

BRIARCREST COUNTRY CLUB
not platted

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, James W. Bernath, 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 446, Page 474, and designated herein as the Briarcrest Valley VII 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.

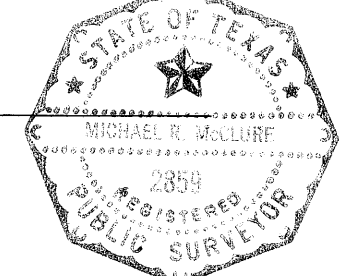
James W. Bernath - Pres.
Owner

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.

Michael R. McClure
Registered Public Surveyor



CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Barstok, 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 7 day of Dec, 1981, in the Deed Records of Brazos County in Volume 503 Page 177.

Frank Barstok
County Clerk, Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING:

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Hubert Nelson
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, Frank Murphy, 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 1 day of October, 1981, and same was duly approved on the 5 day of November, 1981 by said Commission.

Frank Murphy
Chairman, City Planning Commission
Bryan, Texas

Field Notes
2.194 Acre Tract

Being all that certain tract or parcel of land, lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, Bryan, Brazos County, Texas, and being a part of that 19.3866 acre tract of land conveyed to Bernath-Thurmond, Inc. by deed recorded in Volume 446, Page 474 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING: at an iron rod marking the southwest corner of BRIARCREST VALLEY Phase 6 Addition as recorded in Volume 474, Page 791, said iron rod also being at the northwest corner of Lot 2, Block Three of said Addition and being in the southwest line of the said 19.3866 acre tract;

THENCE: N 20° 17' 58" W - 600.24 feet and
N 31° 00' 24" W - 286.22 feet along the southwest line of said 19.3866 acre tract to an iron rod set for corner;

THENCE: N 66° 34' 10" E - 137.16 feet to an iron rod marking the most northwesterly corner of the said BRIARCREST VALLEY PHASE 6 Addition, said iron rod also being in the west line of West Briargate Drive Right-of-way;

THENCE: S 23° 25' 50" E - 270.48 feet to an iron rod at the point of curvature of a curve to the right;

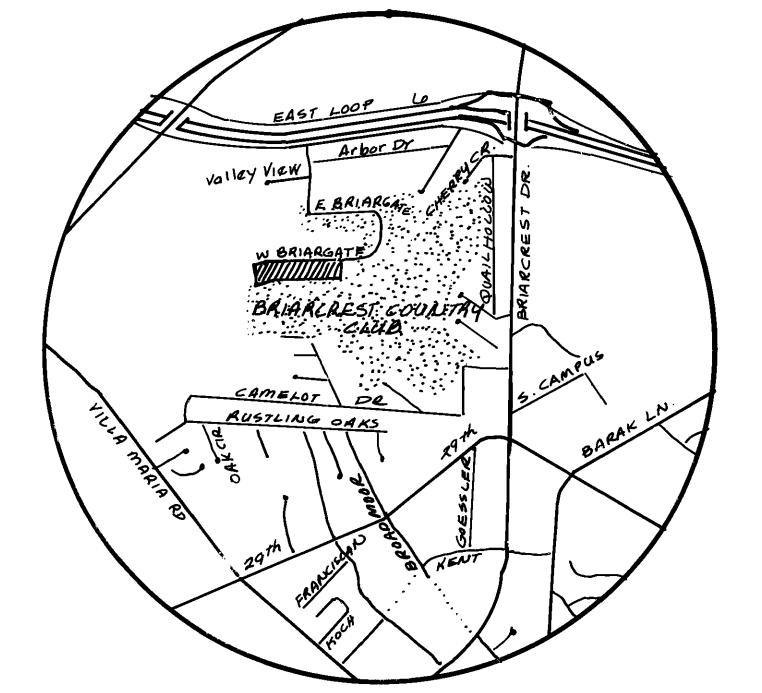
THENCE: 53.01 feet in a southeasterly direction along the arc of said curve having a central angle of 3° 07' 52", a radius of 970.00 feet, a tangent of 26.51 feet and a long chord bearing S 21° 51' 54" E - 53.00 feet to an iron rod at the point of tangency;

THENCE: S 20° 17' 58" E - 335.62 feet to an iron rod at the point of curvature of a curve to the left;

THENCE: 113.29 feet in a southeasterly direction along the arc of said curve having a central angle of 6° 18' 08", a radius of 1030.00 feet a tangent of 56.70 feet and a long chord bearing S 23° 27' 02" E - 113.24 feet to an iron rod at the point of tangency;

THENCE: S 26° 36' 06" E - 117.64 feet continuing along the west line of said West Briargate Dr. to the most northerly corner of the aforesaid Lot 2, Block Three of BRIARCREST VALLEY PHASE 6;

THENCE: S 69° 33' 25" W - 119.14 feet to the PLACE OF BEGINNING and containing 2.194 acres of land, more or less, according to a survey made under the supervision of Michael R. McClure, Registered Public Surveyor, No. 2859 in September, 1981.



Land Use: Single Family Residential-10 Lots

FINAL PLAT

BRIARCREST VALLEY PH. 7

2.194 ACRES - JOHN AUSTIN LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS

AUGUST 1981

OWNER & DEVELOPER: BERNATH - THURMOND, INC. BOX 991 BRYAN, TEXAS 77801

ENGINEER & SURVEYOR: GARRETT-McCLURE ENGINEERING 1520 A CAVITT AVE BRYAN, TEXAS 77801

on land base 3/16/81 WD