

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 21 day of November, 1999, in the Official Records of Brazos County, Texas, in Volume 247, Page 301.

Witness my hand and official seal, at my office in Bryan, Texas.

APPROVAL OF THE CITY ENGINEER

Linda Huff, 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.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

We, James H. Hughes, and wife, Jan N. Hughes, Owners and Developers of 1.714 Acres, shown on this plat, as described in Volume 2520, Page 228, of the Official Records of Brazos County, Texas, and designated herein as BRIARCREST-HUGHES SUBDIVISION, PHASE II in the City of Bryan, Texas, 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
Jan N. Hughes

STATE OF TEXAS
COUNTY OF BRAZOS

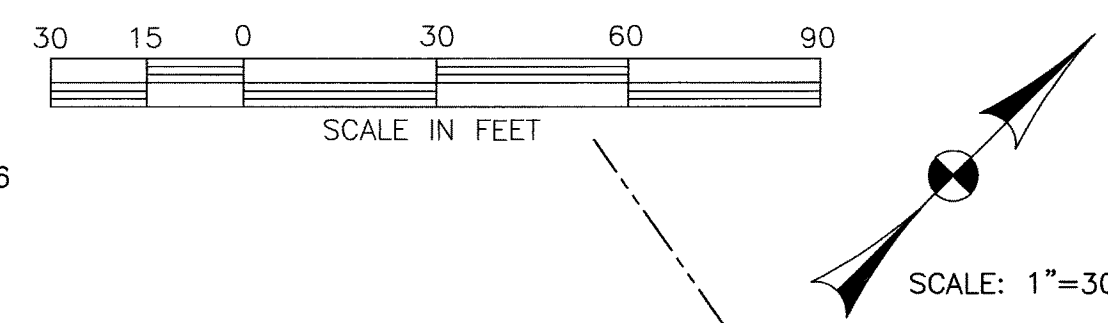
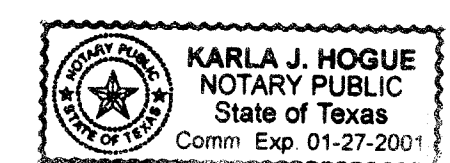
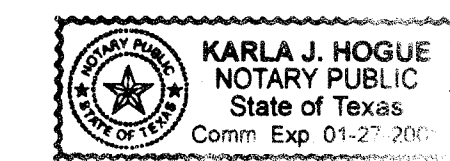
Before me, the undersigned authority, on this day personally appeared James H. Hughes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 24th day of November, 1999.
Karla J. Hogue, Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jan N. Hughes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.

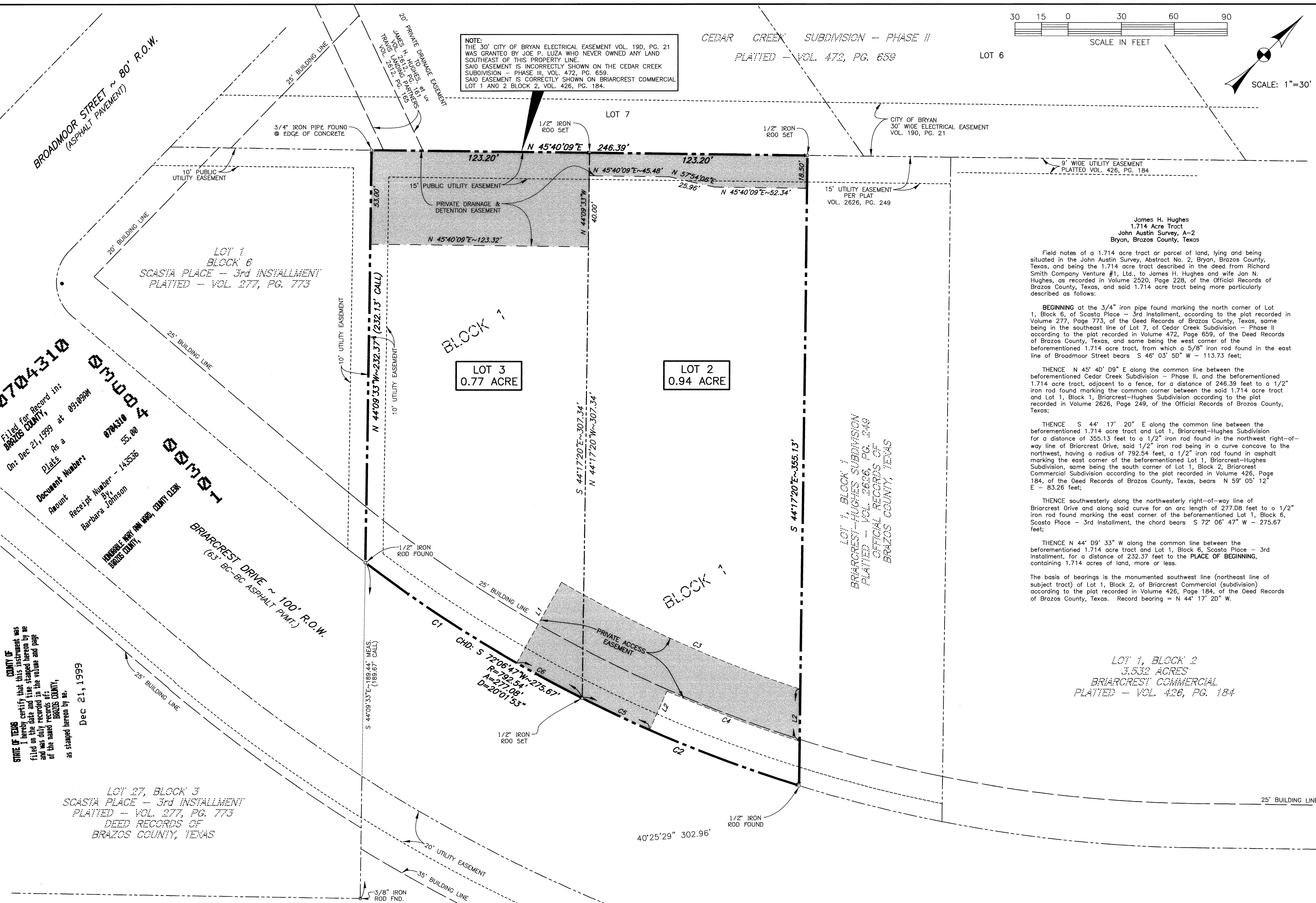
Given under my hand and seal this 24th day of November, 1999.
Karla J. Hogue, Notary Public in and for the State of Texas



NOTE: THE 30' CITY OF BRYAN ELECTRICAL EASEMENT VOL. 190, PG. 21 WAS GRANTED BY JOE P. LUZA WHO NEVER OWNED ANY LAND SOUTHWEST 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

LOT 6



Filed for Record in:
BRAZOS COUNTY,
On Dec 21, 1999 at 09:00AM
As a
Plat
Document Number: 0704310 4
Amount: 55.00
Receiver: Barbara Johnson
HONORABLE JOHN W. WARD, COUNTY CLERK
BRAZOS COUNTY, TEXAS

SOME OF TEXAS
COUNTY OF
I hereby certify that this instrument was
filed on the date and time stamped hereon in
and was duly recorded in the volume and page
of the public records of BRAZOS COUNTY,
TEXAS, as stated hereon of:
Dec 21, 1999

- 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. 48DD82, PANEL NO. D142C, MAP NO. 48D41CD142C, EFFECTIVE DATE: JULY 2, 1992.
- 3) ALL LOTS SHALL HAVE A MINIMUM SIDELINE AND REAR SETBACK OF 7.5'.
- 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: JOE P. LUZA, etux
GRANTEE: CITY OF BRYAN
VOL./PG.: 190/21 - JUNE, 1958
DESCRIPTION: 30' WIDE ELECTRICAL EASEMENT ADJOINING NORTHWEST LINE OF SUBJECT TRACT AS SHOWN HEREON.
CITY OF BRYAN VOL. 313, PG. 565
DESCRIPTION: 25' BUILDING LINE PER CITY ORDINANCE ADJACENT TO BRIARCREST DRIVE
- 7) TOTAL SUBDIVISION ACREAGE IS 1.714 ACRES.
- 8) CURRENT ZONING IS RETAIL.
- 9) AT THE TIME LOT 1, BLOCK 1, BRIARCREST-HUGHES SUBDIVISION DEVELOPED (APRIL, 1996), A DETENTION POND WAS DESIGNED AND CONSTRUCTED ON LOT 3. THIS REQUIRED THAT CERTAIN ASSUMPTIONS BE MADE AS TO THE TYPE AND EXTENT OF DEVELOPMENT ON LOTS 2 & 3.
AS LOTS 2 & 3 DEVELOP, A LETTER REPORT SHOULD BE SUBMITTED TO VERIFY THE ASSUMPTIONS MADE TO THE ORIGINAL DESIGN.
SOME MINOR MODIFICATIONS TO THE POND COULD BE REQUIRED.

PRIVATE ACCESS EASEMENT METES:

COURSE	BEARING	DISTANCE
L1	N 16°01'36"W	52.00'
C3	Rad: 740.54', Arc: 148.13', Tan: 74.31', CA: 112°40', Chd: N 69°00'53"E	147.89'
L2	S 44°17'20"E	29.32'
C4	Rad: 768.54', Arc: 80.06', Tan: 40.07', CA: 55°07', Chd: S 65°36'31"W	80.02'
L3	S 20°41'10"E	24.00'
C5	Rad: 792.54', Arc: 42.11', Tan: 21.06', CA: 302°40', Chd: S 70°08'14"W	42.11'
C6	Rad: 792.54', Arc: 41.99', Tan: 21.00', CA: 302°07', Chd: S 73°10'37"W	41.98'

RESUBDIVISION
FIRST BANK GALLERIA SUBDIVISION
PLATTED - VOL. 2625, PG. 313
OFFICIAL RECORDS OF
BRAZOS COUNTY, TEXAS

CURVE TABLE:

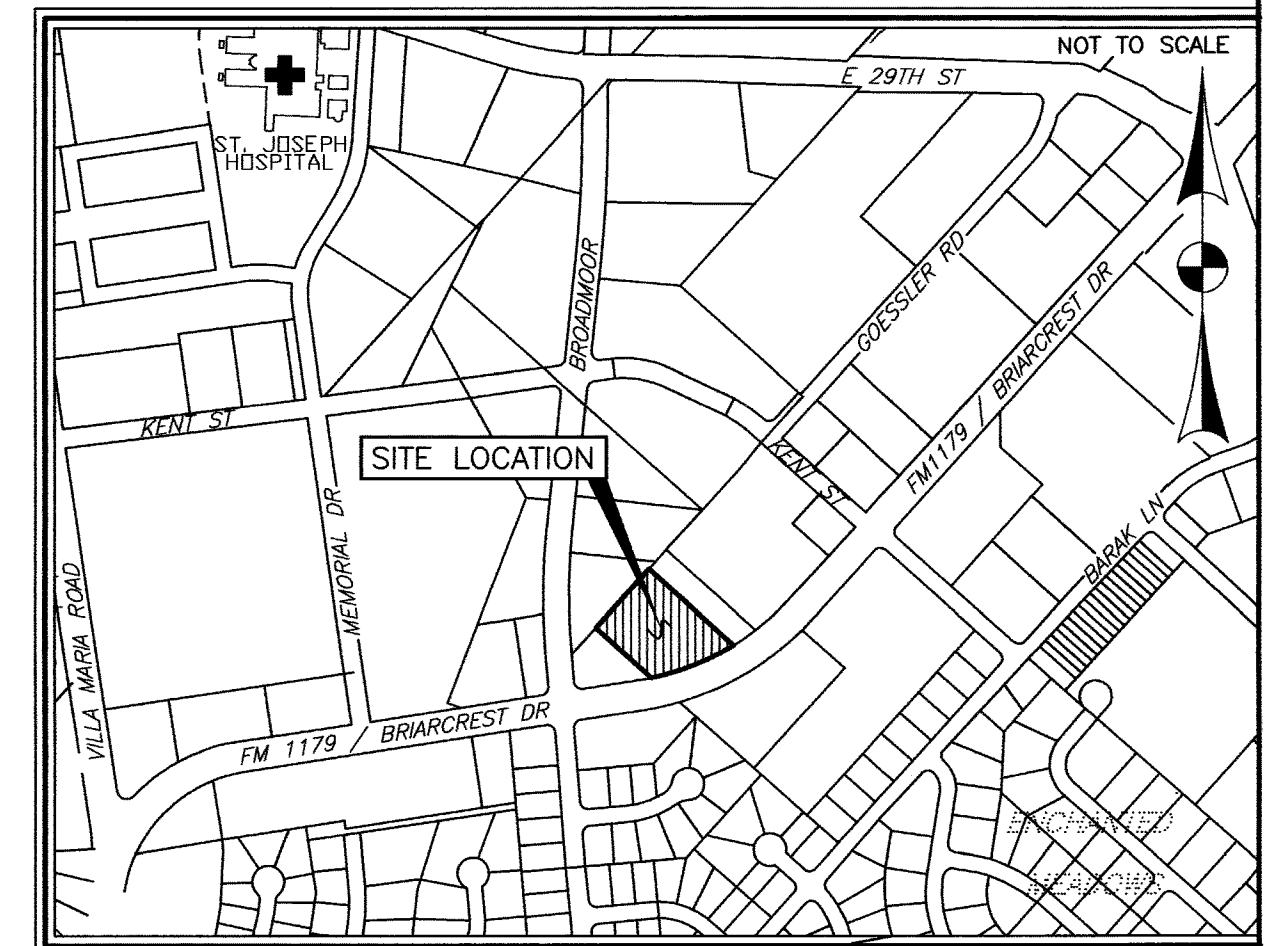
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	792.54'	72.61'	144.82'	10°28'10"	144.62'	S 76°53'39"W
C2	792.54'	66.29'	132.26'	9°33'42"	132.11'	S 66°52'42"W

JOHN AUSTIN SURVEY, A-2
RICHARD CARTER SURVEY, A-8

APPROVAL OF THE PLANNING ADMINISTRATOR
I, JOEL DUAN, Planning Administrator of the City of Bryan, hereby certify that the attached plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this Ordinance.



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, corrections or provisions, except as shown hereon.



FINAL PLAT

BRIARCREST - HUGHES SUBDIVISION, PHASE II LOTS 2 & 3, BLOCK 1

1.714 ACRES

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' OCTOBER, 1999

OWNED AND DEVELOPED BY: JAMES H. HUGHES & JAN N. HUGHES
PREPARED BY: KLING ENGINEERING & SURVEYING
110 LINCOLN AVENUE, COLLEGE STATION, TEXAS 77840
TEL. (409) 846-6212 FAX (409) 846-8252

located on base 5/18/99 us