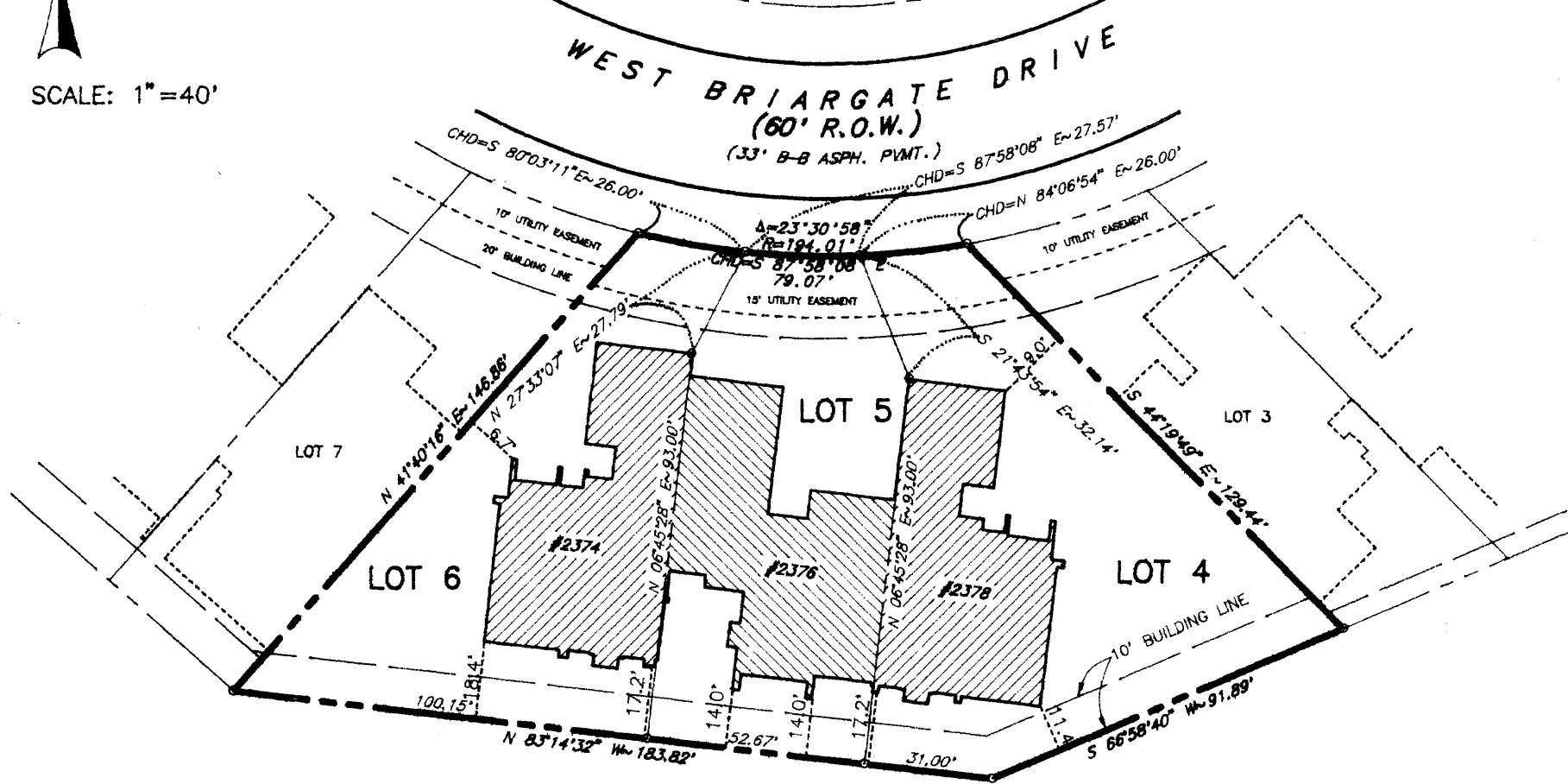


SCALE: 1"=40'



EXISTING CONDITIONS

SCALE: 1"=40'

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary 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 the 31 day of March, 1992, in the Official Records of Brazos County, Texas, in Volume 446, Page 57.

Mary Ann Ward by Deborah Johnson
Mary Ward, County Clerk, Brazos County

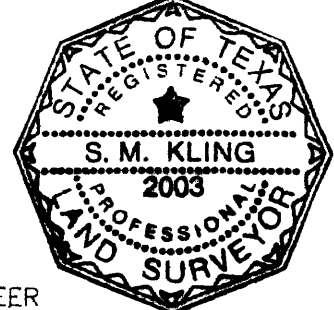
CERTIFICATE OF CITY PLANNER

I, Rafeek Shanaa, Ph.D., 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.

Rafeek Shanaa
Rafeek Shanaa, Ph.D., City Planner
City of Bryan, Texas

CERTIFICATE OF SURVEYOR

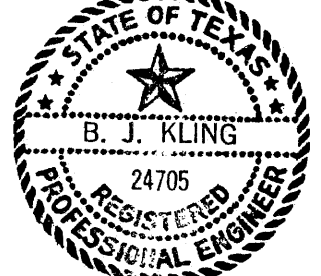
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.



S. M. Kling, R.P.L.S. No. 2003
Date: MAR 20 1992

CERTIFICATE OF ENGINEER

I, B. J. Kling, Registered Professional Engineer No. 24705 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.



B. J. Kling, P.E. No. 24705
Date: 20 March 1992

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art King, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 21st day of MARCH 1992, and same was duly approved on the 5TH day of MARCH 1992.

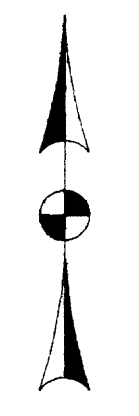
Art King, Chairman, Bryan Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

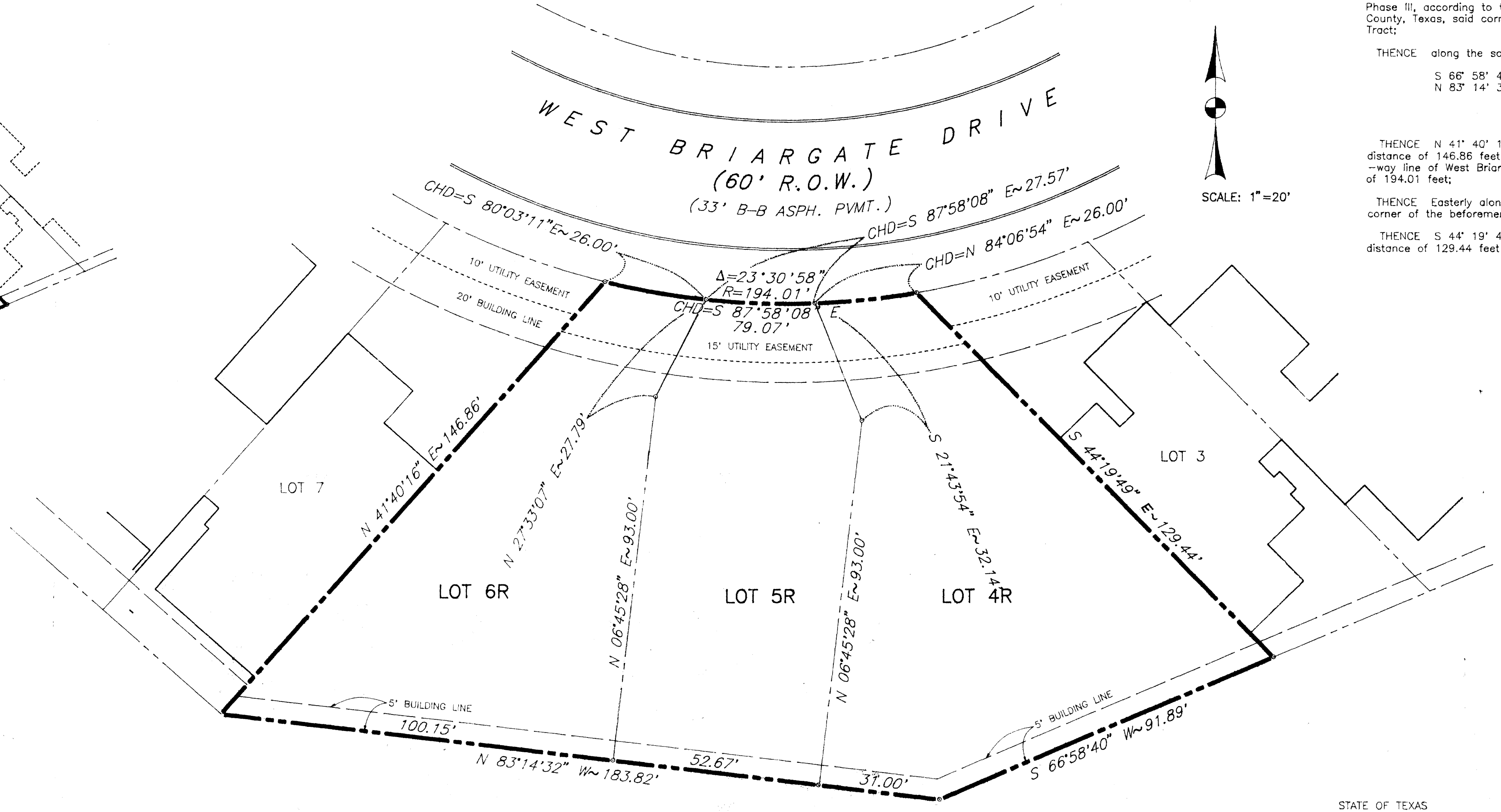
I, Bruce Karr, P.E., City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Bruce Karr, P.E. - City Engineer
City of Bryan, Texas

on land base
slab to wd



SCALE: 1"=20'



AMENDING PLAT

SCALE: 1"=20'

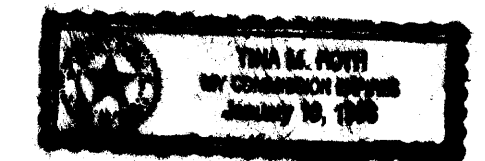
OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS
I, Peggy A. Brooks, Owner and Developer of Lot 6 as shown on this plat, as conveyed in Volume 1236, Page 668, of the Official Records of Brazos County, Texas, and designated herein as Lot 6R of the Amending Plat to Final Plat Townhome Lots 4, 5, and 6, Briarcrest Valley Phase III, 1.320 Acre Reserve Tract No. 1, in the City of Bryan, Texas, Brazos County, 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.

Peggy A. Brooks
Owner - Lot 6, Peggy A. Brooks

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Peggy A. Brooks, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.
Given under my hand and seal this 23rd day of March 1992.



Tina M. Roth
Notary Public in and for the State of Texas
Printed Name: Tina M. Roth
My Commission Expires: 1/10/98

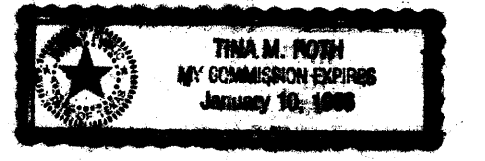
OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS
We, Charles Fikes and Sue Fikes, Owners and Developers of Lot 5, shown on this plat, as conveyed in Volume 666, Page 427, of the Official Records of Brazos County, Texas, and designated herein as Lot 5R of the Amending Plat to Final Plat Townhome Lots 4, 5, and 6, Briarcrest Valley Phase III, 1.320 Acre Reserve Tract No. 1, in the City of Bryan, Texas, Brazos County, 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.

Charles Fikes
Sue Fikes
Owner - Lot 5, Charles Fikes

STATE OF TEXAS
COUNTY OF BRAZOS

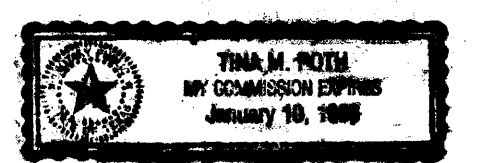
Before me, the undersigned authority, on this day personally appeared Charles Fikes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.
Given under my hand and seal this 23rd day of March 1992.



Tina M. Roth
Notary Public in and for the State of Texas
Printed Name: Tina M. Roth
My Commission Expires: 1/10/98

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Sue Fikes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.
Given under my hand and seal this 23rd day of March 1992.



Tina M. Roth
Notary Public in and for the State of Texas
Printed Name: Tina M. Roth
My Commission Expires: 1/10/98

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS
We, Sam Rowland and Betsy Rowland, Owners and Developers of Lot 4, shown on this plat, as conveyed in Volume 633, Page 67, of the Official Records of Brazos County, Texas, and designated herein as Lot 4R of the Amending Plat to Final Plat Townhome Lots 4, 5, and 6, Briarcrest Valley Phase III, 1.320 Acre Reserve Tract No. 1, in the City of Bryan, Texas, Brazos County, 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.

Sam E Rowland
Betsy Rowland
Owner - Lot 4, Sam Rowland

Field notes of a 0.493 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of the 1.320 acre Reserve Tract No. 1, Briarcrest Valley, Phase III, as described in the deed to Joe Courtney, Inc., in Volume 440, Page 444, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the south corner of Lot 3, of Townhome Lots 1, 2, and 3, Briarcrest Valley, Phase III, according to the plat recorded in Volume 443, Page 759, of the Deed Records of Brazos County, Texas, said corner also being in the south line of the beforementioned 1.320 Acre Reserve Tract;
THENCE along the south line of the beforementioned 1.320 Acre Reserve Tract, as follows:
S 66° 58' 40" W 91.89 feet to an iron rod,
N 83° 14' 32" W 183.82 feet to the south corner of Lot 7, of Townhome Lots 7, 8 and 9, Briarcrest Valley, Phase III, according to the plat recorded in Volume 500, Page 915, of the Deed Records of Brazos County, Texas;
THENCE N 41° 40' 16" E along the southwest line of the beforementioned Lot 7, for a distance of 146.86 feet and corner at the east corner of said Lot 7, same being in the south right-of-way line of West BriarGate Drive, said corner being in a curve concave to the north, having a radius of 194.01 feet;
THENCE Easterly along said curve, for an arc length of 79.63 feet and corner at the west corner of the beforementioned Lot 3, the chord bears S 87° 58' 08" E 79.07 feet;
THENCE S 44° 19' 49" E along the southwest line of the beforementioned Lot 3, for a distance of 129.44 feet to the PLACE OF BEGINNING, containing 0.493 acre of land, more or less.

NOTE:
1) The purpose of this amending plat is to reduce the rear building line across Lots 4,5,6 from 10' to 5'.

FILED

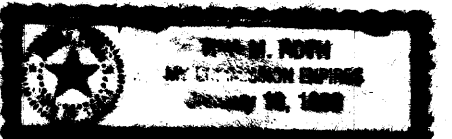
92 MAR 31 PM 3:47

BRAZOS COUNTY CLERK
Caroly Colledge

486499

STATE OF TEXAS
COUNTY OF BRAZOS

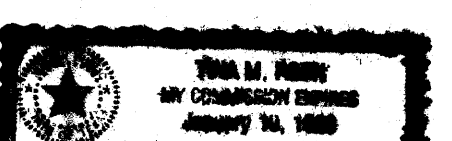
Before me, the undersigned authority, on this day personally appeared Sam Rowland, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.
Given under my hand and seal this 23rd day of March 1992.



Tina M. Roth
Notary Public in and for the State of Texas
Printed Name: Tina M. Roth
My Commission Expires: 1/10/98

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Betsy Rowland, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.
Given under my hand and seal this 23rd day of March 1992.



Tina M. Roth
Notary Public in and for the State of Texas
Printed Name: Tina M. Roth
My Commission Expires: 1/10/98

AMENDING PLAT
to
FINAL PLAT
TOWNHOME LOTS 4, 5, & 6

BRIARCREST VALLEY
PHASE III
1.320 ACRE RESERVE TRACT NO. 1
LOTS 1 THROUGH 9
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS CO., TEXAS
SCALE: 1"=20' MARCH, 1992

PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212

9.7322