

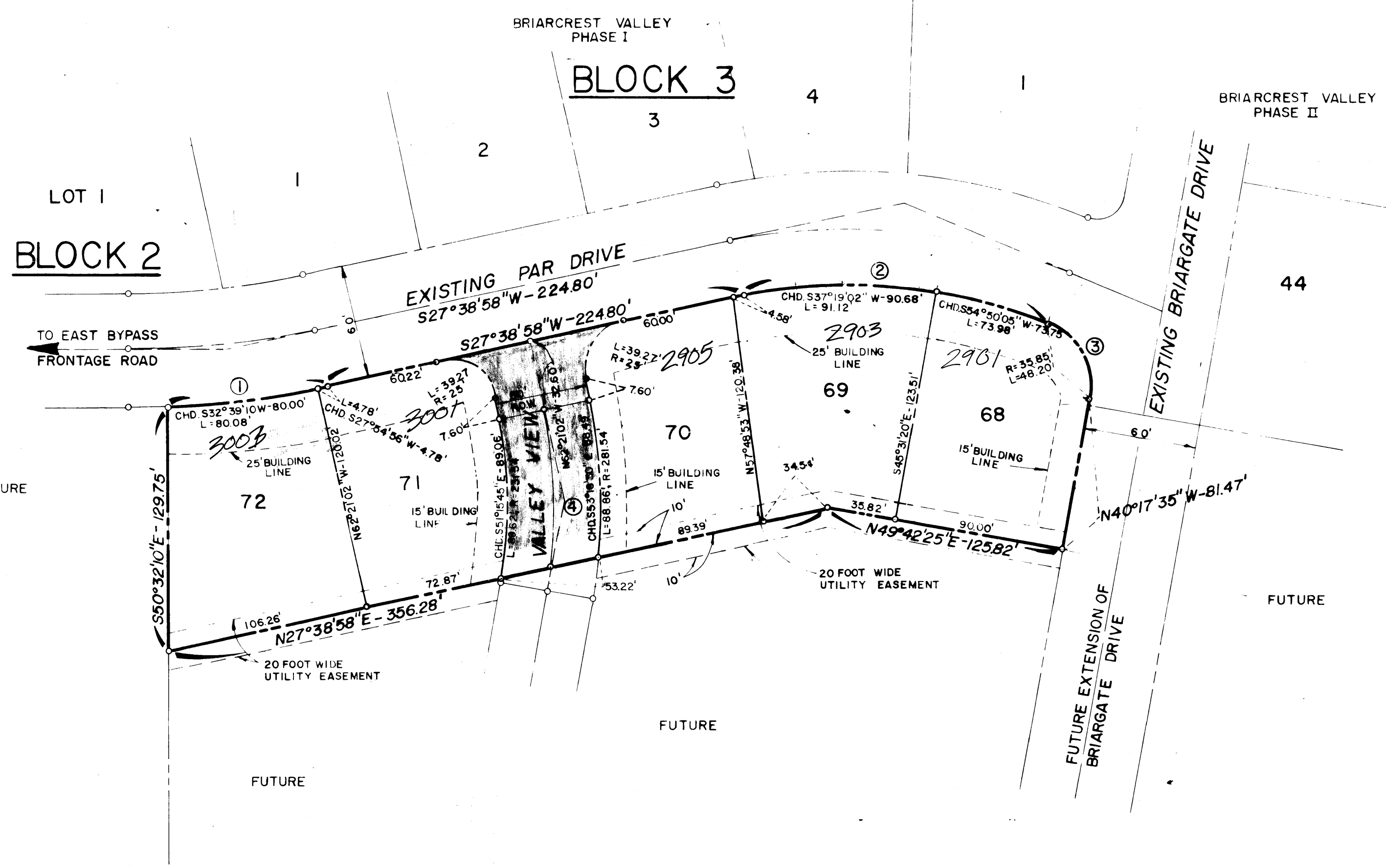
BRIARCREST VALLEY, PHASE IV

NOTE:
 ○ 1/2" STEEL REINFORCING ROD
 ● CONCRETE MONUMENT
 ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES

TOTAL NO. LOTS = 5

MINIMUM 5' SIDEWALK SETBACK

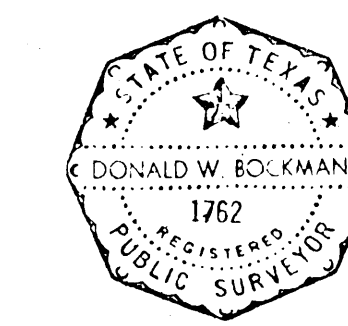
RIGHT-OF-WAY CURVE DATA				
NO.	DELTA	RADIUS	TANGENT	ARC LENGTH
1	9°28'24"	513.24'	45.53'	84.86'
2	35°02'06"	270.0'	85.22'	165.10'
3	77°02'01"	35.85'	28.53'	48.20'
CENTERLINE CURVE DATA				
4	22°03'27"	2565.4'	50.0'	98.76'



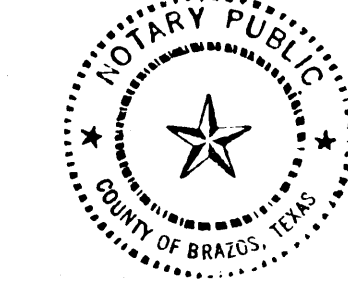
APPROVAL OF THE PLANNING COMMISSION
 I, D.P. WILLIAMSON, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 27 day of MARCH, 1978, and same was duly approved on the 20 day of APRIL, 1978 by said Commission.
D.P. 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.
Hebert Nelson
 City Planner, Bryan, Texas

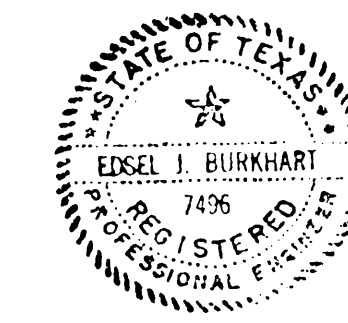
CERTIFICATION BY THE COUNTY CLERK
 STATE OF TEXAS |
 COUNTY OF BRAZOS |
 I, Frank Borshie, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 24th day of April, 1978, in the Dead Records of Brazos County, Texas in Volume 305, Page 165.
Frank Borshie
 County Clerk, Brazos County, Texas



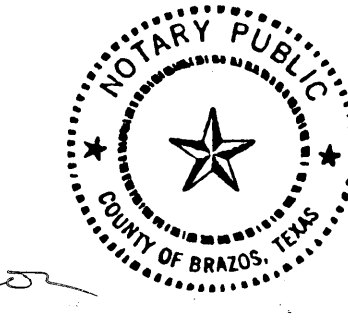
CERTIFICATION OF THE SURVEYOR:
 STATE OF TEXAS |
 COUNTY OF BRAZOS |
 I, Donald W. Bockman, Registered Professional Engineer No. 1762, in the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey made on the ground under my supervision.
Donald W. Bockman
 Registered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



Sworn and subscribed before me, the undersigned authority on this the 20th day of February, 1978.
Hail 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
 Registered Professional Engineer, P.E. No. 7496



Sworn and subscribed before me, the undersigned authority on this the 30th day of March, 1978.
Hail Cameron
 Notary Public, Brazos County, Texas

OWNERS' ACKNOWLEDGMENT AND DEDICATION
 BRIARCREST VALLEY DEVELOPMENT, owner and developer of the land shown on this plat and designated herein as Briarcrest Valley, Phase IV 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
Bernath Concrete Products, Inc., Partner
Jerry Windham, President
Bernath Concrete Products, Inc., Partner

STATE OF TEXAS |
 COUNTY OF BRAZOS |
 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 19th day of April, 1978.
Hail Cameron
 Notary Public, Brazos County, Texas

== FINAL PLAT ==

BRIARCREST VALLEY
PHASE IV
 1.3597 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

SCALE: 1" = 50'
 FEBRUARY, 1978

on base 31561 WD