



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Jack W. Dillard and wife, Diane Z. Dillard, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 33A, Briarcrest Valley, Phase II 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, easements, and public places thereon shown for the purpose and consideration therein expressed.

Jack W. Dillard
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jack W. Dillard, 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 5th day of November, 2003.

Lisa Parker
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Ron Flores, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 17th day of October, 2003.

Ron Flores
Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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.

John A. ...
Planning Administrator, City of Bryan

APPROVAL 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.

...
City Engineer, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Dallas N. Little and wife, Marsha C. Little, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 35A, Briarcrest Valley, Phase II 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, easements, and public places thereon shown for the purpose and consideration therein expressed.

Dallas N. Little
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dallas N. Little and Marsha C. Little, 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 14th day of November, 2003.

Jeff Deats
Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

I, Karen McQueen, 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 12th day of November, 2003, in the Official Public Records of Brazos County, Texas, in Volume 5813, Page 116.

Karen McQueen
County Clerk, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr
R.P.L.S. No. 4502

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	50.00	57°18'04"	50.00	27.32	S 19°39'04" E	47.95
C2	50.00	57°17'56"	50.00	27.32	S 76°57'04" E	47.95
C3	50.00	74°37'09"	65.12	38.10	N 37°05'23" E	60.61
C4	50.00	85°57'02"	75.01	46.59	S 33°58'33" E	68.17
C5	50.00	103°16'07"	90.12	63.16	N 51°24'52" E	78.41

LINE	DISTANCE	BEARING
L1	14.23'	S 00°58'48" W
L2	17.47'	S 08°44'17" W
L3	9.66'	S 09°57'13" W
L4	15.94'	S 06°35'45" W
L5	12.69'	S 03°00'29" W
L6	4.91'	S 14°12'14" E
L7	12.68'	S 20°14'30" E

METES AND BOUNDS DESCRIPTION

1.061 ACRE TRACT OF A
LOTS 33R, 34R AND 35
BRIARCREST VALLEY, PHASE II
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 33R AND 34R, BRIARCREST VALLEY, PHASE II, ACCORDING TO AN AMENDING PLAT RECORDED IN VOLUME 3510, PAGE 321 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 35, BRIARCREST VALLEY, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 380, PAGE 333 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE EASTERLY LINE OF BRIAR GROVE (50' R.O.W.) MARKING THE MOST NORTHERLY CORNER OF SAID LOT 33R AND A WEST CORNER OF LOT 32, BRIARCREST VALLEY, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 415, PAGE 509 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 18' 06" E ALONG THE COMMON LINE OF SAID LOT 33R AND SAID LOT 32 FOR A DISTANCE OF 107.79 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 28, BRIARCREST VALLEY, PHASE II (PLAT 380/333) MARKING THE COMMON CORNER OF SAID LOT 33R AND LOT 32;

THENCE: S 41° 41' 54" W ALONG THE COMMON LINE OF SAID LOTS 33R AND 34R AND SAID LOT 28 AND LOTS 27 AND 26, BRIARCREST VALLEY, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 392, PAGE 399 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 244.34 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF BRIARCREST VALLEY, PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 408, PAGE 235 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE MOST SOUTHERLY CORNER OF SAID LOT 34R;

THENCE: N 56° 53' 25" W ALONG THE COMMON LINE OF SAID LOT 34R AND BRIARCREST VALLEY, PHASE III, FOR A DISTANCE OF 75.01 FEET TO A 1/2 INCH IRON ROD MARKING AN ANGLE POINT IN SAID COMMON LINE;

THENCE: N 24° 37' 34" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 34R AND BRIARCREST VALLEY, PHASE III, FOR A DISTANCE OF 235.67 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF SAID LOT 35 AND THE SOUTH CORNER OF LOT 41, BRIARCREST VALLEY, PHASE II (PLAT 380/333);

THENCE: N 41° 41' 54" E ALONG THE COMMON LINE OF SAID LOT 35 AND LOT 41 FOR A DISTANCE OF 16.57 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 35 AND THE WEST CORNER OF LOT 36, BRIARCREST VALLEY, PHASE II (PLAT 380/333);

THENCE: S 87° 29' 41" E ALONG THE COMMON LINE OF SAID LOT 35 AND LOT 36 FOR A DISTANCE OF 132.80 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WESTERLY LINE OF BRIAR GROVE MARKING THE COMMON CORNER OF SAID LOT 35 AND LOT 36, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 189° 13' 09" FOR AN ARC DISTANCE OF 165.12 FEET (CHORD BEARS: S 85° 36' 37" E - 99.68 FEET) TO THE POINT OF BEGINNING CONTAINING 1.061 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND JULY, 2003. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

Doc 00842335 Br 5813 Pg 116

Filed for Record in:
BRAZOS COUNTY
On: Jan 12, 2004 at 10:27A

As a
Plats
Document Number: 00842335
Amount 58.00
Receipt Number - 233989
By,
Betty King

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped herein by me.
Jan 12, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 5/8 INCH IRON ROD FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. BUILDING SETBACK LINES SHOWN HEREON PER CITY OF BRYAN ORDINANCE NO. 819.
4. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C, EFFECTIVE DATE JULY 2, 1992.

REPLAT

OF
LOTS 33R AND 34R
BRIARCREST VALLEY, PHASE II
VOLUME 3510, PAGE 321
AND
LOT 35
BRIARCREST VALLEY, PHASE II
VOLUME 380, PAGE 333
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 09-09-03
PLAT DATE: 09-10-03
REVISED: 09-23-03
JOB NUMBER: 03-0654
CAD NAME: 03-0654R
CRS FILE: BRIARV3 (cont); 03-0654 (job)

PREPARED BY: KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
BRYAN, TEXAS 77801
PHONE (979) 288-3195

PREPARED FOR: JACK DILLARD
2802 BRIAR GROVE
BRYAN, TEXAS 77801
PHONE (979) 775-3900