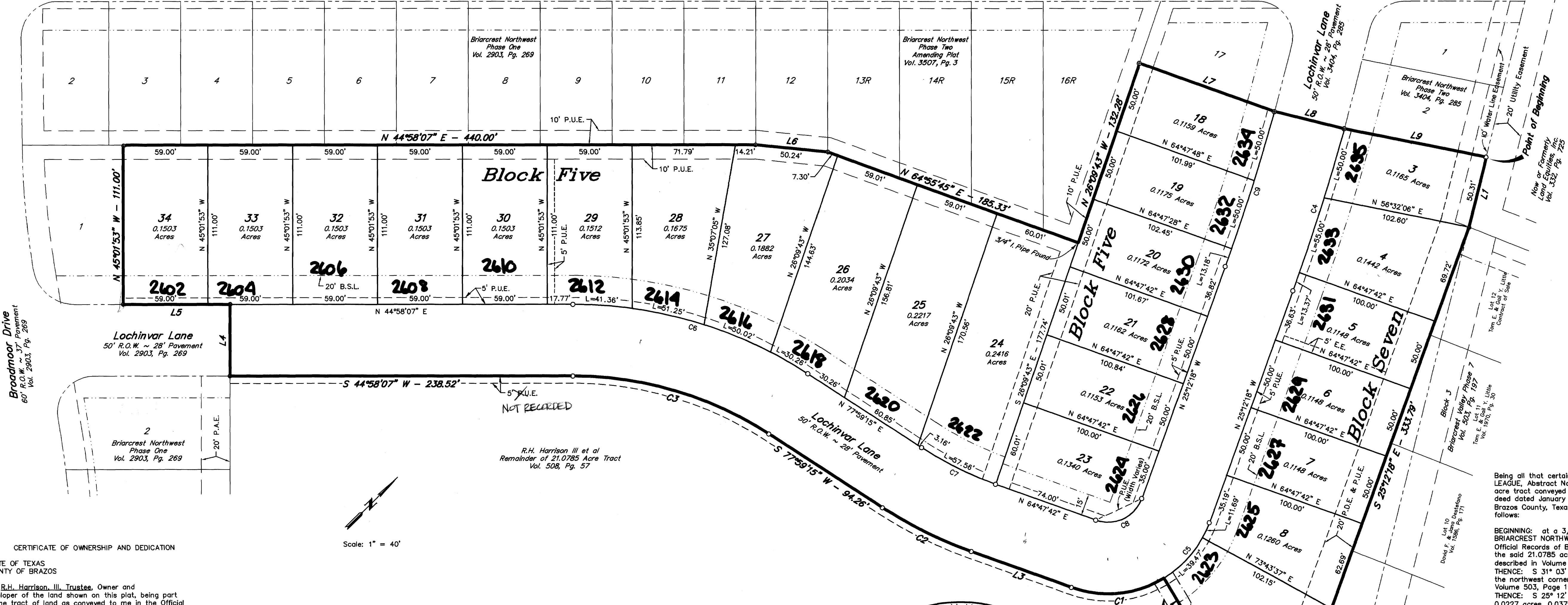


Trophy Drive  
60' R.O.W. ~ 37' Pavement  
Vol. 2903, Pg. 269



- GENERAL NOTES:**
- ZONING: This property is currently zoned PD-H.
  - BASIS OF BEARINGS: Monuments found and the record call along the northeast 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" sheet.
  - 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.
  - All distances shown along curves are arc lengths.
  - Unless otherwise indicated, all property corners are marked with 1/2-inch iron rods.
- - Indicates 3/4-inch iron rod set  
 ⊙ - Indicates 1/2-inch iron rod found  
 ⊕ - PK Nail Control Monuments set in asphalt pavement. Monuments set at 6 Intersections and Selected Points of Curvature
- ABBREVIATIONS:**
- P.U.E. - Public Utility Easement
  - R.O.W. - Right-of-Way
  - B.S.L. - Building Setback Line
  - P.D.E. - Public Drainage Easement

**FIELD NOTES**  
4.707 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 (B.C.D.R.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a 3/4-inch iron pipe marking the east corner of Lot 2, Block 7 of BRIARCREST NORTHWEST PHASE TWO as recorded in Volume 3404, Page 285 of the Official Records of Brazos County (O.R.B.C.), said iron pipe also being in the common line of the said 21.0785 acre tract and the southwest line of the Land Equities, Inc. 99.11 acre tract as described in Volume 332, Page 725 (B.C.D.R.);

**THENCE:** S 31° 03' 32" E for a distance of 50.31 feet to a found 1/2-inch iron rod marking the northwest corner of Lot 12, Block 3, BRIARCREST VALLEY PHASE 7 as recorded in Volume 503, Page 197;

**THENCE:** S 25° 12' 18" E along the southwest line of (4) tracts consisting of 0.0076 acres, 0.0227 acres, 0.0379 acres and 0.0586 acres for a distance of 333.79 feet to a found 1/2-inch iron rod marking the northwest corner of a 0.0548 acre tract conveyed to William Spencer, et ux by deed recorded in Volume 1252, Page 668;

**THENCE:** S 20° 21' 45" E for a distance of 59.41 feet along the southwest line of said Spencer tract to a 3/4-inch iron pipe set or corner;

**THENCE:** N 78° 07' 02" W for a distance of 144.00 feet to a found 1/2-inch iron rod set for corner;

**THENCE:** 68.64 feet in a clockwise direction along the arc of a curve having a central angle of 50° 54' 45", a radius of 75.00 feet, a tangent of 35.70 feet and a long chord bearing N 39° 20' 20" E at a distance of 64.47 feet to a 3/4-inch iron pipe set for the Point of Tangency;

**THENCE:** S 64° 47' 42" W for a distance of 74.00 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

**THENCE:** 69.08 feet along the arc of said curve having a central angle of 13° 11' 33", a radius of 300.00 feet, a tangent of 34.69 feet and a long chord bearing N 71° 23' 29" E at a distance of 68.92 feet to a 3/4-inch iron pipe set for the Point of Tangency;

**THENCE:** S 77° 59' 15" W for a distance of 94.28 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

**THENCE:** 144.07 feet along the arc of said curve having a central angle of 33° 01' 08", a radius of 250.00 feet, a tangent of 74.10 feet and a long chord bearing S 61° 28' 41" W at a distance of 142.08 feet to a 3/4-inch iron pipe set for the Point of Tangency;

**THENCE:** S 44° 58' 07" W for a distance of 238.52 feet to a found 1/2-inch iron rod marking the north corner of Lot 2, Block 4 of BRIARCREST NORTHWEST PHASE ONE as recorded in Volume 2903, Page 269 (O.R.B.C.);

**THENCE:** along the east line of said BRIARCREST NORTHWEST PHASE ONE for the following five (5) calls:

- (1) N 45° 01' 53" W for a distance of 50.00 feet to a found 1/2-inch iron rod,
- (2) S 44° 58' 07" W for a distance of 74.25 feet to a found 1/2-inch iron rod,
- (3) N 45° 01' 53" E for a distance of 111.00 feet to a found 1/2-inch iron rod,
- (4) N 44° 58' 07" E for a distance of 440.00 feet to a found 1/2-inch iron rod and
- (5) N 50° 35' 17" E for a distance of 50.24 feet to a found 1/2-inch iron rod for the most easterly corner of said subdivision, said iron rod also being the south corner of the Amending Plat of Lots 13R thru 16R, Block Five, BRIARCREST NORTHWEST PHASE TWO as recorded in Volume 3507, Page 3 (O.R.B.C.);

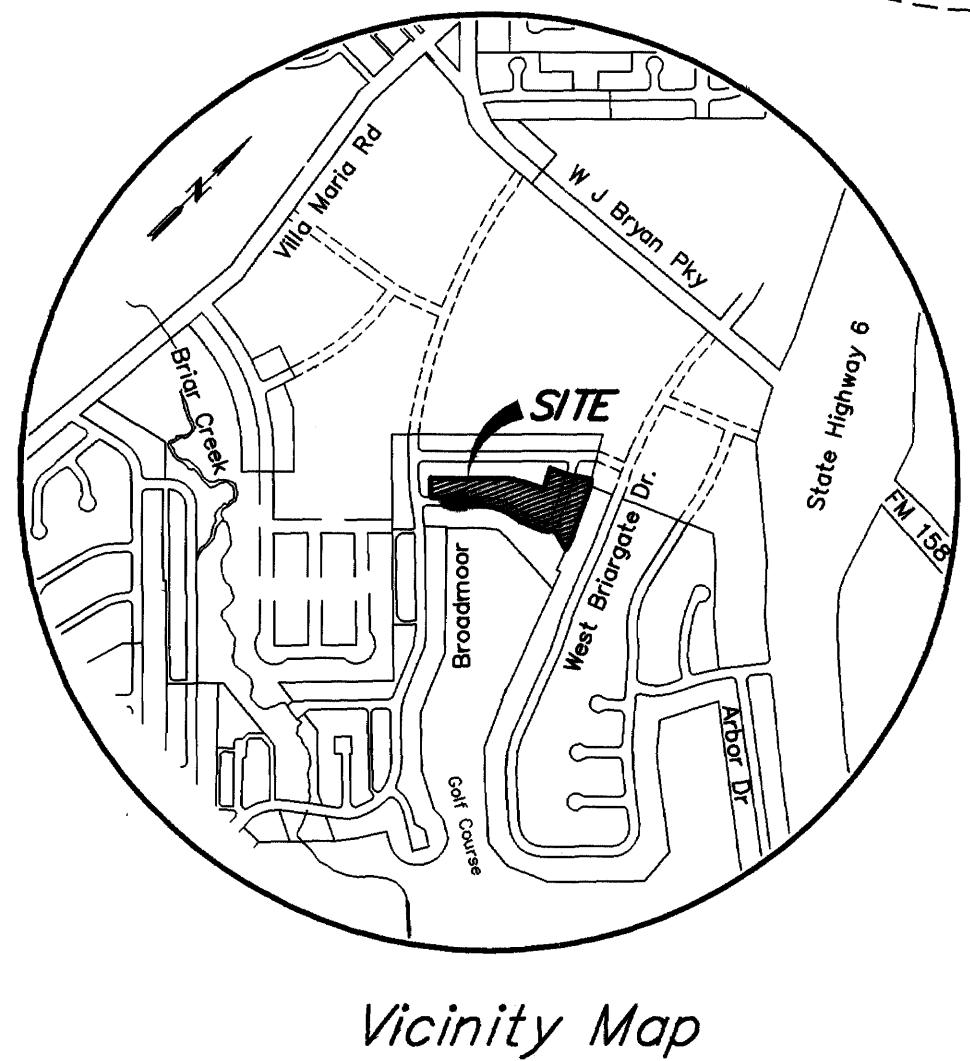
**THENCE:** N 64° 55' 45" E along the southeast line of said Phase Two for a distance of 185.33 feet to a found 3/4-inch iron pipe for corner, said iron pipe also marking the most easterly corner of said Lot 16R, Block Five;

**THENCE:** N 26° 09' 43" W along the said southeast line of Lot 16R for a distance of 132.28 feet to a found 1/2-inch iron rod for corner, said iron rod also being the most southerly corner of Lot 17, Block 5 of BRIARCREST NORTHWEST PHASE TWO;

**THENCE:** N 64° 50' 38" E for a distance of 99.84 feet to a 1/2-inch iron rod found, said iron rod also being in the west right-of-way line of Lochinvar Lane (based on a 50-foot width);

**THENCE:** N 58° 50' 56" E for a distance of 50.02 feet along said Lochinvar Lane for a distance of 50.02 feet to a 1/2-inch iron rod found for the most southerly corner of Lot 2, Block 7 of said BRIARCREST NORTHWEST PHASE TWO;

**THENCE:** N 56° 17' 13" E for a distance of 100.57 feet along said Lot 2, Block 7 to the POINT OF BEGINNING and containing 4.707 acres of land, more or less.



**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 THREE 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, TR*  
R.H. Harrison, III, Trustee

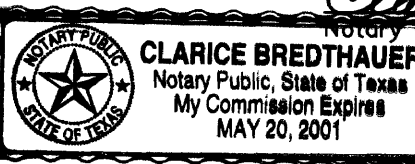
**CERTIFICATE OF THE COUNTY CLERK**

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 11 day of May, 2000, in the Official Records of Brazos County, Texas in Volume 3806, Page 349.

*Mary Ann Ward by Barbara Johnson*  
County Clerk  
Brazos County, 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 11 day of April, 2000.



*Clarice Breadthorn*  
Clarice Breadthorn  
Notary Public, 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.

*W. Paul Kasper* 5/4/2000  
City of Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

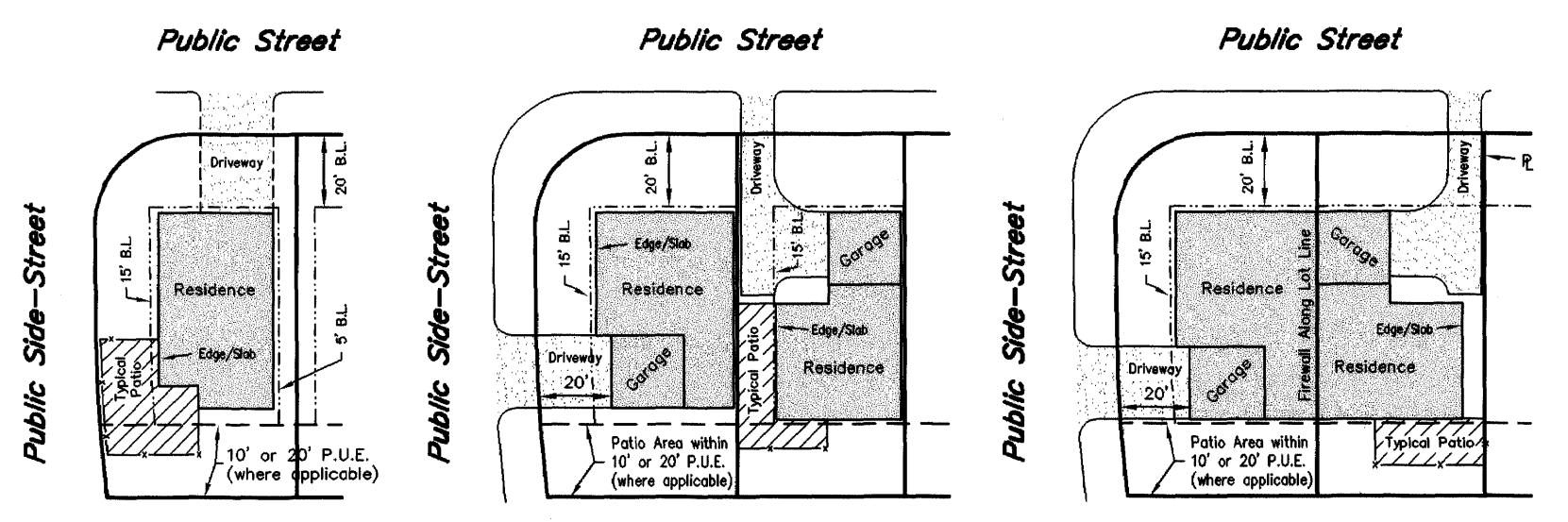
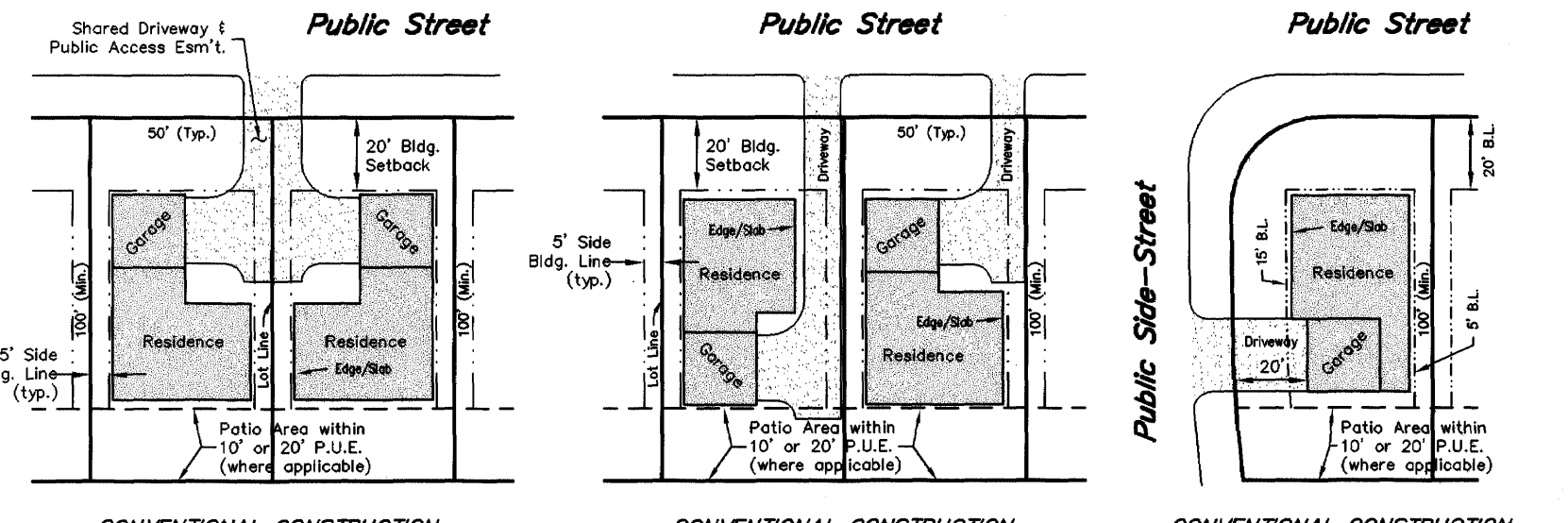
I, KIM CASEY, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 11 day of September, 1999, and same was duly approved on the 11 day of October, 1999.

*Kim Casey*  
Chairman, Bryan Planning and Zoning Commission

**APPROVAL OF THE PLANNING ADMINISTRATOR**

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that the attached plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 11 day of October, 1999.

*Planning Administrator, Bryan, Texas*



**PERMISSIBLE TYPES OF CONSTRUCTION**

0715483

Filed for Record in:  
BRAZOS COUNTY,  
On: May 11, 2000 at 02:06PM  
As a  
Plat  
Document Number: 0715483  
Amount: 55.00  
Receipt Number: 151490  
By: Sylvia Polansky  
Sylvia Polansky  
SOME OF THESE COUNTY OF BRAZOS COUNTY, TEXAS may verify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the said PUBLIC COUNTY, TEXAS as stamped herein by me.  
May 11, 2000

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

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.



0715483

**LINE TABLE**

LINE	BEARING	Distance
L1	S 31°03'32" E	50.31'
L2	S 25°12'18" E	59.41'
L3	S 44°47'42" E	74.00'
L4	N 45°01'53" W	50.00'
L5	S 44°58'07" W	74.25'
L6	N 50°35'17" E	50.24'
L7	N 64°50'38" E	99.84'
L8	N 58°50'56" E	50.02'
L9	N 56°17'13" E	100.57'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C1	50°54'45"	75.00'	66.64'	35.70'	N 39°20'20" E	64.47'
C2	13°11'33"	300.00'	69.08'	34.69'	N 71°23'29" E	68.92'
C3	33°01'08"	250.00'	144.07'	74.10'	S 61°28'41" W	142.09'
C4	04°28'50"	1525.00'	118.37'	59.22'	N 27°25'43" W	118.34'
C5	39°05'15"	75.00'	51.17'	26.62'	N 05°39'40" W	50.18'
C6	33°01'08"	300.00'	172.89'	88.92'	S 61°28'41" W	170.50'
C7	13°11'33"	250.00'	57.56'	28.91'	N 71°23'29" E	57.44'
C8	90°00'00"	25.00'	39.27'	25.00'	N 19°47'42" E	35.36'
C9	04°23'47"	1475.00'	113.18'	56.62'	N 27°24'12" W	113.15'

**FINAL PLAT**  
**BRIARCREST NORTHWEST**  
**PHASE THREE**

BLOCK FIVE, LOTS 18 thru 34  
BLOCK SEVEN, LOT 3 thru 9  
4.707 ACRES  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER, 1999  
SCALE: 1" = 40'

Owner: R.H. Harrison, III, Trustee  
1722 Broodmoor, Suite 210  
Bryan, Texas 77802  
(409) 776-6228

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

as have been filed by me