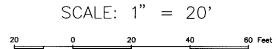
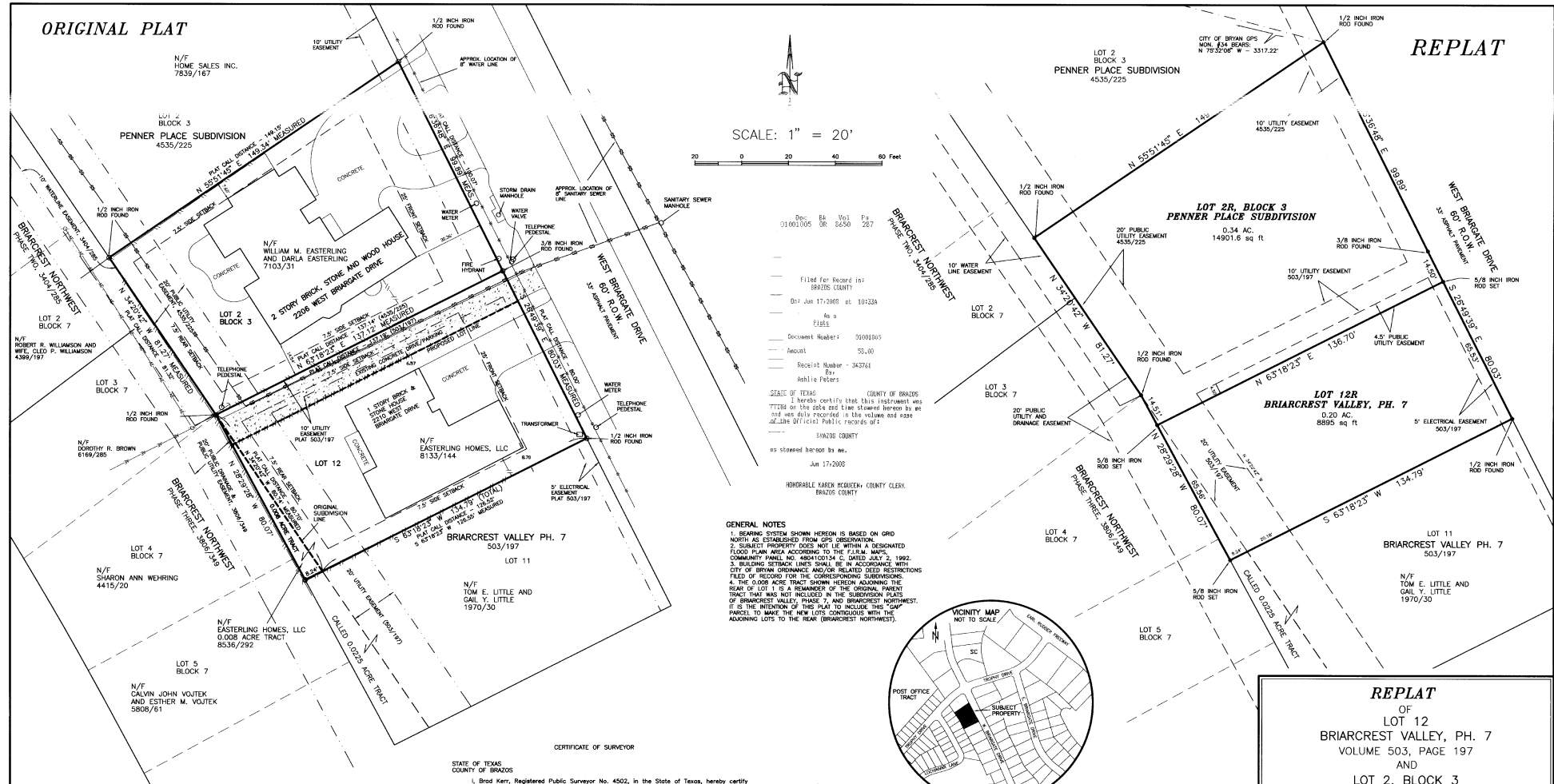


ORIGINAL PLAT

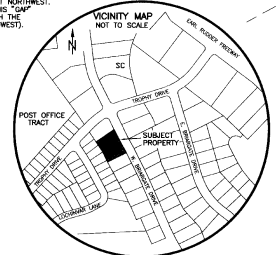
REPLAT



Doc 01001005 BR 6450 287
Filed for Record in:
BRAZOS COUNTY
On: Jun 17, 2008 at 10:53:04
As a
Plat
Document Number: 01001005
Amount: 55.00
Receipt Number: 343761
Public Files

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument is
TTTSS of the date and time shown herein by me
and was duly recorded in the volume and page
as above Official Public Records of
BRAZOS COUNTY
as shown herein by me.
Jun 17, 2008
HONORABLE KAREN MCCOY, COUNTY CLERK
BRAZOS COUNTY

GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 4801-00134-C, DATED JULY 2, 1992.
3. BILLING SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND/OR RELATED DEED RESTRICTIONS FILED OF RECORD FOR THE CORRESPONDING SUBDIVISIONS.
4. THE 0.0228 ACRE TRACT SHOWN HEREON ADJOINING THE REAR OF LOT 12 IS A REMAINDER OF THE ORIGINAL PARCELS TRACT THAT WAS NOT INCLUDED IN THE SUBDIVISION PLATS OF BRIARCREST VALLEY, PHASE 7, AND BRIARCREST NORTHWEST. IT IS THE INTENTION OF THIS PLAT TO INCLUDE THIS "GAP" PARCEL TO MAKE THE NEW LOTS CONTIGUOUS WITH THE ADJOINING LOTS TO THE REAR (BRIARCREST NORTHWEST).



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Public Surveyor No. 4502, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF THE CITY ENGINEER

I, the undersigned, 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 and was approved on the 17th day of June, 2008.

W. Paul Johnson
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, 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 on the 17th day of June, 2008, in the Official Public Records of Brazos County, Texas, in Volume 4535, Page 225.

Karen McQueen
County Clerk
Brazos County, Texas
By: Annie Peters

APPROVAL OF PLANNING AND ZONING COMMISSION

I, John R. C. L., Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 25th day of June, 2008, and same was duly approved on the 25th day of June, 2008.

John R. C. L.
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 25th day of June, 2008.

John R. C. L.
City Planner, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I (We) Sharon Ann Wehring of the land shown on this plat, being part of the tract of land as conveyed to owner(s) and developer(s) of the land shown on this plat, being part of the tract of land as conveyed to me (us) in the Official Records of Brazos County, in Volume 7103, 8133 & 8036, Page 31, 144 & 292, 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 shown herein for the purposes identified.

Sharon Ann Wehring
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Sharon Ann Wehring, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Notary Public, Brazos County, Texas
Marilyn A. Easterling
Notary Public, Brazos County, Texas

REPLAT OF LOT 12 BRIARCREST VALLEY, PH. 7 VOLUME 503, PAGE 197 AND LOT 2, BLOCK 3 PENNER PLACE SUBDIVISION VOLUME 4535, PAGE 225 TO CREATE LOT 12R BRIARCREST VALLEY, PH. 7 AND LOT 2R, BLOCK 3 PENNER PLACE SUBDIVISION 0.54 AC., JOHN AUSTIN SURVEY, A-2 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 04-08-08
PLAT DATE: 05-06-08
REVISED: 06-13-08
JOB NUMBER: 07-677
CAD NAME: 07-677R
CRS FILE: 07-677

PREPARED BY: KERR SURVEYING, LLC
305 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE: (979) 268-3155

PREPARED FOR:
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1601 CHERMERY
COLLEGE STATION, TEXAS 77845
PHONE: (979) 690-9996