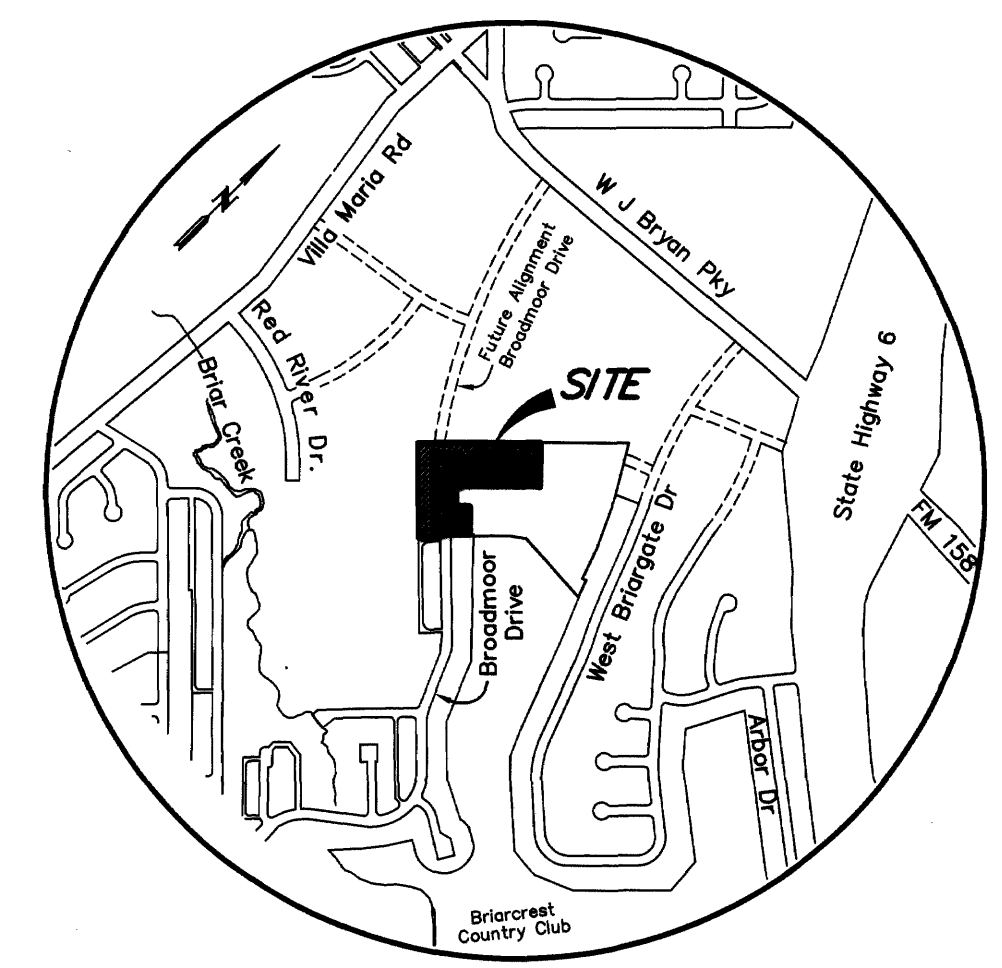


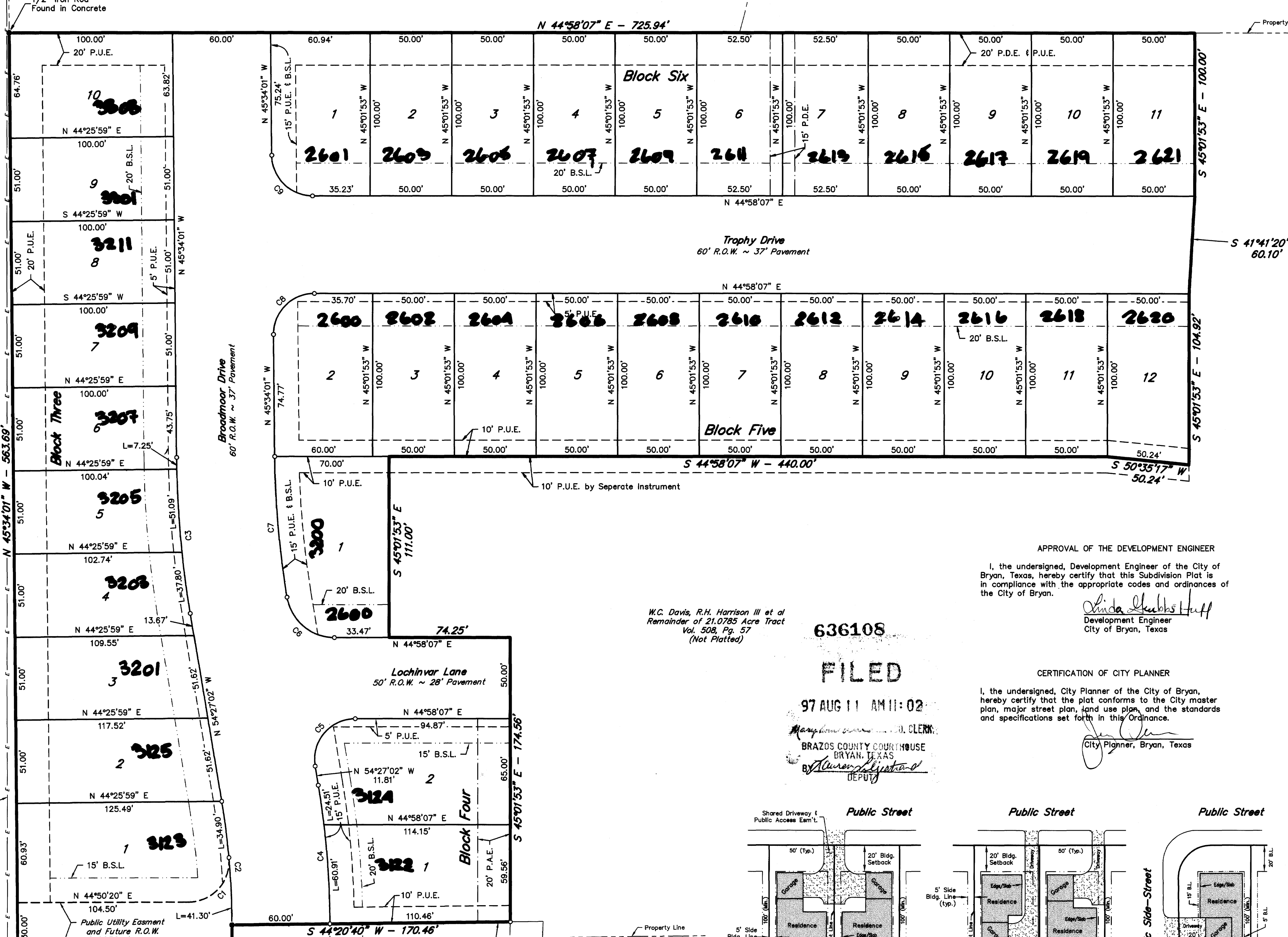
J.H. Nash Estate
26.27 Acre Tract
Vol. 109, Pg. 154
(Not Platted)

General Mail Addition
21.21 Acre Tract
Vol. 1041, Pg. 249
(Platted)



Scale: 1" = 40'

Curve Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, BEARING, CHORD. Lists curves C1 through C8 with their respective measurements.



M.G. Perkins & B.T. Yager
24.32 Acre Tract
Vol. 107, Pg. 317
(Not Platted)

10' City of Bryan
Electrical Easement
Vol. 272, Pg. 5

on balance 1/6164

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, R.H. Harrison, III, Trustee, Owner and Developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 508, Page 57, and designated herein as the BRIAARCREST NORTHWEST PHASE ONE Addition 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.

Vicinity Map

FIELD NOTES
6.172 ACRES
Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in Bryan, Brazos County, Texas and being a portion of the 21.0785 acre tract conveyed to W. C. Davis and Richard H. Harrison, III, et al by Ted Wilkinson, Inc. by deed dated January 26, 1982 and recorded in Volume 508, Page 57 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows: BEGINNING: at a 1/2-inch iron rod found for the most northerly corner of Briarcrest West I Subdivision Amending Plat as recorded in Volume 1331, Page 219 of the Brazos County Official Records, said iron rod also being in the northeast line of the 24.32 acre M.G. Perkins and B.T. Yager Tract as recorded in Volume 264, Page 437 of the Deed Records;

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, Texas, 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.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Richard Perkins, Chairman of the 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 11th day of December 1997 and that the same was duly approved on the 11th day of April 1998.

CERTIFICATE OF THE COUNTY CLERK

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 on the 11th day of December 1997, in the Official Records of Brazos County, Texas in Volume 2993, Page 289.

CERTIFICATION OF THE SURVEYOR

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, 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 and that the metes and bounds describing said subdivision will describe a closed geometric form.

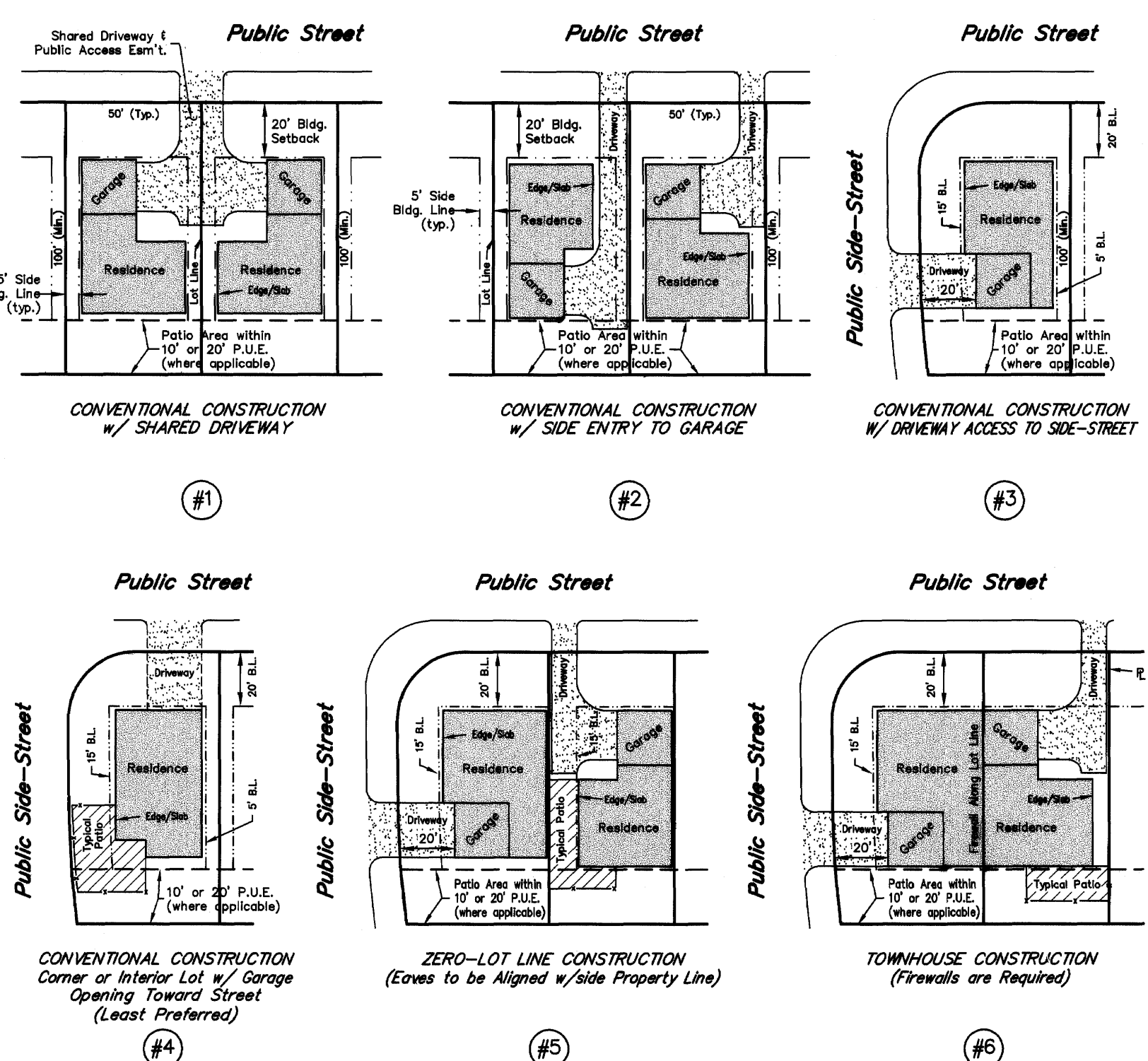
CERTIFICATION BY THE ENGINEER

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.

636108

FILED

97 AUG 11 AM 11:02



PERMISSIBLE TYPES OF CONSTRUCTION

GENERAL NOTES:

- 1. ZONING: This property is currently zoned PD-H.
- 2. BASIS OF BEARINGS: Monuments found and the record call along the northwest property line as described in the deed from Ted Wilkinson, Inc. to W.C. Davis and Richard H. Harrison, III, et al, as recorded in Volume 508, Page 57 of the Deed Records of Brazos County, Texas, were used as the basis of the bearings shown on this plat.
- 3. All building setback lines shall comply with the Setback Lines indicated on the "Permissible Types of Construction".
- 4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100134 C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.
- 5. Parkland Dedication Requirements will be satisfied through cash payment according to Ordinance No. 690.
- 6. The 30' wide Public Utility Easement shown on Lot 1, Block Three shall be maintained by the lot owner. Additionally, the property is to be dedicated at no cost to the City as Public Right-of-way when the adjacent property develops.
- 7. All distances shown along curves are arc lengths. No Lot shall have driveway access to Broadmoor Drive.
- 8. Unless otherwise indicated, all property corners are marked with 1/2-inch iron rods.

FINAL PLAT
BRIAARCREST NORTHWEST
PHASE ONE
BLOCK THREE, LOTS 1 thru 10
BLOCK FOUR, LOTS 1 & 2
BLOCK FIVE, LOTS 1 thru 12
BLOCK SIX, LOT 1 thru 11
6.172 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
MARCH, 1997
SCALE: 1" = 40'

Owner: R.H. Harrison III, Trustee
2721 Osler Blvd.
Bryan, Texas 77802
(409) 776-8228

Surveyor: McClure Engineering, Inc.
1722 Broadmoor, Suite 210
Bryan, Texas 77802
(409) 776-6700