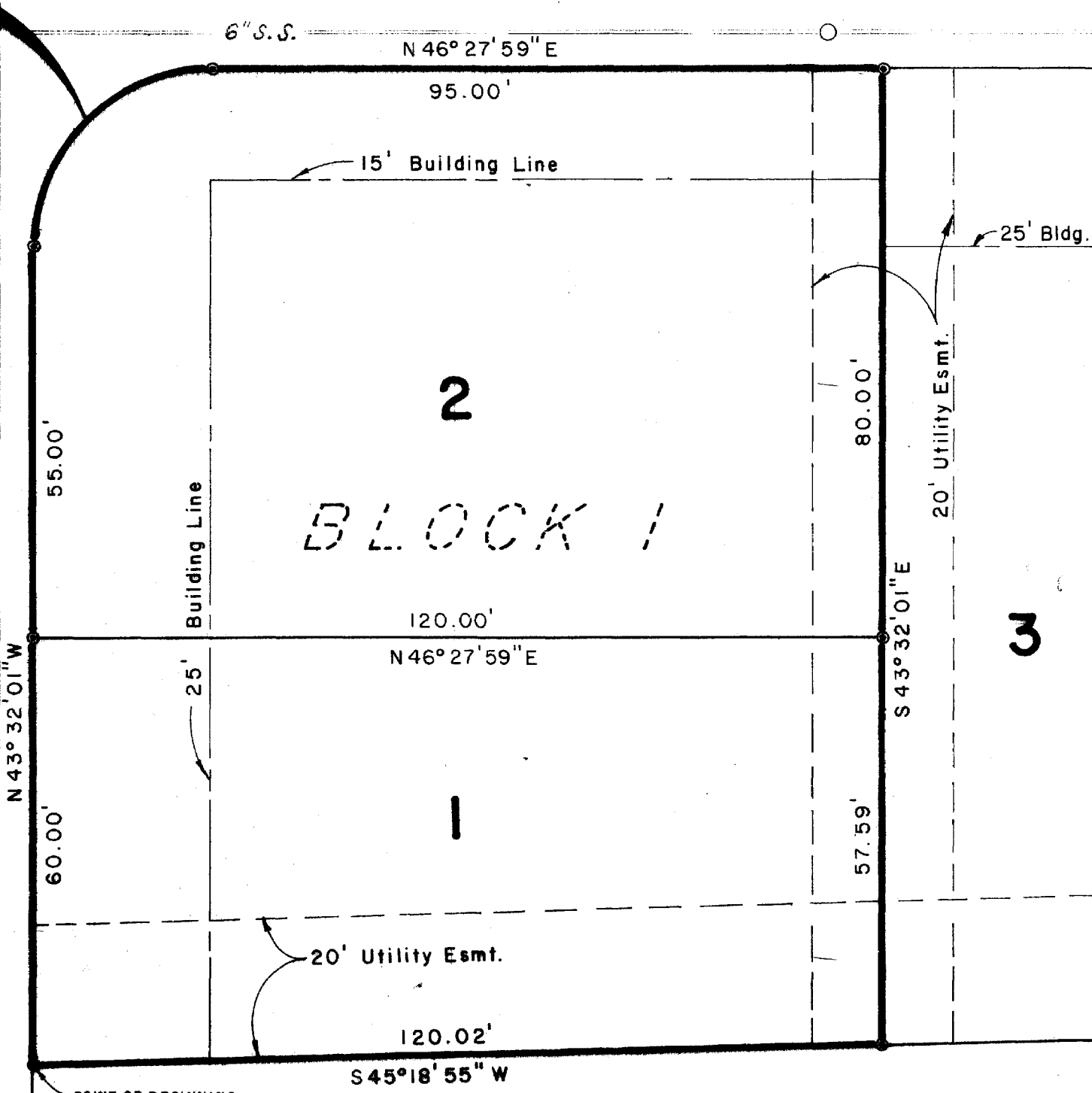


CURVE DATA
 $\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$
 $Chd. = 35.36'$
 $Chd. Brg. = N01^{\circ}27'59''E$

(30' Pvmt.) RED ROBIN LOOP (60' R.O.W.)

(30' Pvmt.) WILD FLOWER DRIVE (60' R.O.W.)



Now or Formerly
 J.W. Lester
 1.25 Acres

ORIGINAL PLAT

RECORDED IN VOLUME 380, PAGE 335 OF THE DEED RECORDS.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:
 STATE OF TEXAS |
 COUNTY OF BRAZOS |
 I, (No. The) John Austin Survey No. 8 - Map 1982
 owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 380, Page 335 and designated herein as the 1.25 Acres Block 1 in the City of Bryan, Texas, and whose name is described therein, 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.

Ray A. Miller
 Owner
Michael R. McClure
 Notary Public in and for the State of Texas

A CERTIFICATE BY THE ENGINEER:
 STATE OF TEXAS |
 COUNTY OF BRAZOS |
 I, Michael R. McClure, Registered Professional Engineer No. 2889 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure
 Registered Professional Engineer
 STATE OF TEXAS
 COUNTY OF BRAZOS

CERTIFICATION OF THE SURVEYOR:
 STATE OF TEXAS |
 COUNTY OF BRAZOS |
 I, Michael R. McClure, Registered Public Surveyor No. 2889 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.

Michael R. McClure
 Registered Public Surveyor
 STATE OF TEXAS
 COUNTY OF BRAZOS

FIELD NOTES
 Lots 1 and 2, Block 1
 BRIARCREST RIDGE

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY NO. 8 in Bryan, Brazos County, Texas, and being all of Lots 1 and 2, Block 1 of the BRIARCREST RIDGE Addition as recorded in Volume 380, Page 335 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: at an iron rod marking the intersection of the northeast right-of-way line of Wild Flower Drive and the southeast line of the said BRIARCREST RIDGE Addition;

THENCE: N $43^{\circ}32'01''$ W for a distance of 115.00 feet along the said northeast line of Wild Flower Drive to the Point of Curvature of a curve to the right;

THENCE: 28.27 feet in a northeasterly direction along the arc of said curve having a central angle of $90^{\circ}00'00''$, a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N $01^{\circ}27'59''$ E for a distance of 35.36 feet to the Point of Tangency;

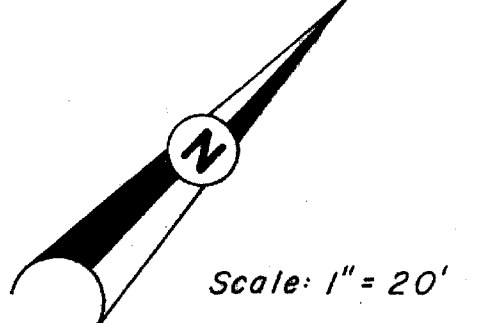
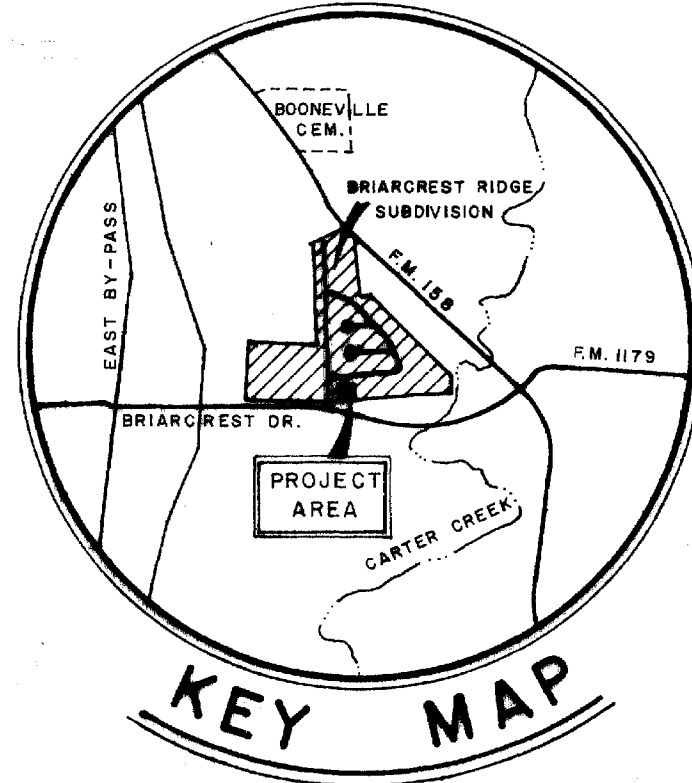
THENCE: N $46^{\circ}27'59''$ E for a distance of 95.00 feet along the southeast right-of-way line of Red Robin Loop for corner;

THENCE: S $43^{\circ}32'01''$ E for a distance of 137.59 feet and corner in the aforesaid southeast line of the BRIARCREST RIDGE Addition;

THENCE: S $45^{\circ}18'55''$ W for a distance of 120.02 feet to the POINT OF BEGINNING and containing 0.379 acres of land, more or less, according to a survey made under the supervision of Michael R. McClure, Registered Public Surveyor No. 2889, in November, 1982.

STATE OF TEXAS |
 COUNTY OF BRAZOS |
 Before me, the undersigned authority, on this day personally appeared Ray A. Miller, 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.

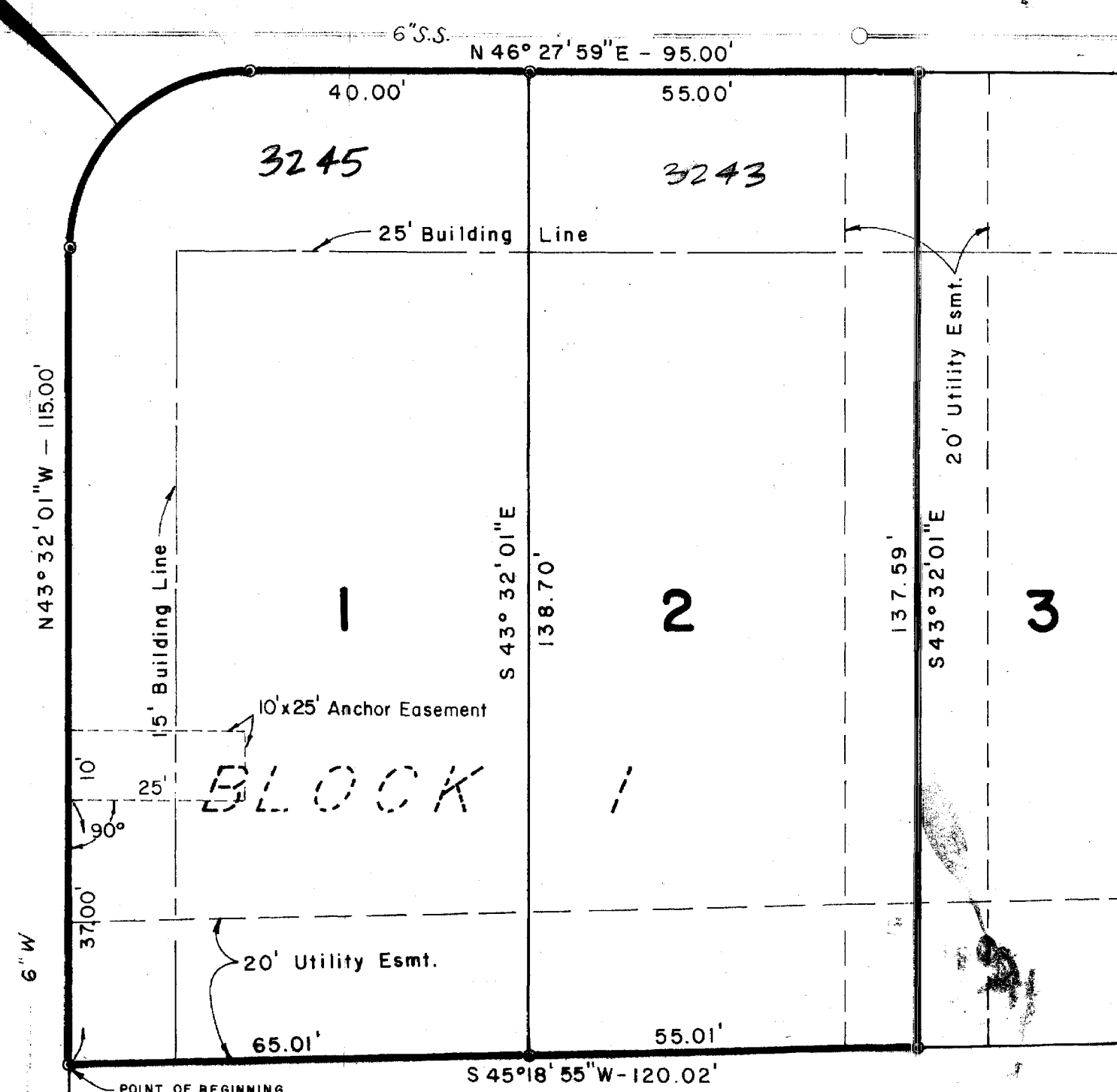
Given under my hand and seal of office this 17th day of December, 1982.
Michael R. McClure
 Notary Public in and for the State of Texas



CURVE DATA
 $\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$
 $Chd. = 35.36'$
 $Chd. Brg. = N01^{\circ}27'59''E$

(30' Pvmt.) RED ROBIN LOOP (60' R.O.W.)

(30' Pvmt.) WILD FLOWER DRIVE (60' R.O.W.)



Now or Formerly
 J.W. Lester
 1.25 Acres

REVISED PLAT

LAND USE TO BE IN ACCORDANCE WITH THE DEED RESTRICTIONS FOR BRIARCREST RIDGE AND FILED IN VOLUME 386, PAGE 480.

CERTIFICATION BY THE COUNTY CLERK:
 STATE OF TEXAS |
 COUNTY OF BRAZOS |
 I, Frank Beriskie, County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 17 day of December, 1982, in the Deed Records of Brazos County in Volume 386, Page 480.

Frank Beriskie
 County Clerk, Brazos County, Texas
 By Cheryl Chapman

CERTIFICATION BY THE DIRECTOR OF PLANNING:
 I, the undersigned, Director of Planning 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.

Ray A. Miller
 Director of Planning
 Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:
 I, Ray A. Miller, 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 16 day of December, 1982, and same was duly approved on the 16 day of December, 1982, by said Commission.

Ray A. Miller
 Chairman, City Planning Commission
 Bryan, Texas

FILED
 11:45 O'clock A.M.
 JAN 13 1983
 FRANK BERISKIE
 County Clerk, Brazos County, Texas

NOTE: The Minimum Sideyard Setback is 5.0'

REPLAT

BRIARCREST RIDGE
 REPLAT OF LOTS 1 & 2 BLK. 1
 0.379 ACRES

JOHN AUSTIN SURVEY NO. 8
BRYAN, BRAZOS COUNTY, TX.
December 1982

Owner & Developer: Britten-Mullen Joint Venture
 1737 Briarcrest Drive
 Bryan, Texas

Engineer & Surveyor: McClure Engineering, Inc.
 1722 Southmead RD, Box 4600
 Bryan, Texas