

NOTE: BENCH MARK "X" CHISELED IN TOP OF CONCRETE CURB AT THE NORTH CORNER OF LOT 15, BRIARCREST VALLEY - PHASE II ELEVATION = 293.33

NOTE: (1) IRON RODS SET AT CORNERS OF LOTS 7, 8 AND 9  
(2) 0.394 ACRES IN SUBDIVISION

PROPERTY LINE CURVE DATA  
 $\Delta = 51^\circ 23' 53''$   
 $R = 194.01'$   
 $A = 174.04'$   
 $T = 93.37'$   
 $CHD = N 74^\circ 01' 41'' W 168.26'$

Field notes of a 0.394 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being a part of the 1,320 Acre Reserve Tract No. 1, Briarcrest Valley Phase III, as described by deed to Joe Courtney, Inc. and recorded in Volume 440, Page 444, of the Deed Records of Brazos County, Texas, said 0.394 acre tract being more particularly described as follows:

BEGINNING at the northwest corner of the abovementioned 1,320 Acre Reserve Tract No. 1, said corner being the east corner of Lot 37 of Briarcrest Valley Phase III Subdivision to the City of Bryan, Texas, as recorded in Volume 408, Page 235, of the Deed Records of Brazos County, Texas;

THENCE S 41° 40' 16" W along the northwest line of the said 1,320 Acre Reserve Tract No. 1 and the said Lot 37 for a distance of 125.00 feet and corner;

THENCE S 48° 19' 44" E along a southeast line of the said 1,320 Acre Reserve Tract No. 1 for a distance of 124.05 feet and angle point;

THENCE S 83° 14' 32" E continuing along a southeast line of the said 1,320 Acre Reserve Tract No. 1 for a distance of 116 feet and corner;

THENCE N 41° 40' 16" E for a distance of 135.62 feet and corner in a curve concave to the north having a radius of 204.01 feet;

THENCE Easterly along said curve for an arc distance of 95.81 feet and corner;

THENCE N 44° 19' 49" W for a distance of 12.01 feet and corner in the north line of the said 1,320 Acre Reserve Tract No. 1, said point being located in the south right-of-way line of West Briarcrest Drive and also being located in a curve concave to the north, having a radius of 134.01 feet;

THENCE Westerly along said curve and right-of-way line of West Briarcrest Drive for an arc distance of 174.04 feet to the end of this curve;

THENCE N 48° 19' 44" W continuing along said south right-of-way line of West Briarcrest Drive, same being a north line of the said 1,320 Acre Reserve Tract No. 1 for a distance of 34.27 feet to the PLACE OF BEGINNING, containing 0.394 acres of land, more or less.

BRIARCREST VALLEY - PHASE III, LOT 57  
 PLATTED VOL. 408, PG. 235

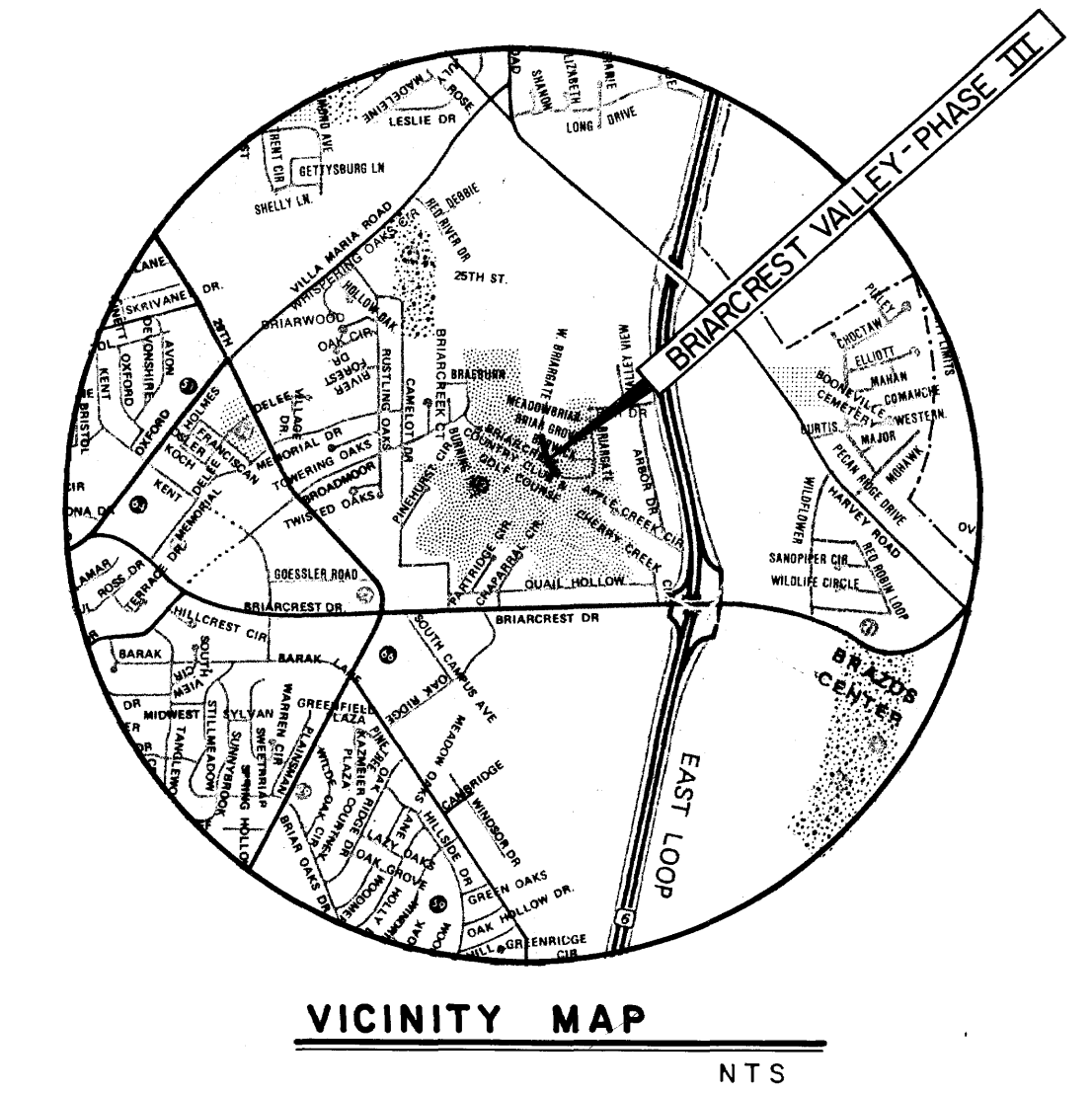
BRIARCREST VALLEY - PHASE II  
 LOT 15  
 PLATTED VOL. 380, PG. 333

EXIST. TOWNHOME LOTS  
 Platted Vol. 443, Pg. 739

WEST DRIVE  
 60' R.O.W.  
 33' B to B  
 60' R.O.W.

PROPERTY LINE CURVE DATA  
 $\Delta = 51^\circ 23' 53''$   
 $R = 194.01'$   
 $A = 174.04'$   
 $T = 93.37'$   
 $CHD = N 74^\circ 01' 41'' W 168.26'$

SCALE: 1" = 20'



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.

*Nelson Nelson*  
 DIRECTOR OF PLANNING  
 CITY OF BRYAN, TEXAS

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 6 DAY OF November, 1981, in the Deed Records of Brazos County, Texas, in Volume 500, Page 915.

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

*Frank Boriskie*  
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE BY COUNTY JUDGE

I, \_\_\_\_\_, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners Court on the \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
 COUNTY JUDGE, BRAZOS COUNTY, TEXAS

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

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

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 7, 8 AND 9, BRIARCREST VALLEY, PHASE III, 1,320 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 PURPOSE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC IN/FOR BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING COMMISSION

I, Steve Arden, 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 15<sup>th</sup> DAY OF October, 1981, AND SAME WAS DULY APPROVED ON THE 15<sup>th</sup> DAY OF October, 1981, BY SAID COMMISSION.

*Steve Arden*  
 CHAIRMAN, CITY PLANNING COMMISSION  
 CITY OF BRYAN, TEXAS

FINAL PLAT  
 of

TOWNHOME LOTS 7, 8 & 9  
 BRIARCREST VALLEY  
 PHASE III

1,320 ACRE RESERVE TRACT NO. 1

JOHN AUSTIN SURVEY, A-2  
 BRYAN, BRAZOS CO., TEXAS

SCALE: 1" = 20' SEPTEMBER, 1981

Owned and Developed by:  
 JOE COURTNEY, INC.  
 P.O. BOX 100 88 COLLEGE STATION, TEXAS

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

FILED  
 At 11 O'clock A.M.  
 NOV 6 1981  
 FRANK BORISKIE  
 County Clerk, Brazos County, Bryan, Tx  
 By *Frank Boriskie*

211006

9.731A

on land base  
 no 3/15/81