

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We, The), Classic, Inc., owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 554, Page 147, and designated herein as the LOT 2 OF THE REPLAT 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 consideration therein expressed.

Frank R. Garrison  
Owner  
VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Frank Garrison III, 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 19 day of December, 1985.

Carolyn Henson  
Notary Public in and for Brazos County,  
Texas

CAROLYN HENSON  
Printed Name

My term expires: 10/1/88

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We, The), Edwin McGowen, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 403, Page 460, and designated herein as the LOT 1 OF THE REPLAT 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 consideration therein expressed.

Edwin McGowen  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Edwin McGowen, 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 19 day of December, 1985.

Carolyn Henson  
Notary Public in and for Brazos County,  
Texas

CAROLYN HENSON  
Printed Name

My term expires: 10/1/88

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Barschke, 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 20 day of December, 1985, in the Deed Records of Brazos County in Volume 544, Page 451.

Frank Barschke  
County Clerk, Brazos County, Texas  
By: Karen McQuinn

CERTIFICATION BY THE DIRECTOR OF PLANNING

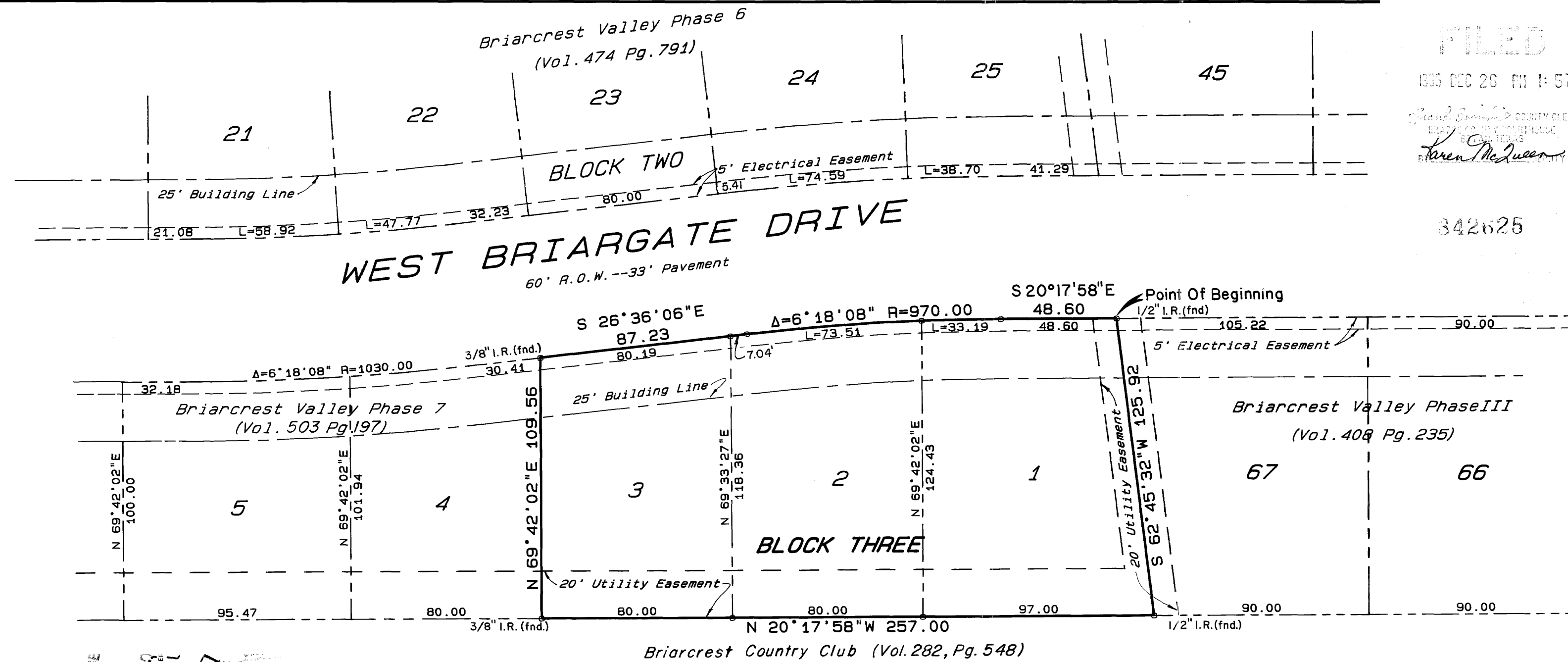
I, the undersigned, Director of Planning of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this ordinance.

Carolyn Henson  
Director of Planning  
Bryan, Texas

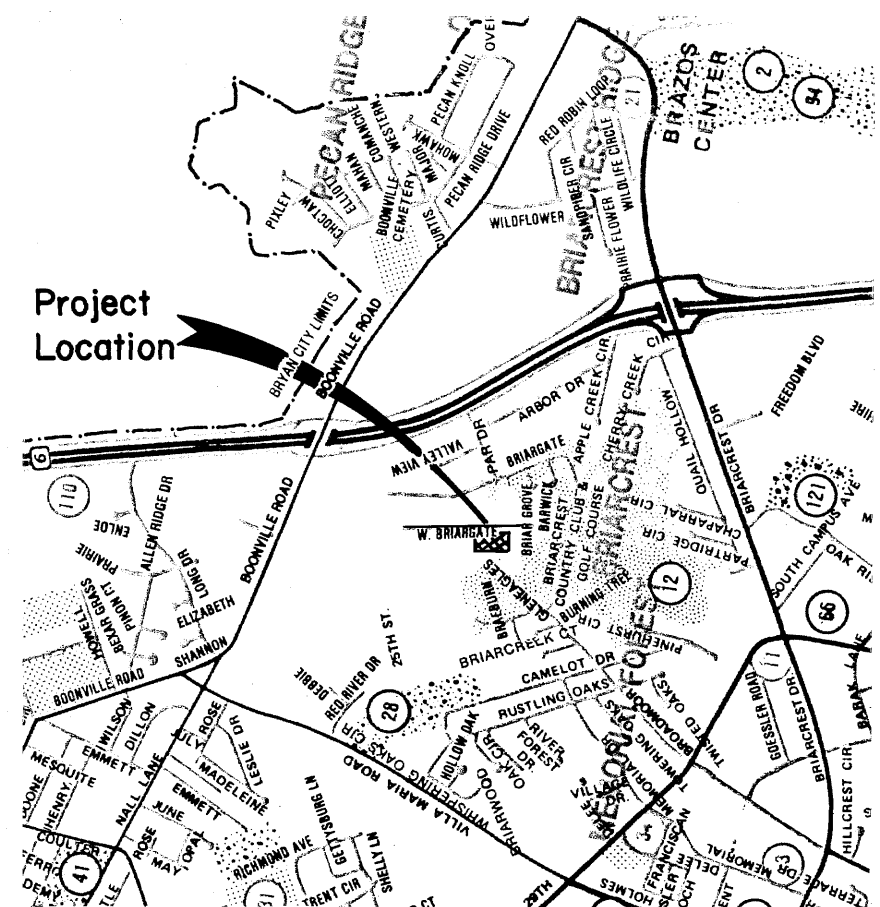
APPROVAL OF THE PLANNING COMMISSION:

I, G. KENNY MALLARD, 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 5 day of NOVEMBER, 1985, and same was duly approved on the 5 day of DECEMBER, 1985, by said Commission.

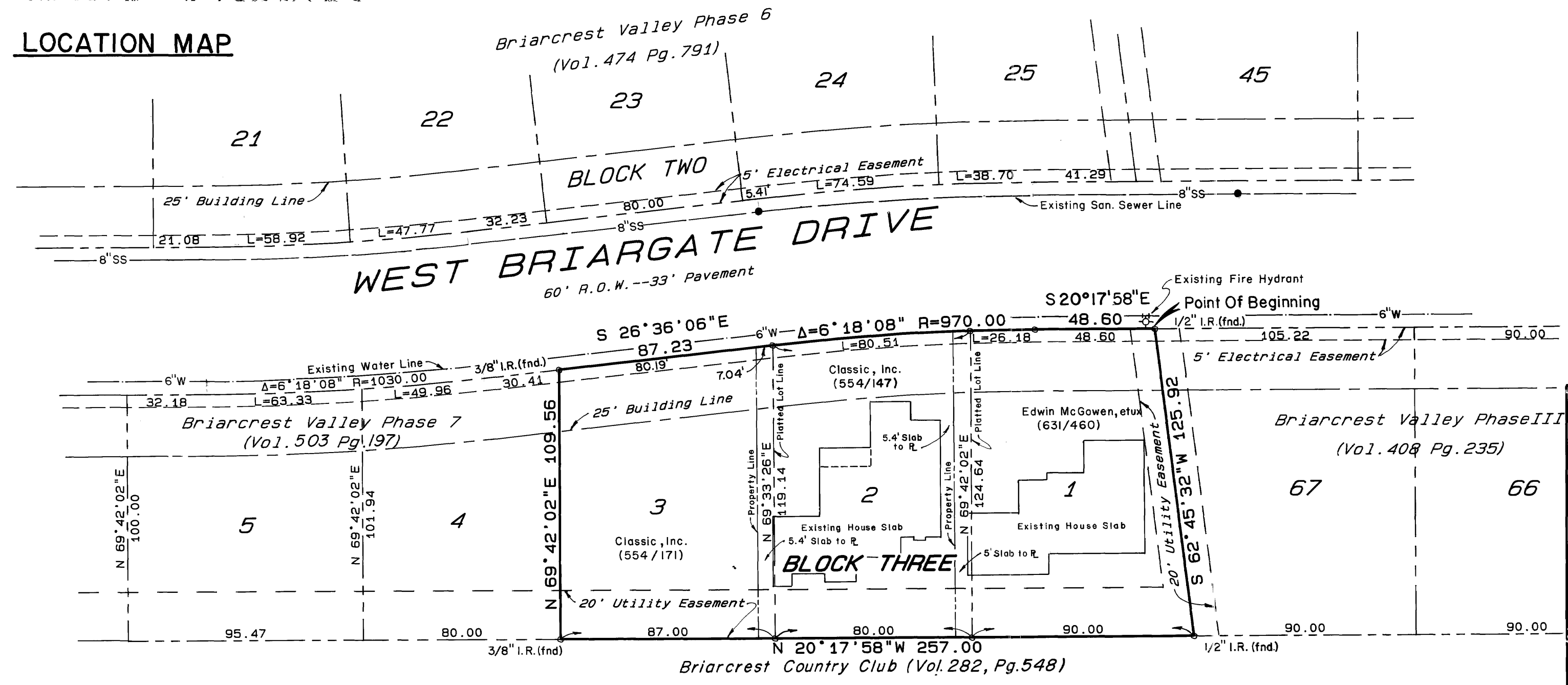
G. Kenny Mallard  
Chairman, City Planning Commission  
Bryan, Texas



REVISED PLAT



LOCATION MAP



ORIGINAL PLAT

FILED

1985 DEC 20 PM 1:57

Karen McQuinn

342625

FIELD NOTES  
0.6897 Acres

Being all that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being all of Lots One (1) and Two (2), Block Three of BRIARCREST VALLEY PHASE SIX (6) as recorded in Volume 474, Page 791 and all of Lot Three (3) of BRIARCREST VALLEY PHASE SEVEN (7) as recorded in Volume 503, Page 197 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod found marking the southeast corner of Lot One (1), Block Three of said BRIARCREST VALLEY PHASE SIX (6), said corner also being the most northerly corner of Lot Sixty-Seven (67) of BRIARCREST VALLEY PHASE III as recorded in Volume 408, Page 235 of the Deed Records and being in the southwest right-of-way line of West Briargate Drive (based on a 60' width);

THENCE: S 62° 45' 32" W along the common line of said Lots One (1) and Sixty-Seven (67) for a distance of 125.92 feet to a 1/2-inch iron rod found for corner;

THENCE: N 20° 17' 58" W along the southwest line of said BRIARCREST VALLEY PHASE SIX (6) and PHASE SEVEN (7) for a distance of 257.00 feet to a 3/8-inch iron rod found marking the common most westerly corner of Lots Three (3) and Four (4) of BRIARCREST VALLEY PHASE SEVEN (7);

THENCE: N 69° 42' 02" E along the common line of said Lots Three (3) and Four (4) for a distance of 109.56 feet to a 3/8-inch iron rod found for corner;

THENCE: S 26° 36' 06" E for a distance of 87.23 feet to the Point of Curvature of a curve to the right;

THENCE: 106.69 feet in a southeasterly direction along the arc of said curve having a central angle of 06° 18' 08", a radius of 970.00 feet, a tangent of 53.40 feet and a long chord bearing S 23° 27' 02" E at a distance of 106.64 feet to the Point of Tangency;

THENCE: S 20° 17' 58" E for a distance of 48.60 feet to the POINT OF BEGINNING and containing 0.6897 acres of land, more or less.

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Public Surveyor No. 2859 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.



GENERAL NOTES:

- 1. The minimum side yard and rear building setback requirement is 5.0'.
- 2. This property is not within the 100-Year Flood Hazard Area as defined in the City of Bryan Flood Insurance Rate Maps dated May 19, 1981 (Reference Community-Panel Number 480082 0010 B).

REPLAT

**BRIARCREST VALLEY**  
Replat of Lots 1 & 2, BLK. 3, Phase 6 Vol. 474, Pg. 791 and Lot 3 Phase 7 Vol. 503, Pg. 197  
0.6897 ACRES  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
NOVEMBER, 1985

OWNERS:  
EDWIN McGOWEN, et ux  
2344 W. BRIARGATE  
And  
CLASSIC, INC.  
P. O. BOX 3904  
BRYAN, TEXAS 77805

Engineer & Surveyor:  
MCCLURE ENGINEERING, INC.  
1722 BROADMOOR DRIVE  
BRYAN, TEXAS

on base  
3/16/86  
MD

9.7800