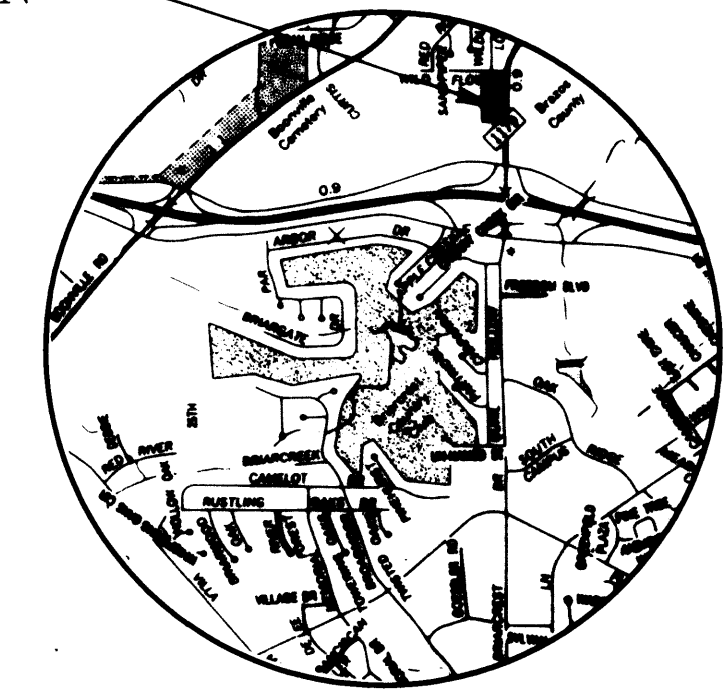


WILDFLOWER DRIVE
65' R.O.W. 30' ASPHALT

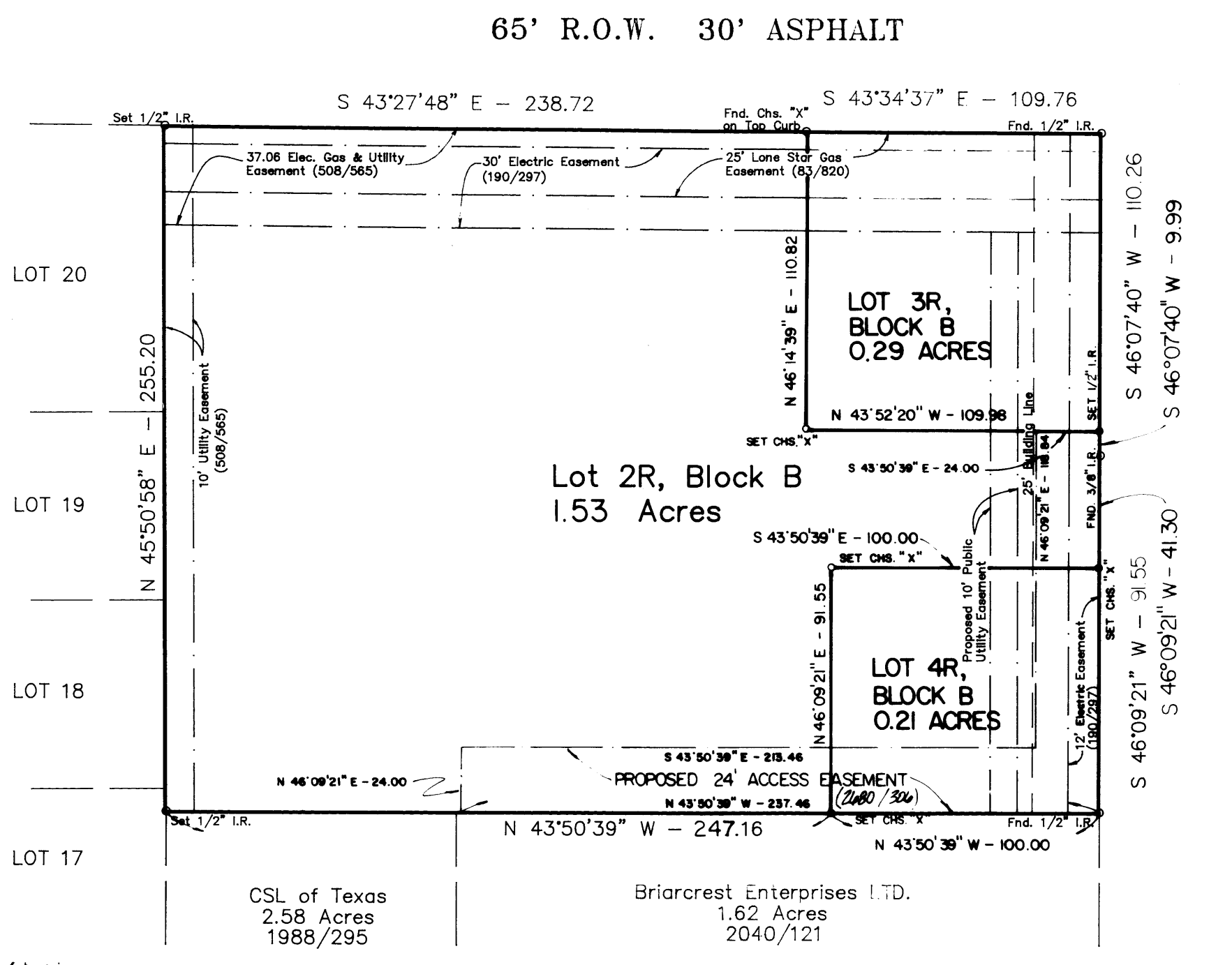
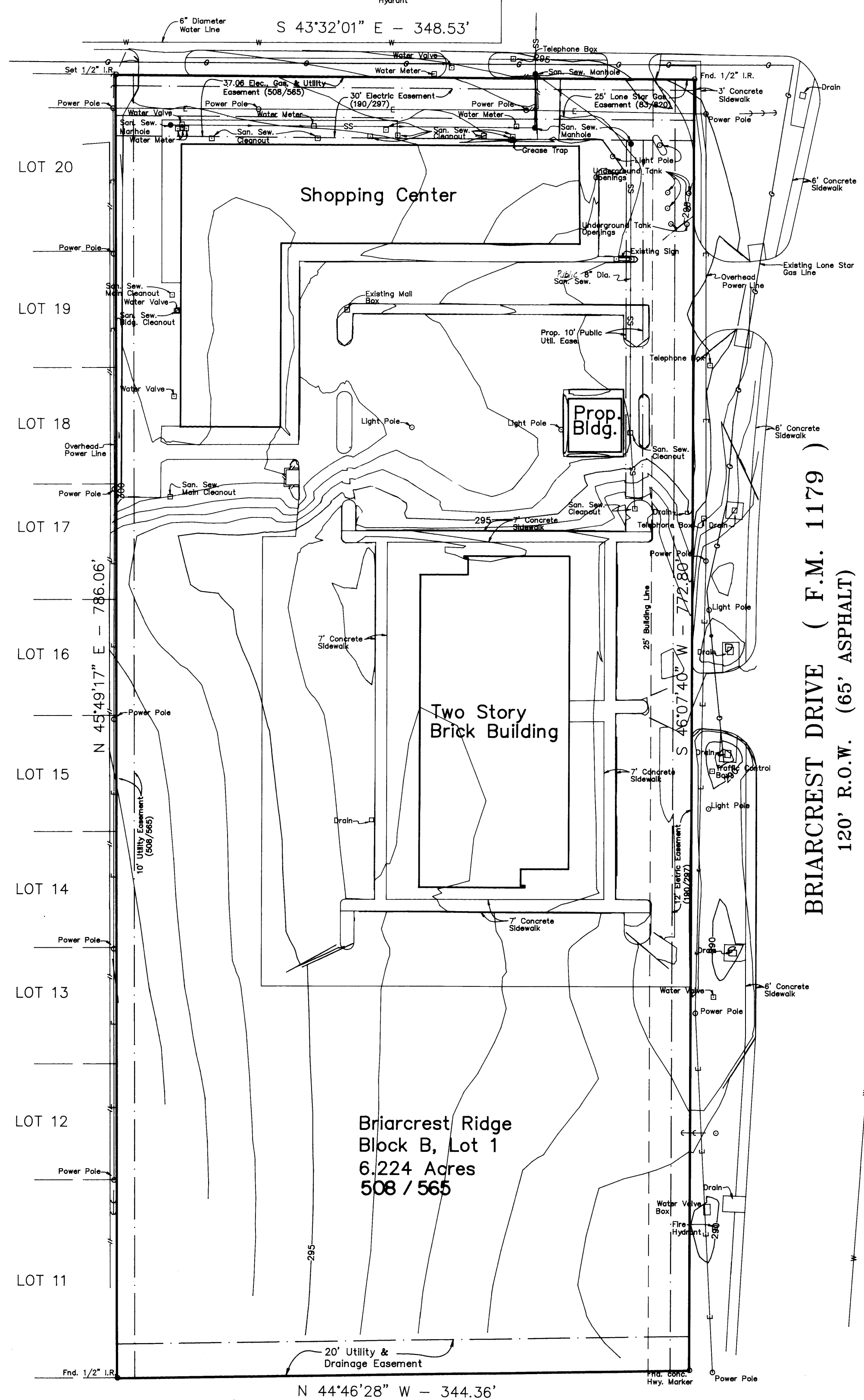
WILDFLOWER DRIVE
65' R.O.W. 30' ASPHALT

PROJECT
LOCATION

Scale: 1" = 50'



VICINITY MAP n.t.s.



General Notes:

- 1. The basis of bearing is the northeast line of bearing S 46°07'40" W - 120.00 being related to deed call recorded in Volume 1647, Page 131 of the Official Records, Brazos County, Texas.
2. The property does not lie in a flood zone as per FEMA Map No. 48041C0134 C, Effective Date: July 2, 1992.
3. All improvements are existing unless otherwise stated.
4. A Lienholder's Consent agreement dated May 1, 1982 and recorded in Volume 888, Page 388 Official Records Brazos County, Texas affects this property.
5. A Landowner's Consent and Landowner's Subordination, Waiver and Consent Agreement dated March 3, 1988, recorded in Volume 1338, Page 10, and Volume 1338, Page 33, Official Records, Brazos County, Texas affect this property.
6. Building Lines are 5' for side lot and rear property lines and 15' for the side street property line.
7. There is a shared Mutual Access and Parking Agreement between Lots 12, 13, 14 and 15.
8. A variance to reduce the side and rear setbacks from 5 feet to 0 feet on Lots 12 and 13 was approved by the Planning and Zoning Commission on September 17, 1998.
9. A Parking and Driveway Agreement for a 24' Access Easement was filed in Vol. 2040, Page 20.
10. The variance to Chapter 21, Article V, Section 21-200 of the Code of Ordinances (Section 21-200) of the City of Bryan, Texas, to allow a reduction in the minimum required number of parking spaces from 84 spaces to 75 spaces was approved on October 6, 1998.

Remainder of Briarcrest Ridge Block B, Lot 1 4.19 Acres

REPLAT

Field Notes Lot 2R, Block B Briarcrest Ridge
Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being a part of Lot 1, Block B of BRIARCREST RIDGE, recorded in Volume 508, Page 565, Deed Records of Brazos County, Texas and being more particularly described as follows:
COMMENCING at a 1/2" iron rod found at the east corner of said Lot 1, same being at the intersection of the northwest right-of-way line of Briarcrest Drive and the southwest right-of-way line of Wildflower Drive.
THENCE S 46°07'40" W - 110.26 feet along said Briarcrest Drive line to a 1/2" iron rod set for the south corner of said Lot 3R.
THENCE N 43°52'20" W - 109.98 feet to a chiseled "x" set for the west corner of said Lot 3R.
THENCE N 46°14'39" E - 110.82 feet to a chiseled "x" set found at the north corner of said Lot 3R, same being in said Wildflower Drive Line.
THENCE S 46°07'40" W - 9.99 feet continuing along said Briarcrest Drive line to a 3/8" iron rod found for an angle point.
THENCE S 46°09'21" W - 41.30 feet continuing along said Briarcrest Drive line to a chiseled "x" set for the most westerly common corner of Lot 2R and Lot 4R of said Briarcrest Ridge.
THENCE S 43°50'39" E - 100.00 feet along the common line between said Lot 2R and Lot 4R, to a chiseled "x" set for an interior all corner.
THENCE S 46°09'21" W - 91.55 feet continuing along said common line to a chiseled "x" set for the most westerly common corner of said Lot 2R and said Lot 4R, same being in the northeast property line of the Remainder of Lot 1, Block B Briarcrest Ridge.
THENCE N 43°50'39" W - 247.16 feet along the common line between this lot and said Remainder of Lot 1 to a 1/2" iron rod set for the most northerly common corner of this tract and said Lot 20, same being in the southwest right-of-way line of Wildflower Drive.
THENCE S 43°27'48" E - 238.72 feet along said Wildflower Drive line to a chiseled "x" found for the most northerly common corner of this lot and said Lot 3R.
THENCE N 46°14'39" E - 110.82 feet along the common line between this lot and said Lot 3R to a chiseled "x" set for the most westerly common corner of said Lots.
THENCE S 43°52'20" W - 109.98 feet continuing along said common line to the PLACE OF BEGINNING, and containing 1.53 acres of land more or less.

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to the above described plat.

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 and that the metes and bounds describing said subdivision (a) describe a closed geometric form.

APPROVAL OF PLANNING & ZONING COMMISSION
Richard Ferris, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certifies that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 19th day of February, 1998, and same was duly approved on the 19th day of February, 1998, by said commission.

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

CERTIFICATION OF THE CITY PLANNER
I, the undersigned, City Planner 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.

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 on the 19th day of February, 1998, in the Deed/Official Records of Brazos County, Texas, in Volume 2040, Page 20.

STATE OF TEXAS COUNTY OF BRAZOS Philip J. Tropani, owner and developer of the land shown on this plat, being the tract of land (being part of Block B of Briarcrest Ridge) as conveyed to me (Philip J. Tropani) in the Official Records of Brazos County in Volume 1647, Page 131, and designated herein as the REPLAT OF BLOCK B LOT 1 BRIARCREST RIDGE in 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.

STATE OF TEXAS COUNTY OF BRAZOS Philip J. Tropani, Notary Public, State of Texas. Given under my hand and seal on this 19th day of February, 1998.

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REPLAT OF BLOCK B, LOT 1 BRIARCREST RIDGE 6.224 ACRES

JOHN AUSTIN NO. 2 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1" = 50' FEBRUARY 1998

OWNER/DEVELOPER: Briarcrest East, LC 1402 Sussex Dr. College Station, TX 77845

GARRETT ENGINEERING Consulting Engineering & Land Surveying 4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Phone: 409 / 846 - 2888

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