

LOCATION MAP

**BRIARCREST PARK**

**CERTIFICATION BY THE CITY PLANNER:**

I, the undersigned, City Planner of the City of Bryan, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Bryan, Texas.

*Hubert Nelson*  
City Planner  
City of Bryan, Texas

**APPROVAL OF THE PLANNING COMMISSION:**

I, D.D. WILLIAMS, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 12<sup>th</sup> day of JANUARY, 19 77, and same was duly approved on 24<sup>th</sup> day of January, 19 77 by said Commission.

*D.D. Williams*  
Chairman, City Planning Commission  
Bryan, Texas

**CERTIFICATION BY THE COUNTY CLERK:**

STATE OF TEXAS  
COUNTY OF BRAZOS,  
I, Frank Boriske, County Clerk, in and for the said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 9 day of May, 19 77, in the Deed Records of Brazos County, Volume 272, Page 855.

*Frank Boriske*  
County Clerk, Brazos County, Texas  
By: *Matthe Nowak*, Deputy

Δ = 14° 21' 19"  
R = 1228.69'  
L = 307.84'  
T = 154.73'

Δ = 14° 23' 02"  
R = 1148.69'  
L = 288.36'  
T = 144.95'

Δ = 25° 47' 24"  
R = 1043.69'  
L = 469.78'  
T = 238.94'

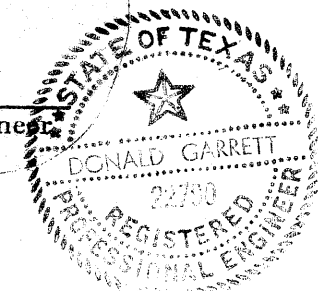
FILED  
At 8:45 O'clock A.M.  
MAY 9 1977

FRANK BORISKE  
County Clerk, Brazos County, Bryan, Texas  
By: *Matthe Nowak*, Deputy

**CERTIFICATION OF THE SURVEYOR:**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Donald Garrett, Registered Professional Engineer No. 22190 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.

*Donald Garrett*  
Registered Professional Engineer



**CERTIFICATION BY THE ENGINEER:**

STATE OF TEXAS  
COUNTY OF BRAZOS  
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*  
Registered Professional Engineer



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

I (we) M.G. Perkins, vice-president

owner (s) and Developer (s) of the land shown on this plat, and designated herein as the BRIARCREST PARK - 2nd installment to the City of Bryan, Texas, and whose name (s) is/are 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.

*M.G. Perkins*

STATE OF TEXAS  
COUNTY OF BRAZOS

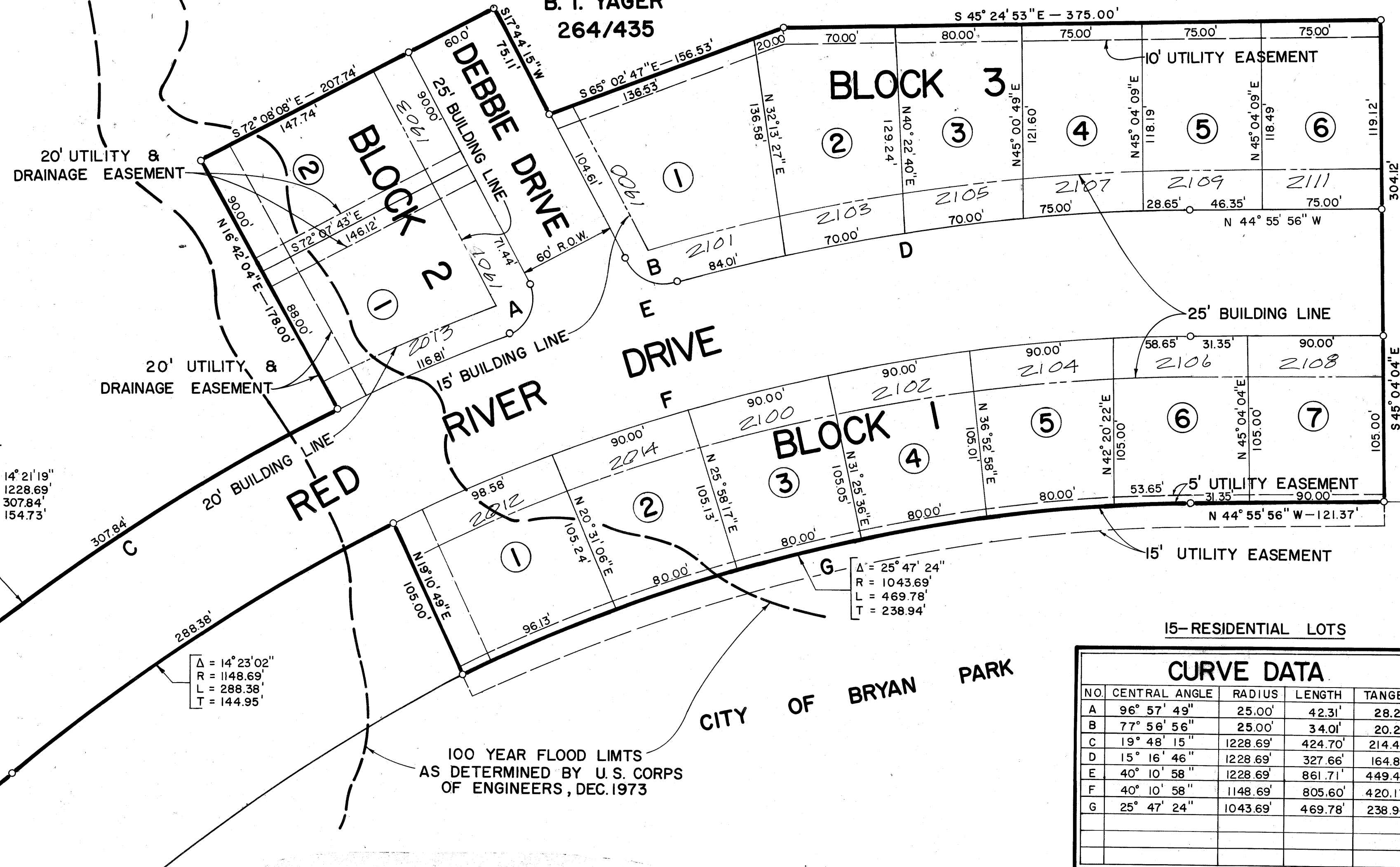
Before me, the undersigned authority, on this day personally appeared M.G. Perkins, known to me to be the person (s) whose name (s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 24<sup>th</sup> day of January, 19 77.  
(seal) *Donald Garrett*  
Notary Public, Brazos County, Texas

**GENERAL NOTES:**

- All distances shown on curves are arc distances.
- Minimum setback is 5'.
- Denotes concrete monument.
- Iron rods are set at all lot corners.
- A five (5) foot wide anchor and guy easement extending twenty (20) feet beyond any utility easement or public right-of-way where and when necessary for guys and anchors required in supporting overhead utility lines.

**M.G. PERKINS &  
B. T. YAGER  
264/435**



**15-RESIDENTIAL LOTS**

CURVE DATA				
NO	CENTRAL ANGLE	RADIUS	LENGTH	TANGENT
A	96° 57' 49"	25.00'	42.31'	28.24'
B	77° 56' 56"	25.00'	34.01'	20.23'
C	19° 48' 15"	1228.69'	424.70'	214.49'
D	15° 16' 46"	1228.69'	327.66'	164.81'
E	40° 10' 58"	1228.69'	861.71'	449.43'
F	40° 10' 58"	1148.69'	805.60'	420.17'
G	25° 47' 24"	1043.69'	469.78'	238.94'

**FINAL PLAT**

**BRIARCREST PARK**  
2ND INSTALLMENT  
JOHN AUSTIN LEAGUE  
5.73 ACRES  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 50'  
DECEMBER, 1976

**OWNER & DEVELOPER**  
WOODSON LUMBER &  
BUILDING COMPANY  
BRYAN, TEXAS

**ENGINEER & SURVEYOR**  
GARRETT - McCLURE ENGINEERING  
1520 - A CAVITT AVENUE  
P. O. BOX 4063  
BRYAN, TEXAS 77801

6/26/77