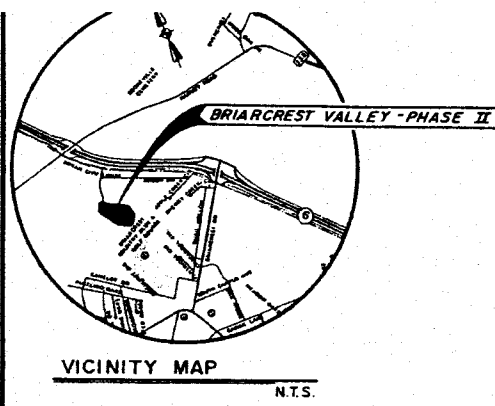
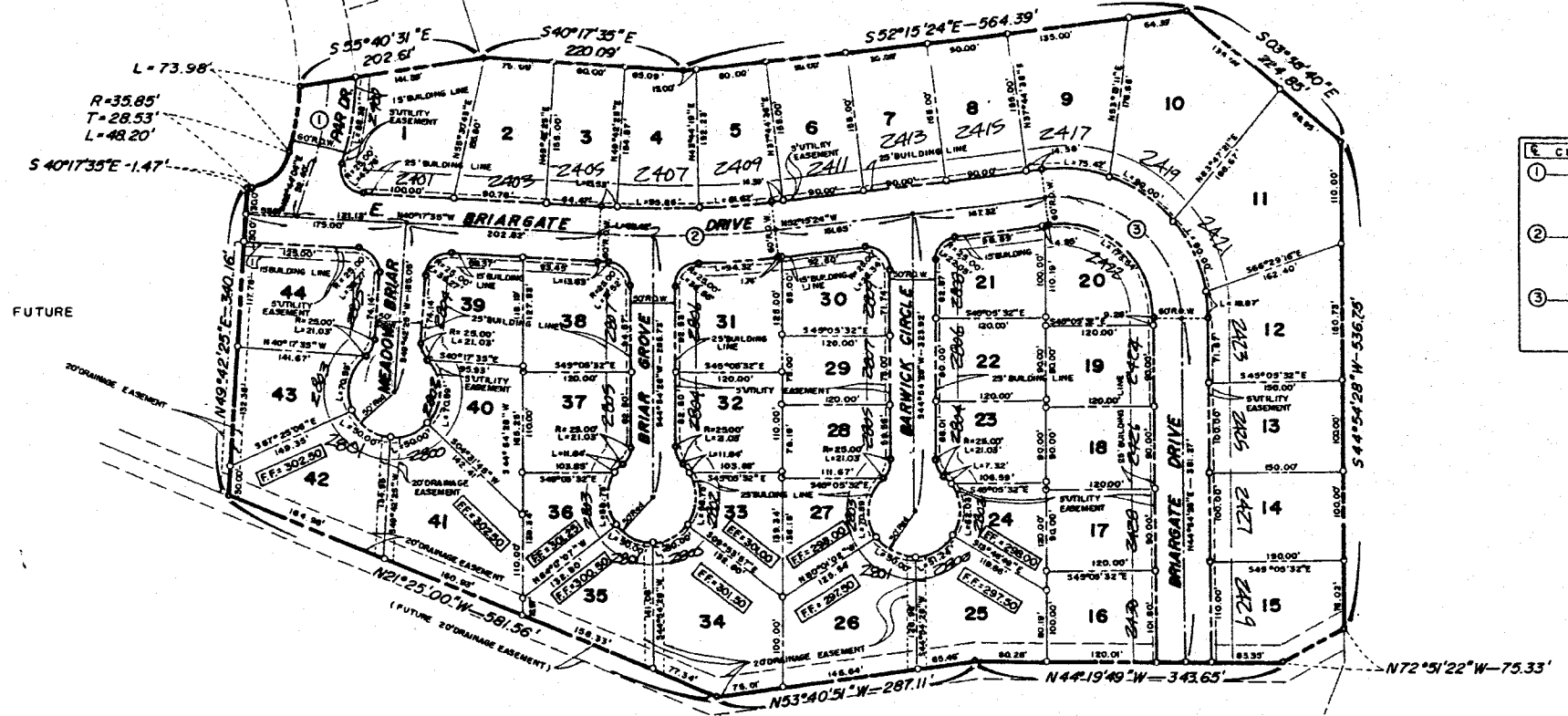


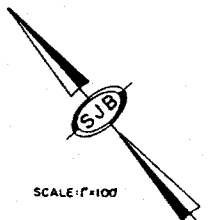
Name of Plat: Briarcrest Valley, Phase II
 Date Filed: August 25, 1977
 Date of Plat: July 13, 1977
 File No: 130891



NOTE:
 ○ 1/2" STEEL REINFORCING ROD
 ● CONCRETE MONUMENT
 ALL DISTANCES SHOWN ON CURVES
 ARE ARC DISTANCES
 TOTAL NO. LOTS = 44



BENCH MARK:
 Bent 60 Penny Nail in Twin
 9-inch Oak Trees on East Side
 of Briar Gate Drive opposite of
 Warwick Circle Elevation = 304.64
 Bent 60 Penny Nail in 11-inch
 Oak Tree on East side of Briar
 Gate Drive opposite of Briar Grove
 Elevation = 309.03



CURVE DATA	
①	Δ = 35°02'06" T = 94.69' R = 300.00' L = 183.44'
②	Δ = 11°57'49" T = 100.00' R = 954.35' L = 199.27'
③	Δ = 97°09'52" T = 150.00' R = 132.33' L = 224.40'

APPROVAL OF THE PLANNING COMMISSION
 I, P. E. Williamson, 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 day of July, 1977, and same was duly approved on the 21 day of July, 1977 by said Commission.
P. E. Williamson
 Chairman, City Planning Commission,
 Bryan, Texas

CERTIFICATE 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.
H. Mark Nelson
 City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR:
 STATE OF TEXAS |
 COUNTY OF BRAZOS |
 I, Donald W. Bockman, Registered Public Surveyor No. 1762, in the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey made on the ground under my supervision.
Donald W. Bockman
 Donald W. Bockman, R.P.S. No. 1762

Sworn and subscribed before me, the undersigned authority on this the 12th day of July, 1977.
Paul Cameron
 Notary Public, Brazos County, Texas

CERTIFICATION BY THE ENGINEER:
 I, Edsel J. Burkhart, Registered Professional Engineer No. 7496, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.
Edsel J. Burkhart
 Edsel J. Burkhart, P.E. No. 7496

Sworn and subscribed before me, the undersigned authority on this the 12th day of July, 1977.
Paul Cameron
 Notary Public, Brazos County, Texas

BRIARCREST VALLEY DEVELOPMENT, Owner and developer of the land shown on this plat and designated herein as Briarcrest Valley, Phase II Subdivision to the City of Bryan, Texas, hereby dedicate to the use of the public forever all easements, rights-of-way and public places hereon shown for the purpose and consideration herein expressed.

Jim Gunn
 JIM GUNN, President
 BCS Construction Services, Inc., Partner
Jerry Windham
 JERRY WINDHAM, President
 Bernath Concrete Products, Inc., Partner

Before me, the undersigned authority, on this day personally appeared JIM GUNN and JERRY WINDHAM, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and acknowledged to me that same was the act of BCS CONSTRUCTION SERVICES, INC., and BERNATH CONCRETE PRODUCTS, INC., and that they executed the same as the act of said corporations for the purposes and consideration therein expressed and in the capacities therein stated.

Given under my hand and seal of office on this 13th day of July, 1977.

Paul Cameron
 Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK
 STATE OF TEXAS |
 COUNTY OF BRAZOS |
 I, Frank Boriske, 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 25th day of August, 1977 in the Deed Records of Brazos County, Texas. Volume 380, Page 333.

Volume 380, Pg 333

FF = 298.00 Indicates minimum finished floor grades necessary for Sanitary Sewer Lines to function properly.

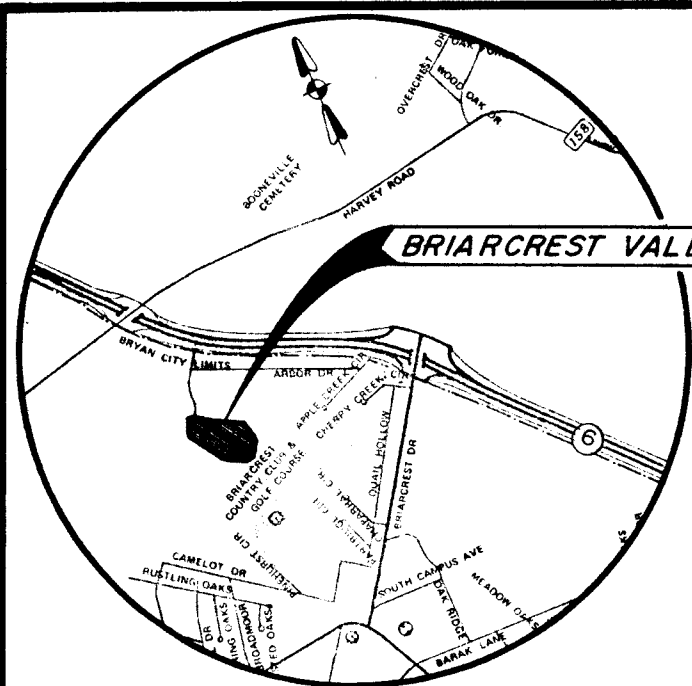
NOTE: There is a minimum five foot setback line on all side and back lot lines.

130891

FINAL PLAT

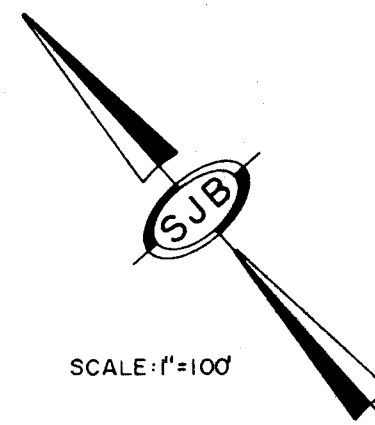
BRIARCREST VALLEY
PHASE II
 17.5951 ACRES
 JOHN AUSTIN LEAGUE
 BRYAN, BRAZOS COUNTY, TEXAS
 OWNED & DEVELOPED BY:
 BRIARCREST VALLEY DEVELOPMENT
 PREPARED BY:
 SPENCER J. BUCHANAN & ASSOCIATES, INC.
 CONSULTING ENGINEERS BRYAN, TEXAS
 JULY, 1977
 SCALE: 1"=100'

FILED
M. L. O'Connell
 AUG 25 1977
 FRANK BORISKE
 County Clerk, Brazos County, Texas



VICINITY MAP
N.T.S.

NOTE:
 ○ 1/4" STEEL REINFORCING ROD
 ● CONCRETE MONUMENT
 ALL DISTANCES SHOWN ON CURVES
 ARE ARC DISTANCES
 TOTAL NO. LOTS = 44



SCALE: 1"=100'

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision plat conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.

 City Engineer, City of Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

I, _____, 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 _____ day of _____, 19____, and same was duly approved on the _____ day of _____, 19____ by said Commission.

 Chairman, City Planning Commission,
 Bryan, Texas

CERTIFICATE 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.

 City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS I
 COUNTY OF BRAZOS I

I, Donald W. Bockman, Registered Public Surveyor No. 1762, in the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey made on the ground under my supervision.

Donald W. Bockman
 Donald W. Bockman, R.P.S. No. 1762

Sworn and subscribed before me, the undersigned authority on this the 12th day of July, 1977.

Paul Cameron
 Notary Public, Brazos County, Texas

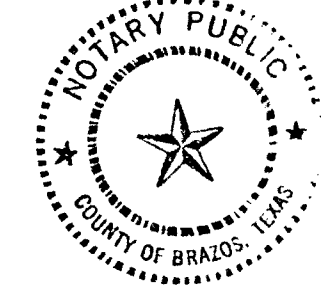
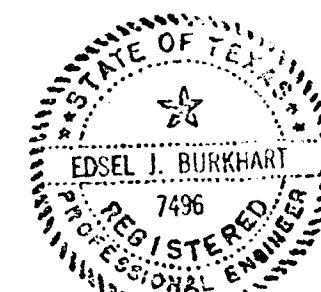
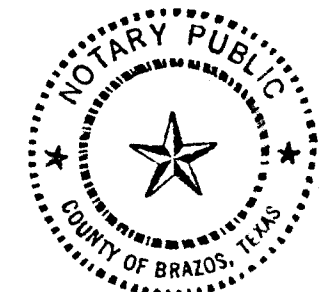
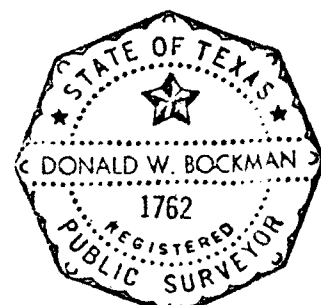
CERTIFICATION BY THE ENGINEER:

I, Edsel J. Burkhart, Registered Professional Engineer No. 7496, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Edsel J. Burkhart
 Edsel J. Burkhart, P.E. No. 7496

Sworn and subscribed before me, the undersigned authority on this the 12th day of July, 1977.

Paul Cameron
 Notary Public, Brazos County, Texas



I, JIM GUNN, PRESIDENT OF BCS CONSTRUCTION SERVICES, INC., Owner and Developer of the land shown on this plat and designated herein as Briarcrest Valley, Phase II Subdivision to the City of Bryan, Texas hereby dedicate to the use of the public forever all easements, rights-of-way and public places hereon shown for the purpose and consideration herein expressed.

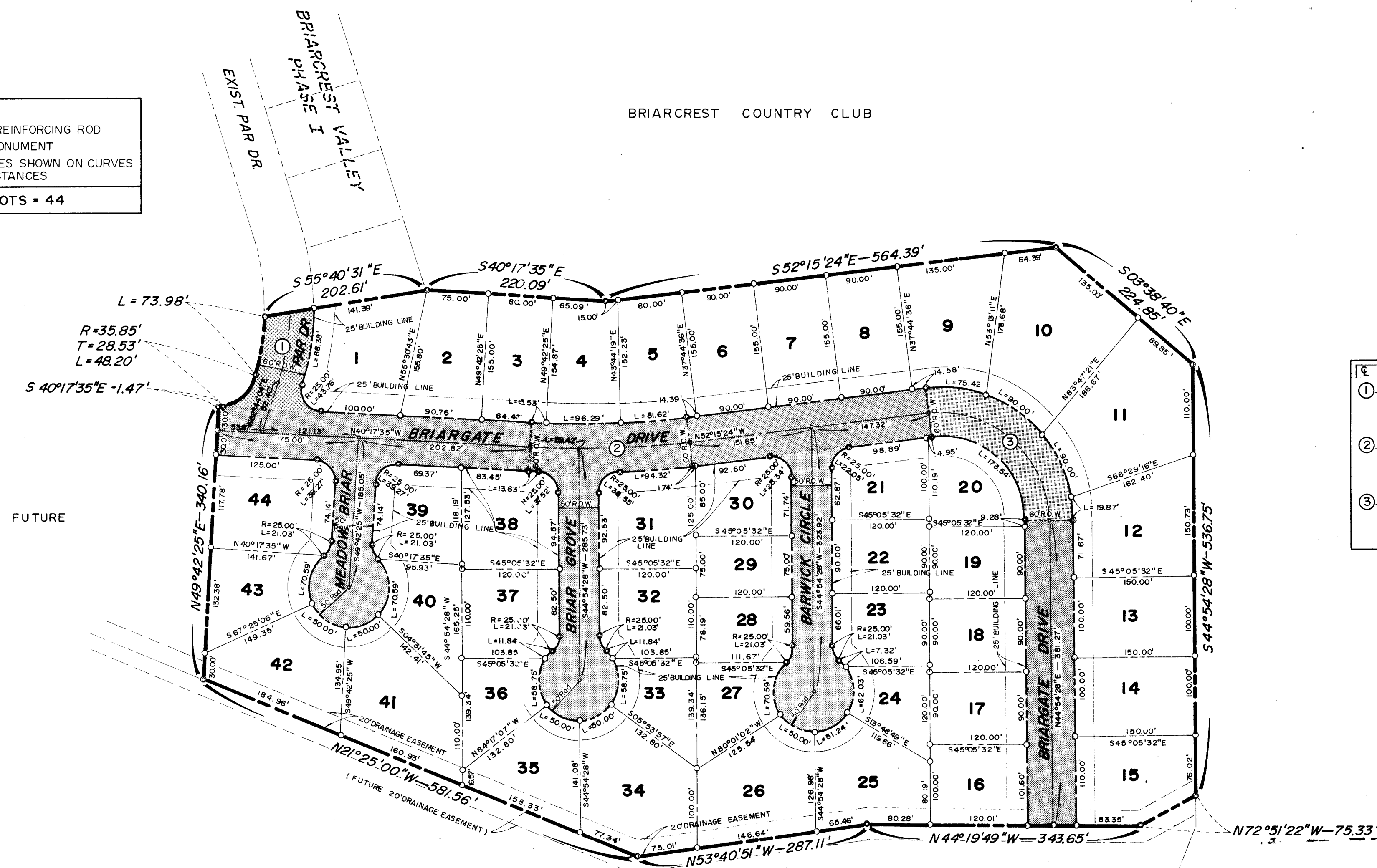
JIM GUNN, President
 BCS Construction Services, Inc.

STATE OF TEXAS I
 COUNTY OF BRYAN I

Before me, the undersigned authority, on this day personally appeared JIM GUNN, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that same was the act of BCS CONSTRUCTION SERVICES, INC., and that he executed the same as the act of said corporation for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on this _____ day of _____, 1977.

 Notary Public, Brazos County, Texas



CURVE DATA	
①	Δ = 35°02'06" T = 94.69' R = 300.00' L = 183.44'
②	Δ = 11°57'49" T = 100.00' R = 954.35' L = 199.27'
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FINAL PLAT

**BRIARCREST VALLEY
 PHASE II**

17.5951 ACRES
 JOHN AUSTIN LEAGUE
 BRYAN, BRAZOS COUNTY, TEXAS

OWNED & DEVELOPED BY:
 BCS CONSTRUCTION SERVICES, INC.
 JIM GUNN, PRESIDENT

PREPARED BY:
 SPENCER J. BUCHANAN & ASSOCIATES, INC.
 CONSULTING ENGINEERS BRYAN, TEXAS

JULY, 1977
 SCALE: 1"=100'