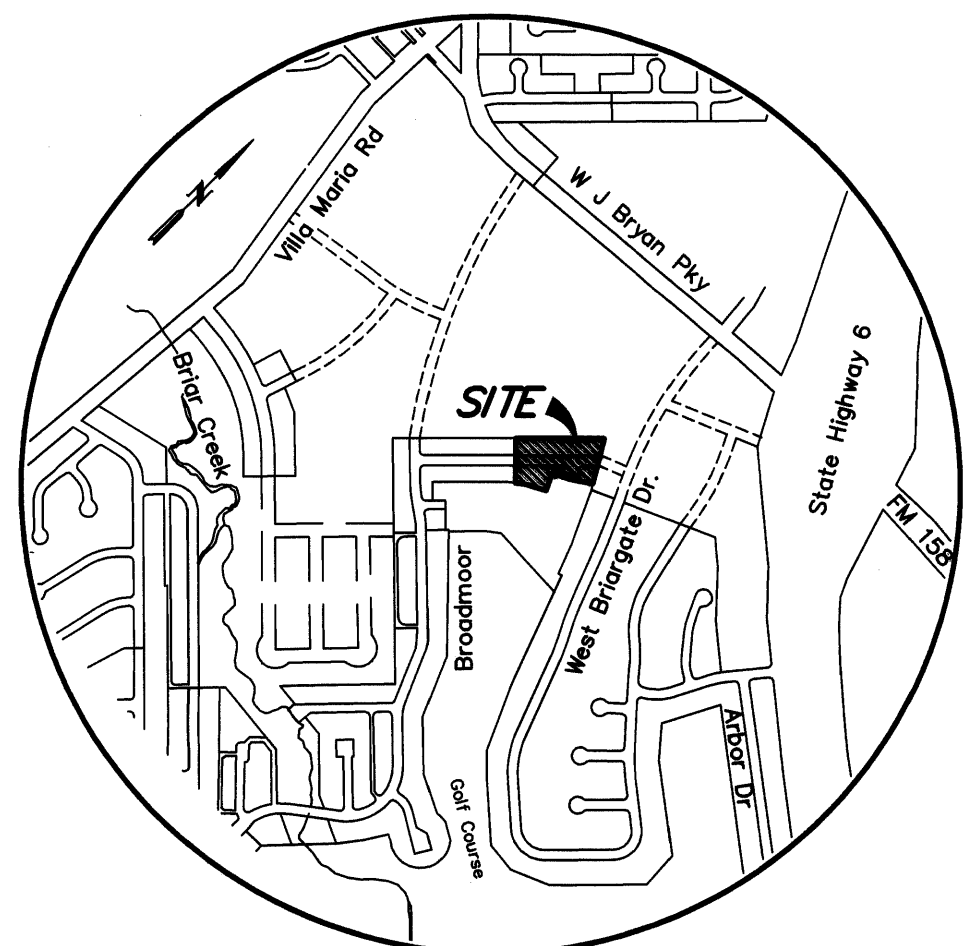
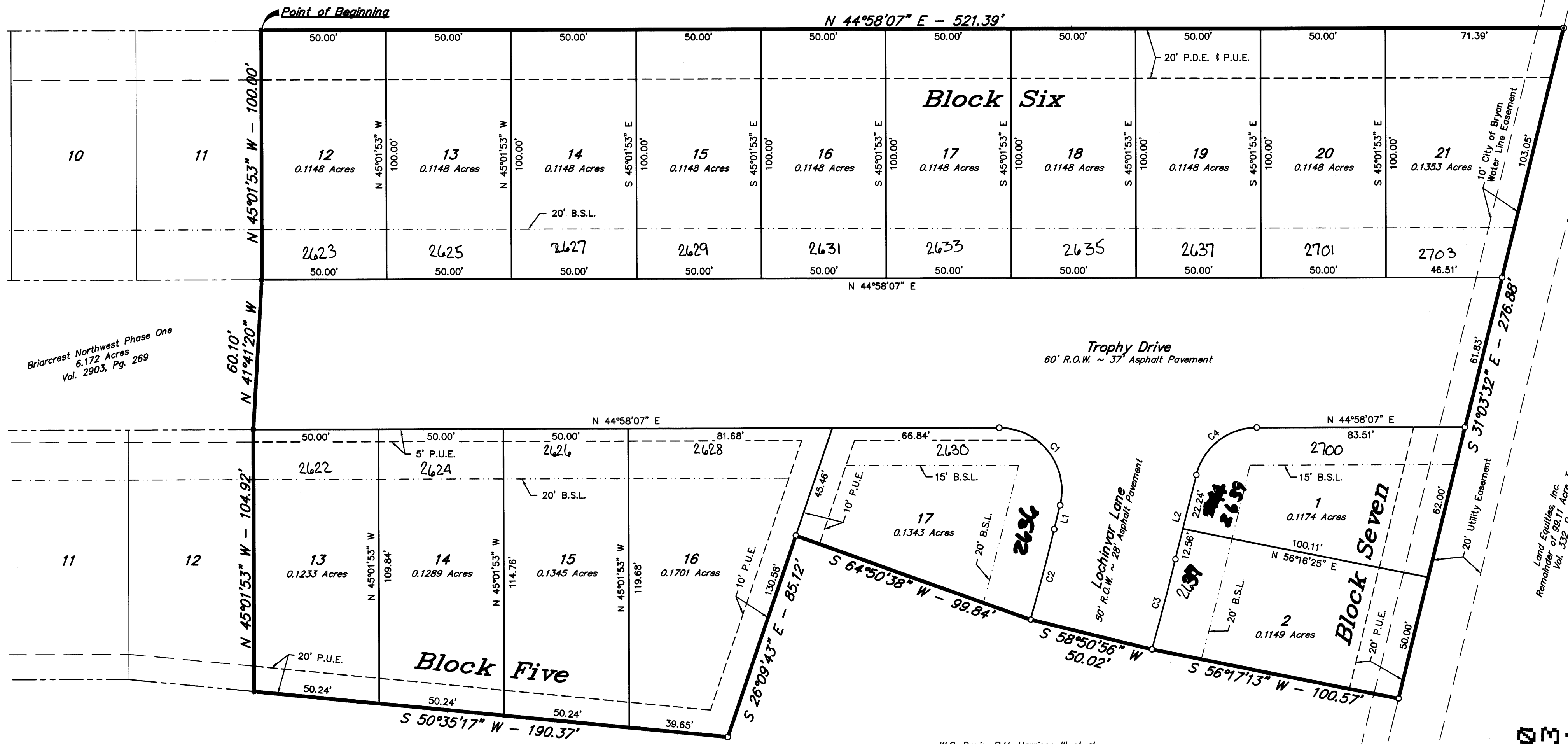


General Moll Addition
21.21 Acres Tract
Vol. 1041, Pg. 249
(Platted)



Vicinity Map

Line Table

LINE	BEARING	DISTANCE
L1	S 31°03'32" E	9.92'
L2	N 31°03'32" W	34.80'

Curve Table

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	103°58'21"	25.00'	45.37'	31.98'	N 83°02'42" W	39.39'
C2	01°27'27"	1475.00'	37.52'	18.76'	N 30°19'49" W	37.52'
C3	01°24'24"	1525.00'	37.44'	18.72'	N 30°21'20" W	37.44'
C4	76°01'39"	25.00'	33.17'	19.54'	S 06°57'18" W	30.79'

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 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 in concrete for the most northerly corner of Briarcrest Northwest 1 Subdivision Plat as recorded in Volume 2903, Page 269 of the Brazos County Official Records, said iron rod also being in the southeast line of the 21.21 acre General Moll Addition Tract as recorded in Volume 1041, Page 249 of the Deed Records; THENCE: N 44°58'07" E along the common line of the said 21.0785 acre W.C. Davis Tract and the said southeast line of the 21.21 acre tract for a distance of 521.39 feet to a 1/2-inch iron rod found for corner, said corner also being in the southwest line of the Land Equities, Inc., 99.11 Tract as recorded in Volume 332, Page 725 of the Deed Records of Brazos County; THENCE: S 31°03'32" E along the northeast line of the said W.C. Davis Tract and the southwest line of said Land Equities, Inc. Tract for a distance of 276.88 feet to a 1/2-inch iron rod set for corner; THENCE: into the interior of the said 21.0785 acre tract for the following Nine (9) calls: (1) S 56°17'13" W for a distance of 100.57 feet to a 1/2-inch iron rod set for corner; (2) S 58°50'56" W for a distance of 50.02 feet to a 1/2-inch iron rod set for corner; (3) S 64°50'38" W for a distance of 99.84 feet to a 1/2-inch iron rod set for corner; (4) S 26°09'43" E for a distance of 85.12 feet to a 1/2-inch iron rod set for corner; (5) S 50°35'17" W for a distance of 190.37 feet to a 1/2-inch iron rod found in concrete for corner; (6) N 45°01'53" W for a distance of 104.92 feet to a 1/2-inch iron rod found in concrete for corner; (7) N 41°41'20" W for a distance of 60.10 feet to a 1/2-inch iron rod found in concrete for corner; (8) N 45°01'53" W for a distance of 100.00 feet to the POINT OF BEGINNING and containing 2.873 acres of land, more or less.

03404 000010

0679151

Filed for Record in:
Brazos County, Texas
On: Feb 26, 1999 at 01:45P
PLATE: 0679151
Document Number: 355.00
Receipt Number: 126434
By: BJ Endler
STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Ann Ward, County Clerk, do hereby certify that this instrument was filed in the date and time stamped herein by me and was duly recorded in the volume and page of the public records of this county, as stamped herein by me.
Feb 26, 1999
MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY, TEXAS

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 4804C0134 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 1/2-inch iron rod found
 - - 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 26th day of February, 1999, in the Official Records of Brazos County, Texas in Volume 344, Page 285.

Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas
Deputy Clerk

CERTIFICATION OF THE SURVEYOR

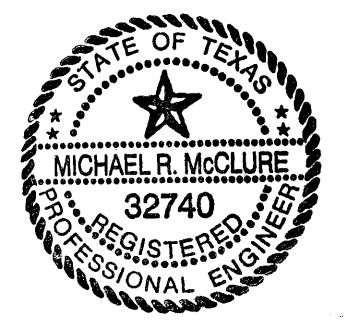
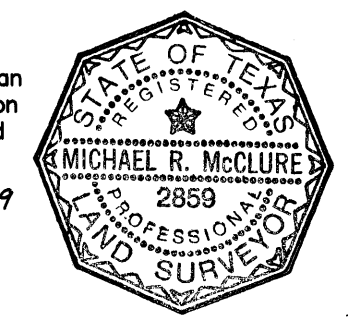
I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geographic form.

Michael R. McClure 2/26/99
Michael R. McClure, R.P.L.S. No. 2859

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.

Michael R. McClure 2/26/99
Michael R. McClure, P.E. No. 32740



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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Richard Perkins, Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 21st day of December, 1997 and same was duly approved on the 29th day of January, 1999.

Richard Perkins
Chairman, Bryan Planning and Zoning Commission

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

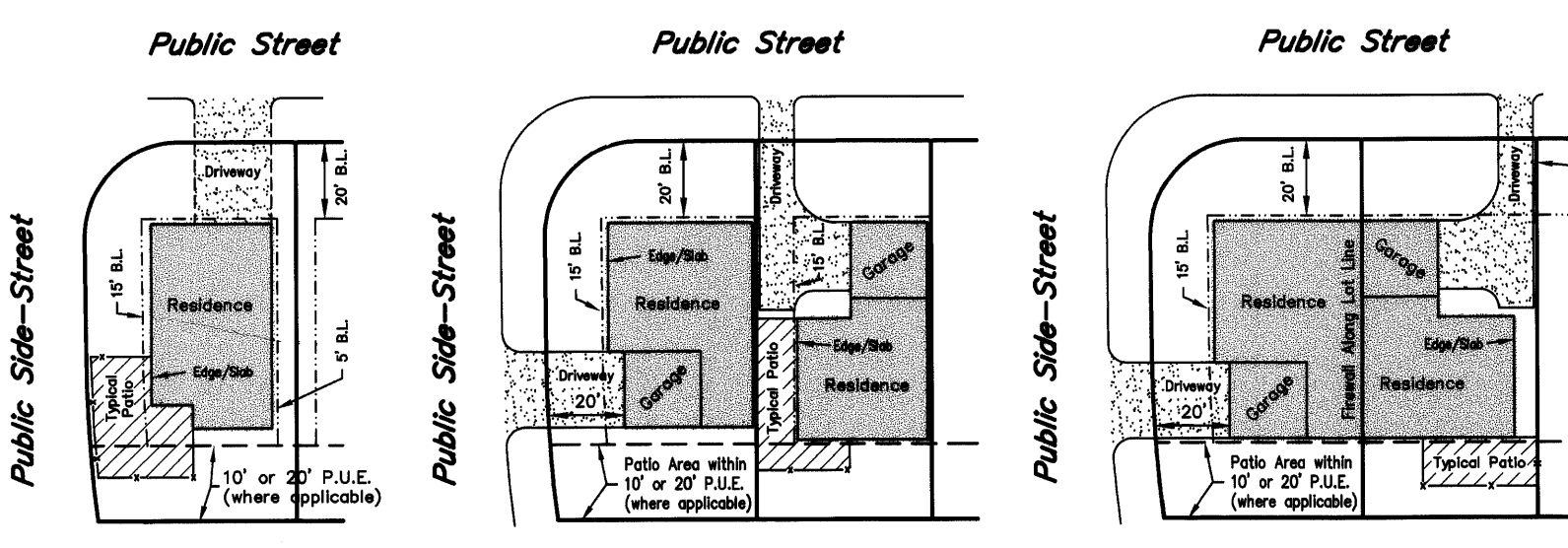
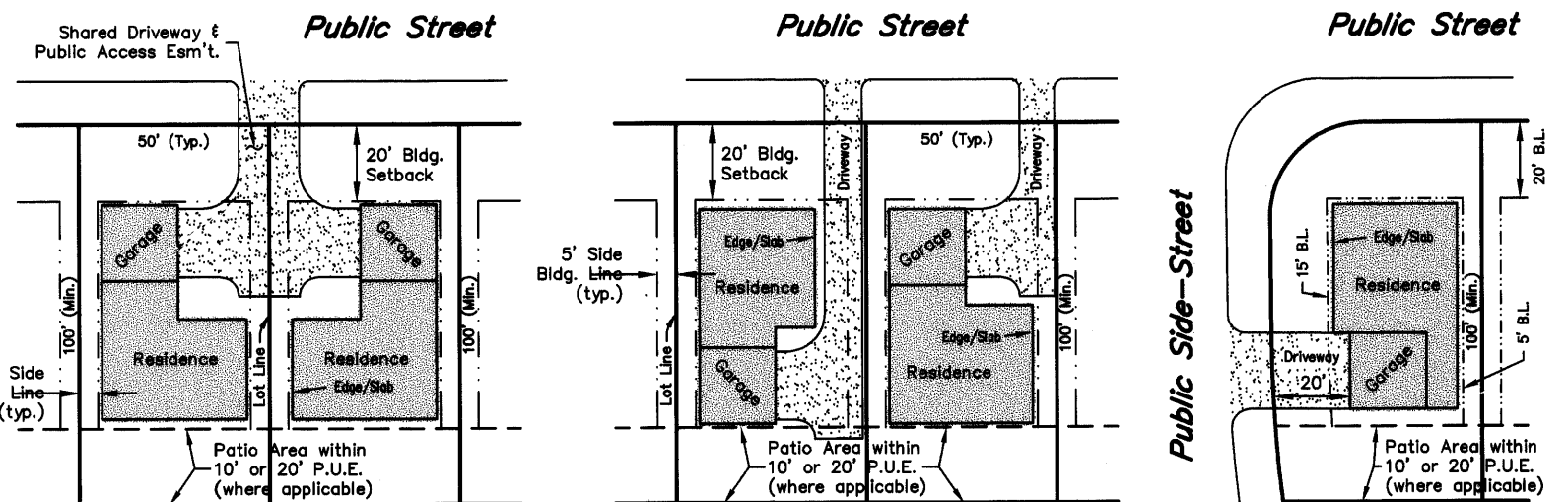
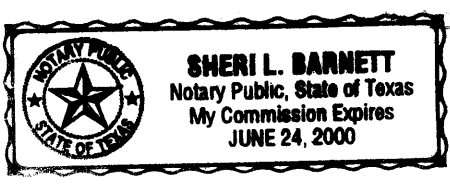
I, the undersigned, City Planner of the City of Bryan, Texas, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

City Planner, Bryan, Texas

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 19th day of January, 1999.

Sheri L. Barnett
Notary Public, Brazos County, Texas



PERMISSIBLE TYPES OF CONSTRUCTION

on business wd stake

FINAL PLAT

BRIARCREST NORTHWEST PHASE TWO

BLOCK FIVE, LOTS 13 thru 17
BLOCK SIX, LOTS 12 thru 21
BLOCK SEVEN, LOTS 1 & 2

2.873 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 1997
SCALE: 1" = 40'

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

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