

CERTIFICATE OF THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE SUBDIVISION DEVELOPMENT ORDINANCE.

Roy Shamas
CITY PLANNER, BRYAN, TEXAS

CERTIFICATE OF THE CITY ENGINEER

I, THE UNDERSIGNED, 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, TEXAS.

Dwight Kay
CITY ENGINEER, BRYAN, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

I, *Mrs. M. H. Perkins*, President of *M. & N. Inc.*, OWNER OF THE REMAINDER OF LOT 5, BLOCK 1, BRIARCREST PARK, 2ND INSTALLMENT TO THE CITY OF BRYAN, TEXAS, HEREBY DECLARE THE SAID REMAINDER OF LOT 5, BLOCK 1, TO BE HEREBY DESIGNATED AS LOT 5R, BLOCK 1, BRIARCREST PARK, 2ND INSTALLMENT, AS SHOWN ON THIS AMENDING PLAT.

M. & N. Inc.
Mrs. M. H. Perkins

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, *Mrs. M. H. Perkins*, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY AND FOR THE PURPOSE THEREIN EXPRESSED.

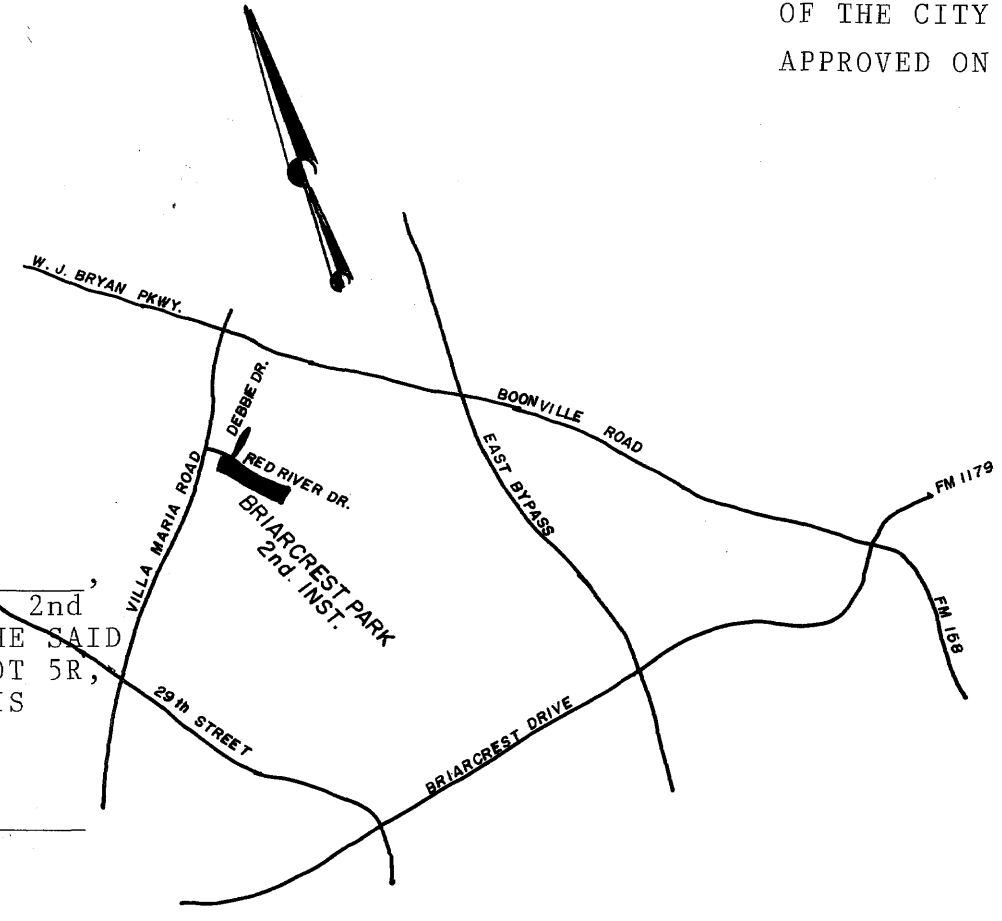
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF March, 1991.

Jimmy Loyd
NOTARY PUBLIC, BURLESON COUNTY, TEXAS

CERTIFICATE OF THE PLANNING AND ZONING COMMISSION

I, *Reba C. Ragsdale*, VICE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED ON THE 7TH DAY OF FEBRUARY, 1991.

Reba C. Ragsdale
VICE CHAIRMAN, PLANNING AND ZONING COMMISSION
BRYAN, TEXAS



LOCATION MAP

LOT 3R, BLOCK 1
0.2901 ACRE
BRIARCREST PARK, 2ND INST.
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

FIELD notes of a 0.2901 acre tract or parcel of land lying and being situated in the John Sustin League, A-2, Bryan, Brazos County, Texas, and being all of Lot 3, all of Lot 4 and the westerly 2 feet of Lot 5 adjacent to Lot 4, Block 1, Briarcrest Park, 2nd Installment Subdivision, plat of said subdivision being recorded in Volume 400, Page 201, of the Deed Records of Brazos County, Texas, said 0.2901 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set for corner, said iron rod marking the northwest corner of the Lot 3, Block 1, said iron rod marking the northeast corner of the Lot 2, Block 1, said iron rod being located in the southwest right-of-way line of Red River Drive;

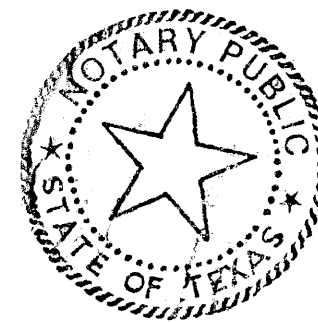
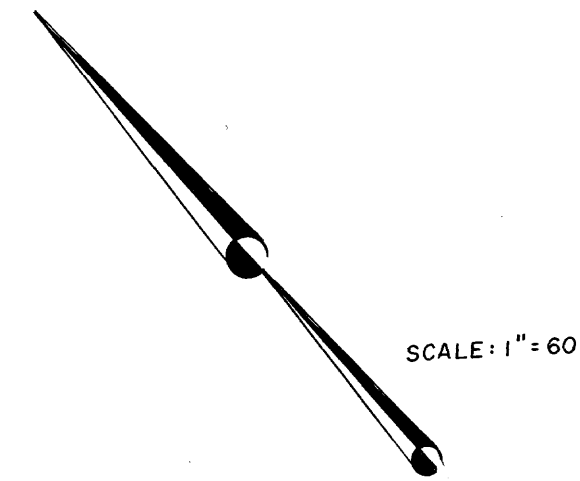
THENCE along a curve to the right having a central angle of 06° 17' 05" and a radius of 1,148.69 feet, for an arc distance of 126.00 feet, the chord bears S 60° 28' 35" E a distance of 125.94 feet, to a 1/2-inch iron rod set for corner, said iron rod marking the northwest corner of the remainder of Lot 5, Block 1;

THENCE S 32° 34' 17" W parallel to & 2 feet southeast of the common line of Lot 4 and Lot 5, Block 1, for a distance of 105.00 feet to a 1/2-inch iron rod set for corner, said iron rod being located in the southwest line of the Lot 5, Block 1, said iron rod marking the southwest corner of the remainder of Lot 5, Block 1;

THENCE along a curve to the left having a central angle of 06° 17' 05" and a radius of 1,043.69 feet for an arc distance of 114.66 feet, the chord bears N 60° 28' 18" W a distance of 114.60 feet to a 1/2-inch iron rod set for corner, said iron rod marking the southwest corner of the Lot 3 and the southeast corner of the Lot 2, Block 1;

THENCE N 26° 22' 50" E along the common line of Lot 2 and Lot 3, Block 1, for a distance of 105.00 feet to the PLACE OF BEGINNING containing 0.2901 acre of land, more or less.

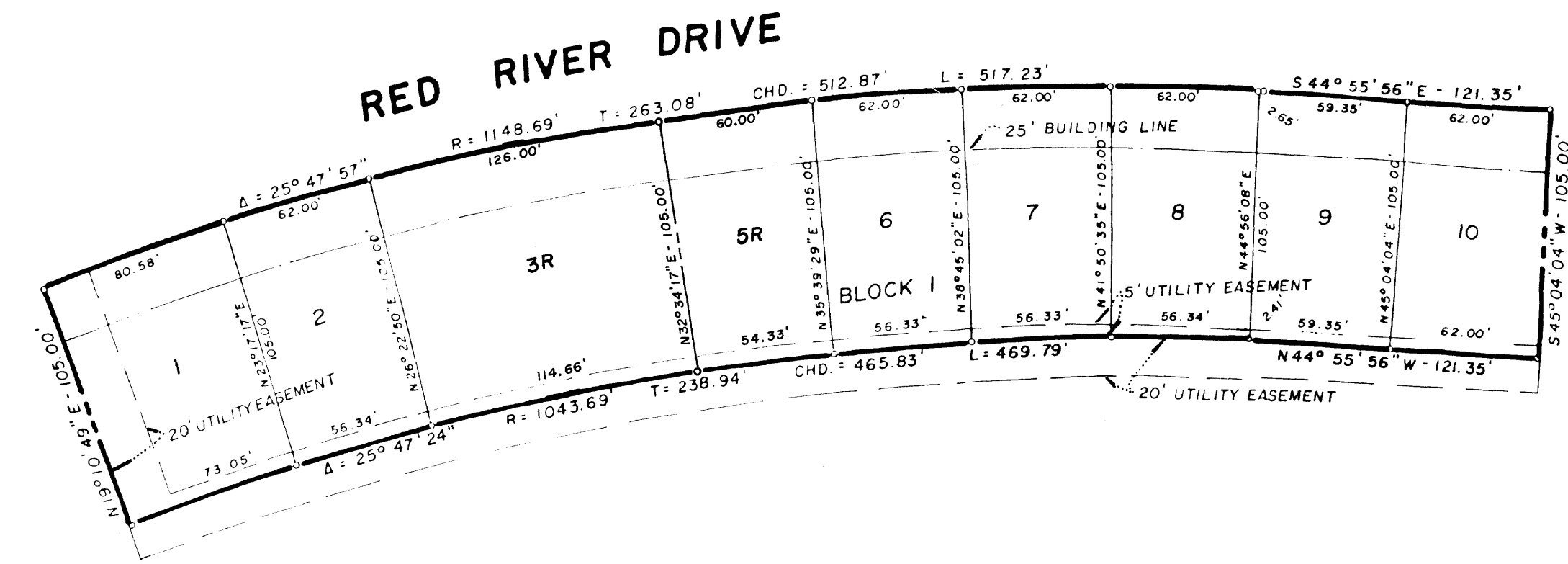
Martin L. Riley, Jr.
Martin L. Riley, Jr., R.P.S. No. 4089



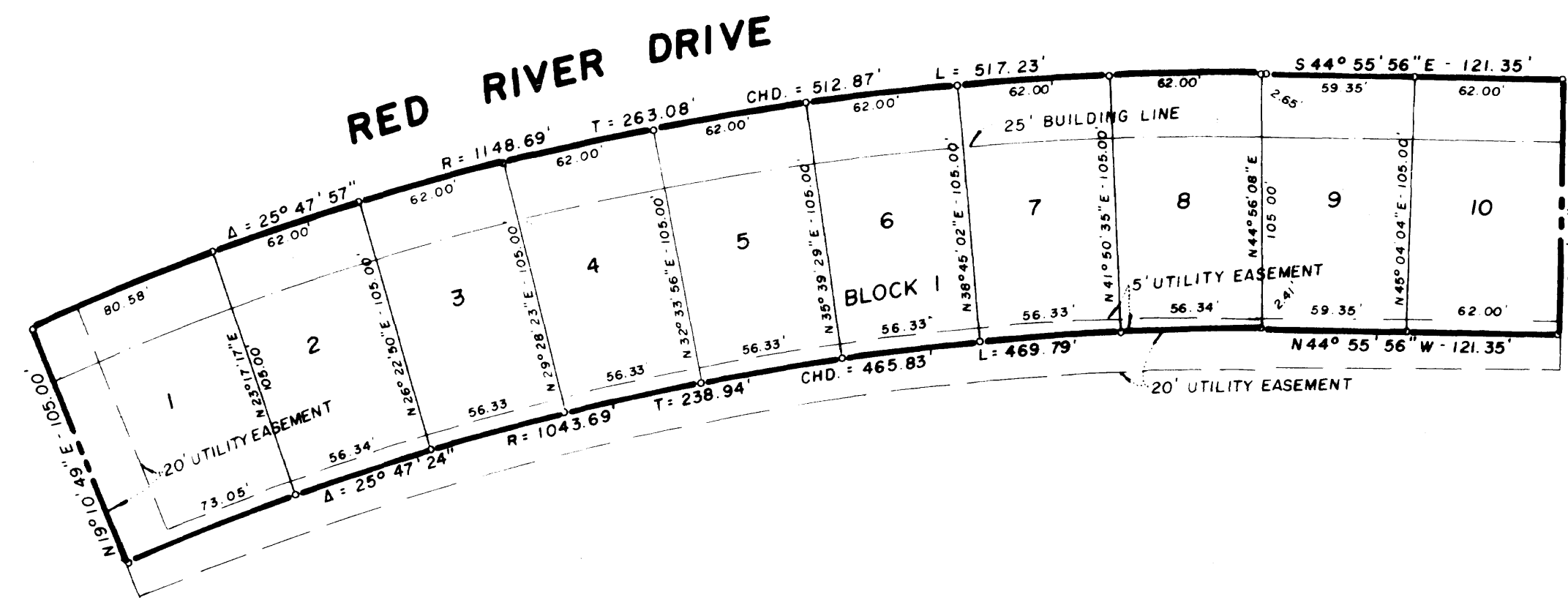
SCALE: 1" = 60'

PURPOSE OF THIS AMENDING PLAT

THE PURPOSE OF THIS AMENDING PLAT IS TO CONSOLIDATE THE TWO TRACTS OF LAND OR LOTS OWNED BY JAMES GARLAND WATSON, JR. AND WIFE, LAURIE QUINN-WATSON, INTO ONE LOT WITH A DESIGNATION OF LOT 3R, BLOCK 1. LOT 3, BLOCK 1, WAS CONVEYED TO JAMES GARLAND WATSON, JR. BY WOODSON LUMBER & BUILDING CO. ON AUGUST 21, 1981, IN THE DEED RECORDED IN VOLUME 493, PAGE 582, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. LOT 4, BLOCK 1, AND THE WESTERLY 2 FEET OF LOT 5, BLOCK 1, ADJOINING LOT 4, WAS CONVEYED TO JAMES GARLAND WATSON, JR. BY WOODSON LUMBER CO. OF CAMERON RECORDS OF BRAZOS COUNTY, TEXAS. IT IS NOT THE INTENT OF THIS PLAT TO ALTER ANY OF THE LOTS IN THE SUBDIVISION OTHER THAN THOSE OWNED BY JAMES GARLAND WATSON, JR.



AMENDING PLAT



EXISTING PLAT

VOLUME 400, PAGE 201, D.R.B.C.T.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS

WE, JAMES GARLAND WATSON, JR., AND WIFE, LAURIE QUINN-WATSON, OWNERS OF LOT 3, LOT 4 AND 2-FEET OF LOT 5, BLOCK 1, BRIARCREST PARK, 2ND INSTALLMENT, SUBDIVISION TO THE CITY OF BRYAN, TEXAS, PLAT OF SAID SUBDIVISION BEING RECORDED IN VOLUME 400, PAGE 201, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, HEREBY DECLARE THE PLAT OF SAID SUBDIVISION TO BE AMENDED AS SHOWN HEREON TO COMBINE THE SAID LOTS AND PART OF SAID LOT INTO ONE LOT TO BE DESIGNATED AS LOT 3R, BLOCK 1, BRIARCREST PARK, 2ND INSTALLMENT, AS SHOWN ON THE AMENDED PLAT HEREON.

James Garland Watson, Jr.
JAMES GARLAND WATSON, JR.

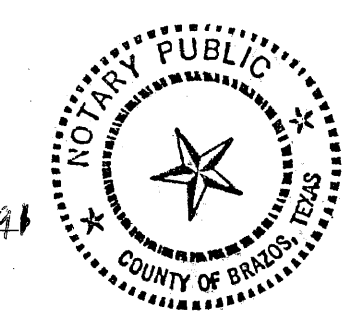
Laurie Quinn-Watson
LAURIE QUINN-WATSON

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES GARLAND WATSON, JR. AND LAURIE QUINN-WATSON KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY AND FOR THE PURPOSE THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF March, 1991

Patricia Jackson
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATE OF THE COUNTY CLERK

I, *Mary Ann Ward*, COUNTY CLERK OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD ON THE 30 DAY OF April, 1991, AND DULY RECORDED IN VOLUME 1486, PAGE 299, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

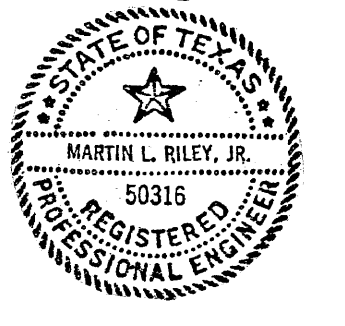
Mary Ann Ward by Barbara Johnson, Deputy Clerk
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR/ENGINEER

I, MARTIN L. RILEY, JR., RPE NO. 50316 AND RPS NO. 4089 IN THE STATE OF TEXAS, HEREBY DECLARE THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON-THE-GROUND UNDER MY SUPERVISION AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

Martin L. Riley, Jr.

MARTIN L. RILEY, JR., RPE NO. 50316, RPS NO. 4089



AMENDING PLAT
LOT 3, LOT 4 AND LOT 5
BLOCK 1
BRIARCREST PARK, 2ND INST.
JOHN AUSTIN LEAGUE, A-2
BRYAN, TEXAS

FILED
92 APR 30 PM 2:42

Barbara Johnson
COUNTY CLERK
Brazos County, Texas

RILEY ENGINEERING CO.
Rt. 3 Box 1945
BRYAN, TEXAS 77802
Engineers - Surveyors
(409) 583-2457

489195