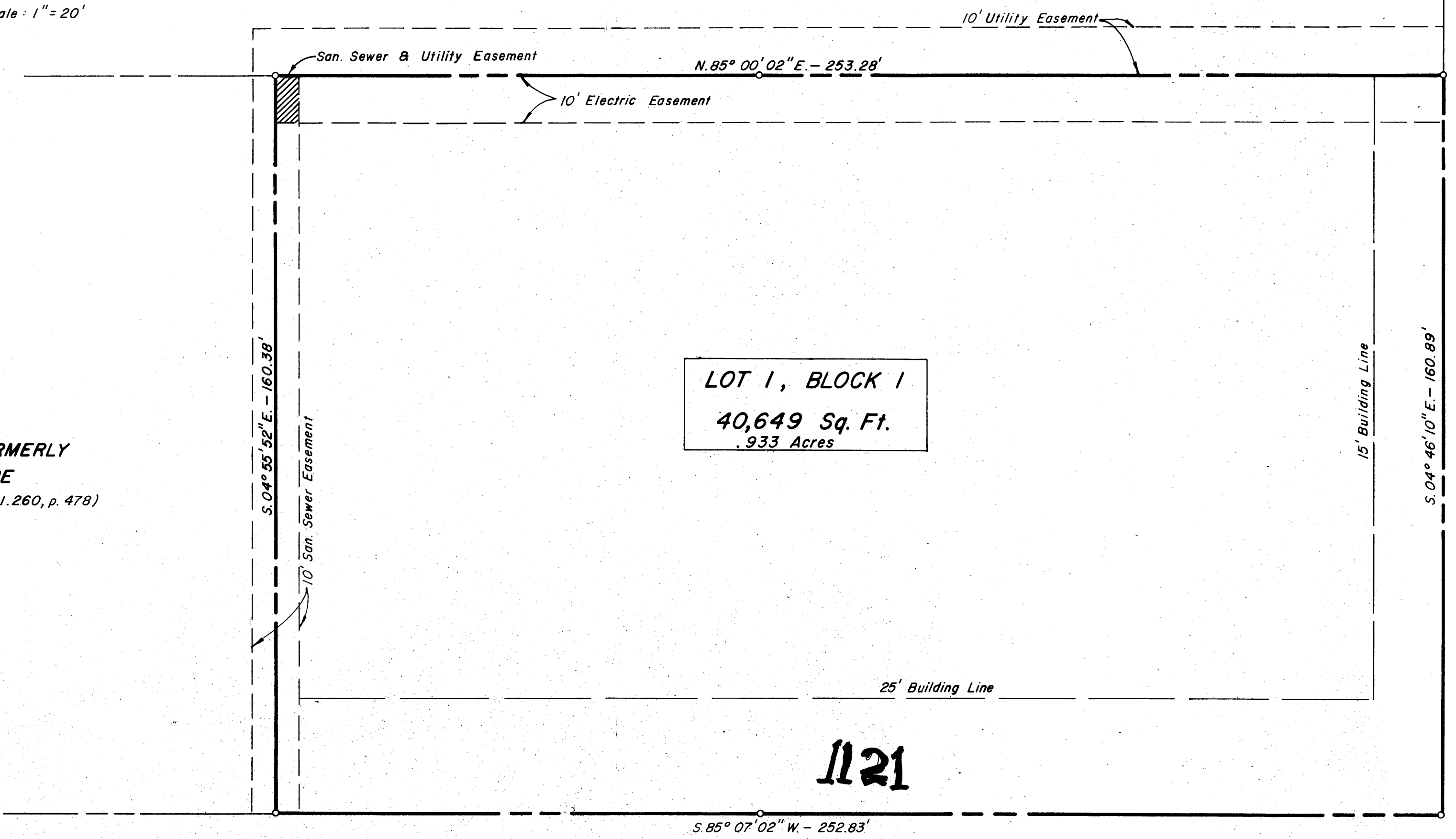


Scale: 1" = 20'

LAMAR SCHOOL
Vol. 172, Pg 498



NOW OR FORMERLY
W. T. MOORE
(UNPLATTED; Vol. 260, p. 478)

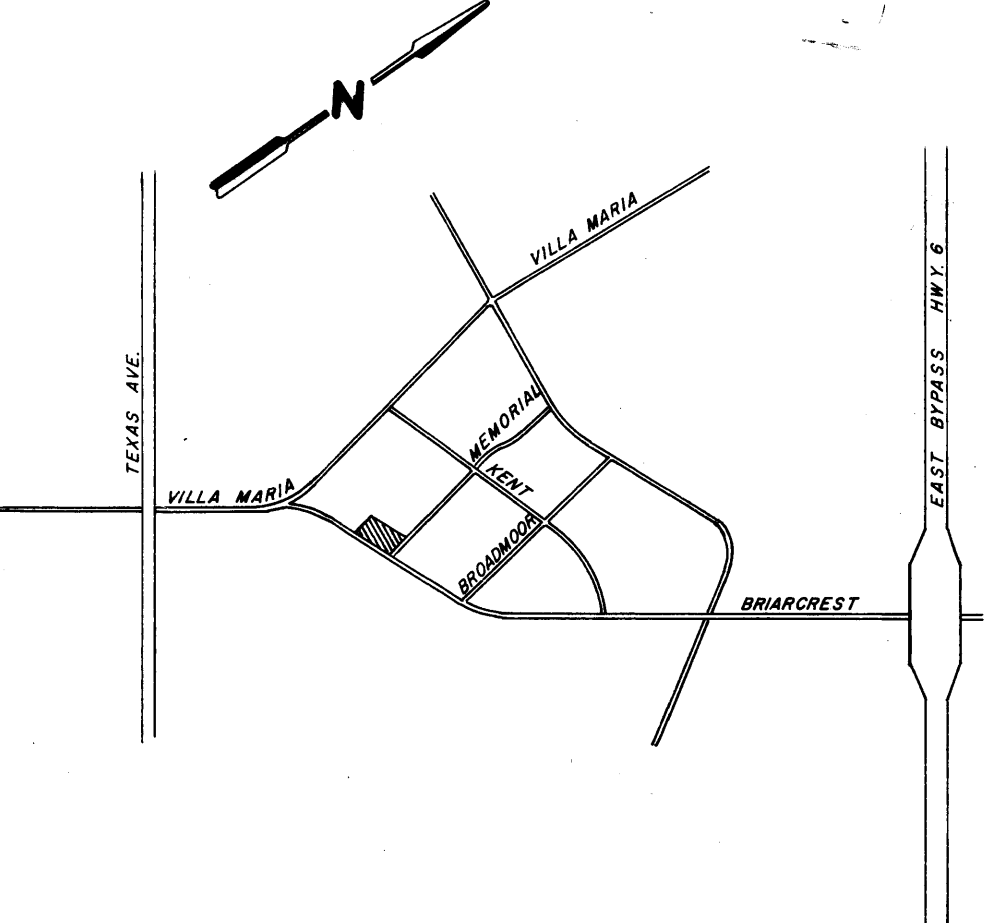
LOT 1, BLOCK 1
40,649 Sq. Ft.
.933 Acres

1121

BRYAN HOSPITAL
TRACT

MEMORIAL DRIVE (60' R.O.W.)
Existing Pavement Width 37.5' B-B

NOW OR FORMERLY
W. T. MOORE
(UNPLATTED; Vol. 260, p. 478)



LOCATION MAP
Not to Scale

NOTES
Land use designation - Commercial

METES & BOUNDS
FOR

0.93 Acre Tract
Zeno Phillips Survey, Abstract 45
Bryan, Brazos County, Texas

Being a 0.93 acre tract or parcel of land lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Brazos County, Texas, also being part of the 11.71 acre tract described in deed to W. T. Moore and recorded in Volume 260, Page 478, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at the intersection of the North right-of-way line of Briarcrest Drive and the West right-of-way line of Memorial Drive as shown by plat recorded in Volume 321, Page 227 of the Deed Records of Brazos County, Texas.

Thence S 85° 07' 02" W along the north line of Briarcrest Drive 252.83 feet to an iron rod for a corner,

Thence N 04° 55' 52" W 160.38 feet to an iron rod for a corner,

Thence N 85° 00' 02" E along a common line with the Lamar School Land 253.28 feet to an iron rod in the west line of Memorial Drive and a corner,

Thence S 04° 46' 10" E along the west line of Memorial Drive 160.89' to an iron rod and PLACE OF BEGINNING, containing 0.93 acres of land, more or less.

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriski, 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 21 day of JULY, 19 82, in the Deed Records of Brazos County in Volume 530 Page 467

Frank Boriski
County Clerk, Brazos County, Texas
By Cheryl Johnson

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF BRAZOS

I, John W. Whitaker III, Registered Professional Engineer No. 47440 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

John W. Whitaker III 7/23/82
Registered Professional Engineer

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, N. P. C. Realty Company, owner and developer of the land shown on this plat, and designated herein as the Briarcrest Square 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.

Jim Siepiels
N.P.C. Realty

BRIARCREST DRIVE (100' R.O.W.)
Existing Pavement Width 63' B-B

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.

Nehaiah Nelson 7-8-82
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

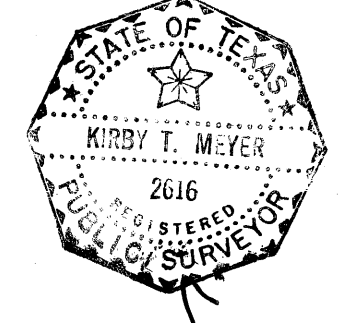
I, FRANK MURPHY, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 17 day of JUNE, 19 82 and same was duly approved on the 18 day of JULY, 19 82 by said Commission.

Frank Murphy
Chairman, City Planning Commission
Bryan, Texas

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kirby T. Meyer, Registered Public Surveyor No. 2616 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.



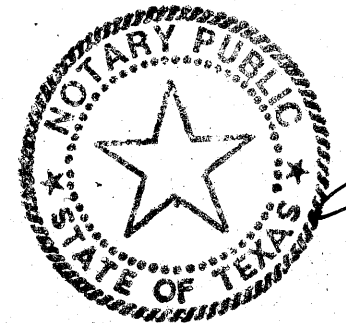
Kirby T. Meyer
Registered Public Surveyor 6-24-82

FILED
JUL 28 1982
FRANK BORISKI
COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jim Siepiels, 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 21 day of JUNE, 19 82



Jim Siepiels 7-6-82
Notary Public for Brazos
County, Texas

A FINAL PLAT OF

BRIARCREST SQUARE
ZENO PHILLIPS SURVEY, ABSTRACT No. 45
BRYAN, BRAZOS COUNTY, TEXAS
MAY 1982 SCALE: 1" = 20'

OWNED AND DEVELOPED BY
NPC Realty Co.
2723 Exchange Place
Temple, Texas 76501

PREPARED BY
MLA Inc.
MEYER-LYTTON ALLEN, INC.
Consultants - Engineers - Surveyors
2305 Loris Drive
Bryan, Texas 77801

on purchase WD
2/22/01