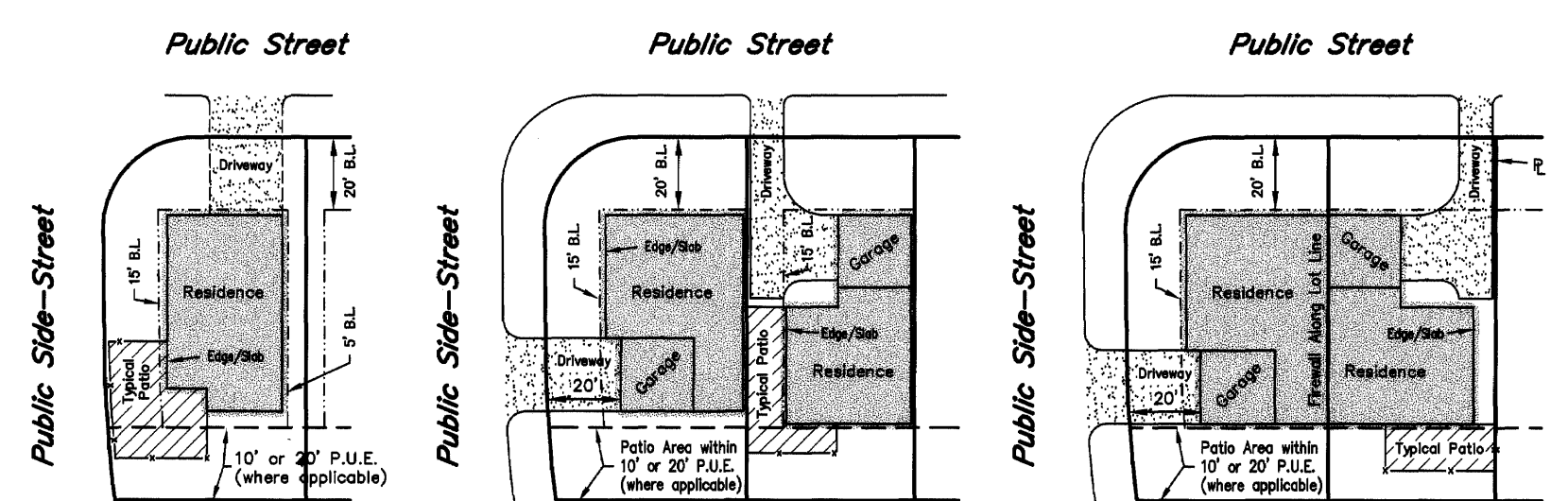
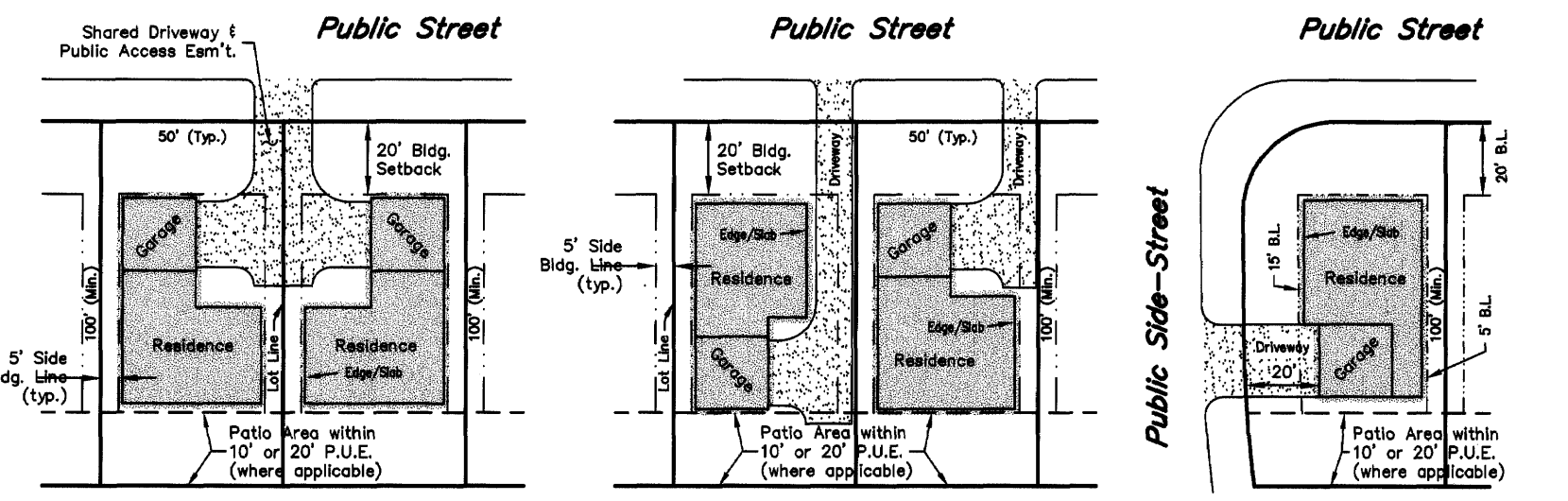


Vicinity Map  
(nts)

ORIGINAL PLAT  
Volume 3404, Page 285

AMENDING PLAT



PERMISSIBLE TYPES OF CONSTRUCTION

FIELD NOTES

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 all of Lots 13, 14, 15 and 16 Block Five Briarcrest Northwest Phase Two subdivision plot recorded in Volume 3404, Page 285 of the Official Records of Brazos County (O.R.B.C.), Texas and part of the 21.0785 acre residual tract conveyed to R.H. Harrison et al by Ted Wilkinson, Inc. by deed dated January 26, 1982 and recorded in Volume 508, Pg. 57 of the Deed Records of Brazos County (B.C.D.R.), Texas and being more particularly described by metes and bounds as follows:  
 BEGINNING: at a 3/4-inch iron pipe found for the most westerly corner of Lot 13, Block Five of said Briarcrest Northwest Phase Two subdivision plot and the northeast corner of Lot 12, Block Five of the subdivision plot of Briarcrest Northwest Phase One as recorded in Volume 2903, Page 269 (O.R.B.C.), and being in the southeast right-of-way line of Trophy Drive (based on a 60' width);  
 THENCE: N 44° 58' 07" E along the said southeast right-of-way line of Trophy Drive for a distance of 231.68 feet to found 1/2-inch iron rod for corner;  
 THENCE: S 26° 09' 43" E for a distance of 177.74 feet to a set 1/2-inch iron rod for corner;  
 THENCE: S 64° 55' 45" W for a distance of 185.33 feet to a found 1/2-inch iron pipe for corner;  
 THENCE: N 45° 01' 53" W for a distance of 104.92 feet to the POINT OF BEGINNING and containing 0.6571 acres of land, more or less.

GENERAL NOTES:

- ZONING: This property is currently zoned PD-H.
- BASIS OF BEARINGS: Iron Rod 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.
- All building setback lines shall comply with the Setback Lines indicated on the "Permissible Types of Construction".
- 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.
- Parkland Dedication Requirements will be satisfied through cash payment according to Ordinance No. 690.
- Unless otherwise indicated, all property corners are marked with 1/2-inch iron rods.  
 ⊙ - indicates 3/4-inch iron pipe found  
 ○ - indicates 3/4-inch iron pipe set
- ABBREVIATIONS:  
 P.U.E. - Public Utility Easement  
 R.O.W. - Right-of-Way  
 B.S.L. or B.L. - Building Setback Line  
 P.D.E. - Public Drainage Easement  
 P.A.E. - Private Access Easement

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 the 14 day of June, 1999, in the Official Records of Brazos County, Texas in Volume 3507, Page 3.

Mary Ann Ward by Barbara Johnson, Deputy Clerk

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.

Michael R. McClure 5/24/99  
Michael R. McClure, R.P.L.S. No. 2859



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 BRIARCREST 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.

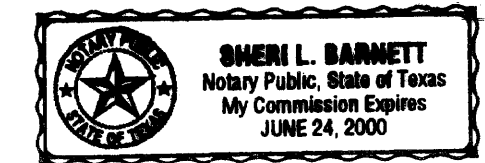
R.H. Harrison, III, Trustee

None  
 Lienholder

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared R.H. Harrison, III, 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 14 day of June, 1999.

Sheri L. Barnett  
 Notary Public, Brazos County, Texas



0688205  
 030007 000003

Record In: Brazos County, Texas  
 On: Jun 14, 1999 at 01:44PM  
 As a Plat  
 Document Number: 0688205  
 Amount: \$5,000

Receipt Number - 132770  
 By: BT Endler

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I hereby certify that this instrument was filed for record in the public records of the State of Texas on the date and at the place and for the purpose and consideration therein stated, and that the same is a true and correct copy of the original as the same appears in the public records of the State of Texas.

Jun 14, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK  
 BRAZOS COUNTY, TEXAS

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.

Development Engineer  
 City of Bryan, Texas

CERTIFICATION OF 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.

City Planner, Bryan, Texas

on balance 1/6/99 wd

**AMENDING PLAT**

**BRIARCREST NORTHWEST PHASE TWO**

LOTS 13R thru 16R, BLOCK FIVE

0.6571 ACRES

JOHN AUSTIN LEAGUE, A-2

BRYAN, BRAZOS COUNTY, TEXAS

MAY, 1999

SCALE: 1" = 20'

Owner:  
 R.H. Harrison III, Trustee  
 2721 Oler Blvd.  
 Bryan, Texas 77802  
 (409) 776-6228

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