

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS I
COUNTY OF BRAZOS I

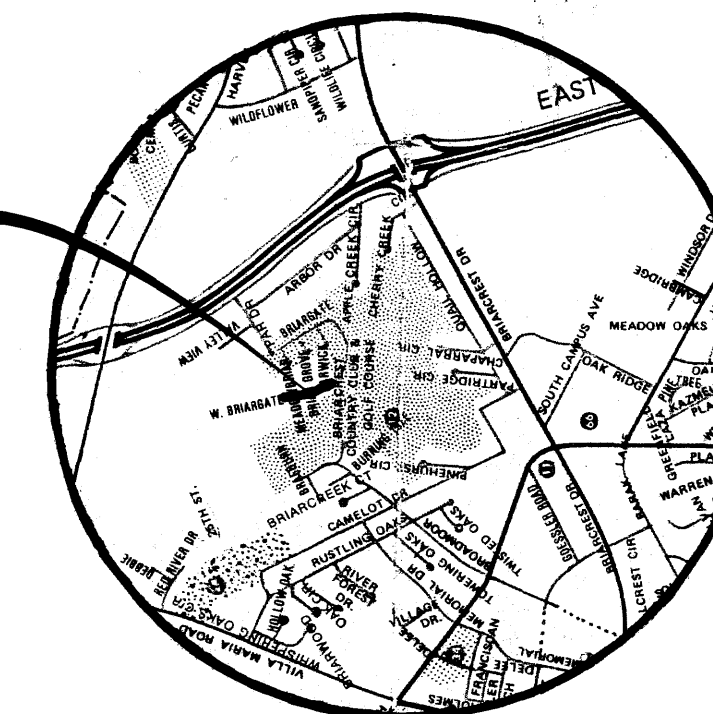
I, FRANK BORISKIE, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 15 DAY OF October, 1982, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 546, PAGE 123.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

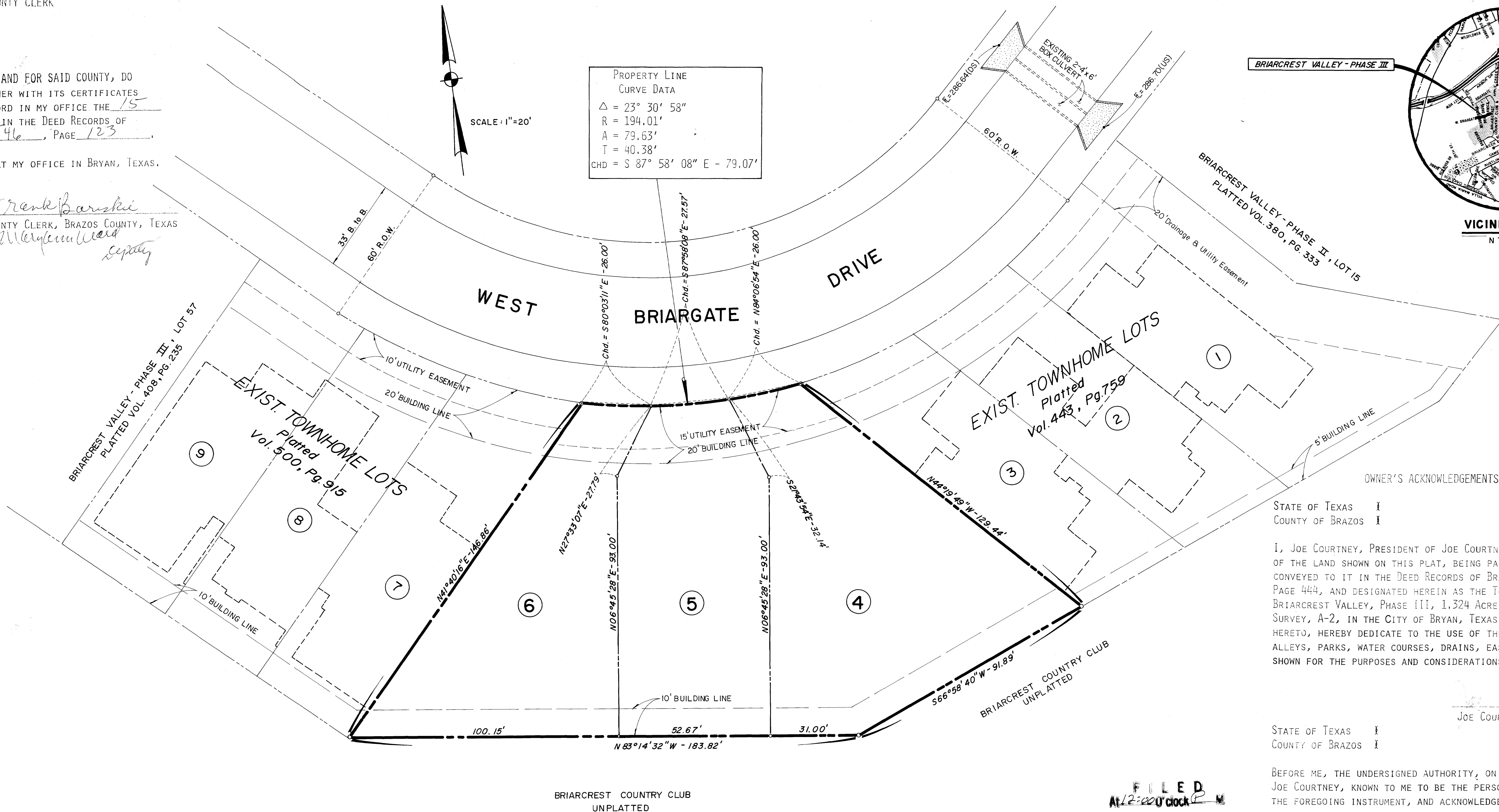
Frank Boriskie
COUNTY CLERK, BRAZOS COUNTY, TEXAS
Mary Ann Wood
Deputy

PROPERTY LINE
CURVE DATA
Δ = 23° 30' 58"
R = 194.01'
A = 79.63'
T = 40.38'
CHD = S 87° 58' 08" E - 79.07'

SCALE: 1"=20'



VICINITY MAP
NTS



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS I
COUNTY OF BRAZOS I

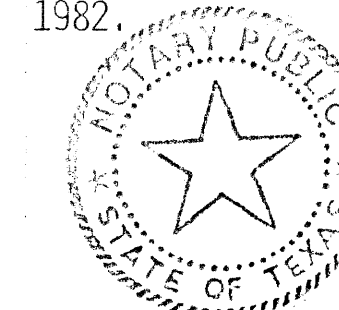
I, JOE COURTNEY, PRESIDENT OF JOE COURTNEY, INC., OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 440, PAGE 444, AND DESIGNATED HEREIN AS THE TOWNHOME LOTS 4, 5 AND 6, BRIARCREST VALLEY, PHASE III, 1.324 ACRE RESERVE TRACT NO. 1, JOHN AUSTIN SURVEY, A-2, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

JOE COURTNEY, PRESIDENT JCI

STATE OF TEXAS I
COUNTY OF BRAZOS I

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE COURTNEY, 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 15 DAY OF OCTOBER, 1982.



NOTARY PUBLIC IN BRAZOS COUNTY, TEXAS

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' JUNE, 1982

Owned and Developed by:
JOE COURTNEY, INC.
P.O. BOX 10088 COLLEGE STATION, TEXAS

PREPARED BY:

KLING ENGINEERING & SURVEYING
1806 WILDE OAK CIRCLE • P.O. BOX 4234 • BRYAN, TEXAS • PH. 713/846-6212

APPROVAL OF THE PLANNING COMMISSION

I, ROGER JACKSON, 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 23RD DAY OF SEPTEMBER, 1982, AND SAME WAS DULY APPROVED ON THE 1TH DAY OF OCTOBER, 1982, BY SAID COMMISSION.

Roger W. Jackson
CHAIRMAN, CITY PLANNING COMMISSION
CITY OF BRYAN, TEXAS

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, THE UNDERSIGNED, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

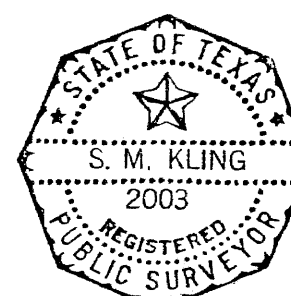
Cliff S. Miller
DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, S. M. KLING, REGISTERED PUBLIC SURVEYOR No. 2003, 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.

S. M. Kling
S. M. KLING, REGISTERED PUBLIC SURVEYOR

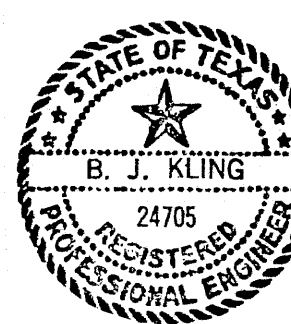


CERTIFICATE OF ENGINEER

STATE OF TEXAS I
COUNTY OF BRAZOS I

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
B. J. KLING, REGISTERED PROFESSIONAL ENGINEER



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 acres of land, more or less.

FILED
AT 12:00 O'CLOCK
OCT 15 1982

County Clerk, Brazos County, Texas
By: [Signature]

272860

on base system wd