJOINING NORTHWEST LINE OF SUBJECT TRACT AS SHOWN HEREON.
  - 5) TOTAL SUBDIVISION ACREAGE IS 0.680 ACRES.
  - 6) CURRENT ZONING IS RETAIL.

FILED  
 03 JUN 03 PM 1:53  
 Travis McKeese  
 608187



CERTIFICATE OF SURVEYOR  
 I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.  
 S. M. Kling, R.P.L.S. No. 2003

on base 4/16/02  
 wd