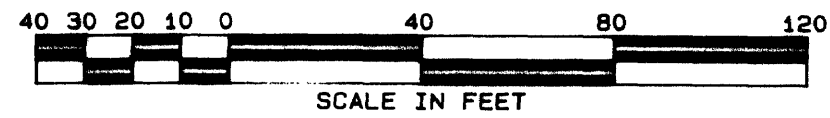
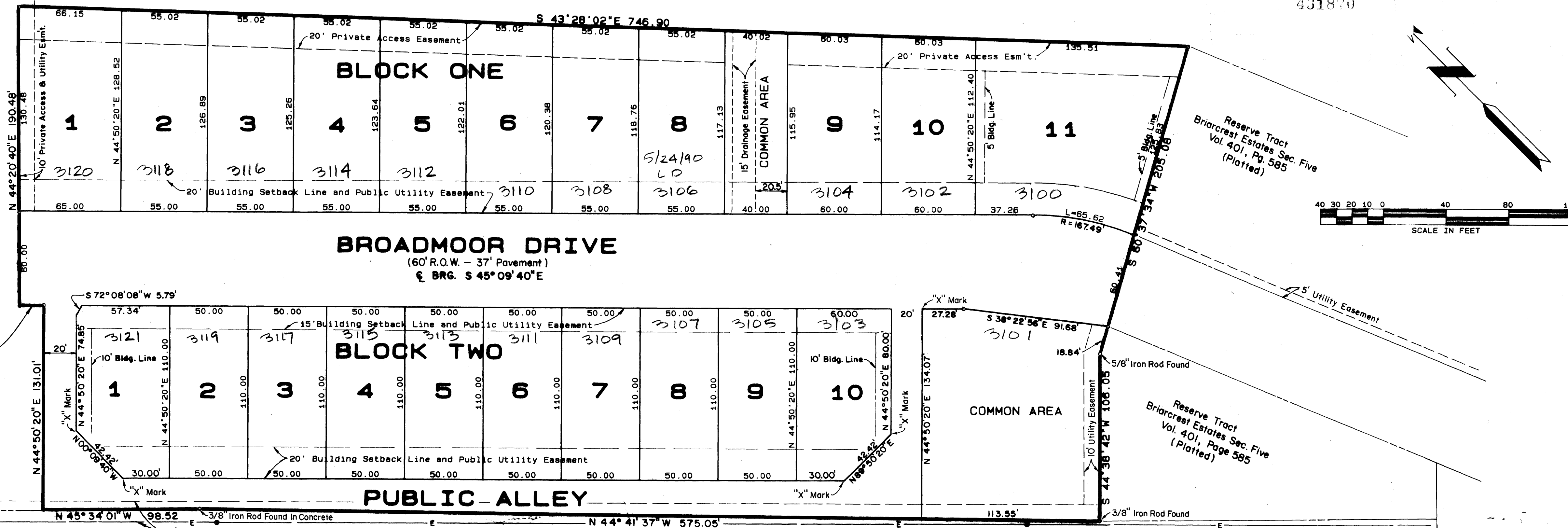


Not To Scale

W.C. Davis, R.H. Harrison III et al
21.0785 Acre Tract
Vol. 508, Pg. 57
(Un-platted)

Briarcrest Country Club Corp. & Golf Course
Vol. 282, Pg. 548
Vol. 934, Pg. 91
(Un-platted)

FILED
89 AUG 17 PM 3:42
431870



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, R.H. Harrison III, individually and Trustee, owner and developer of the land shown on this plat, and being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 508, Page 57, and designated herein as BRIARCREST WEST I 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.

R.H. Harrison III
R.H. Harrison III, Individually
R.H. Harrison III, Trustee
STATE OF TEXAS
COUNTY OF BRAZOS

NONE
Lienholder Approval

Given under my hand and seal of the County of Brazos, Texas, this 16th day of MARCH, 1989.

Michael R. McClure
Notary Public in and for Brazos County,
MICHAEL R. MCCLURE My term expires 5-27-90
Printed Name

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, W.C. Davis, owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me in the Deed Records of Brazos County in Volume 508, Page 57, and designated herein as BRIARCREST WEST I 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.

W.C. Davis
W.C. Davis
STATE OF TEXAS
COUNTY OF BRAZOS

Given under my hand and seal of the County of Brazos, Texas, this 16th day of MARCH, 1989.

Michael R. McClure
Notary Public in and for Brazos County, Texas
MICHAEL R. MCCLURE My term expires 5-27-90
Printed Name

on base and related

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in Bryan, Brazos County, Texas and being a portion of the 21.0785 acre tract conveyed to W.C. Davis and Richard H. Harrison III, et al by Ted Wilkinson, Inc. by deed dated January 26, 1982 and recorded in Volume 508, Page 57 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a 3/8" iron rod found at a fence corner marking the most southerly corner of the said 21.0785 acre tract, said iron rod also marking the west corner of a Reserve Tract indicated in the subdivision plat of BRIARCREST ESTATES SECTION FIVE Addition as recorded in Volume 401, Page 585 of the Deed Records, said iron rod also being in the northeast line of the 24.32 acre M.G. Perkins and B.T. Yager Tract as recorded in Volume 264, Page 437 of the Deed Records;

THENCE: N 44° 41' 37" W along the said northeast line of Perkins and Yager 24.32 Acre Tract for a distance of 575.05 feet to a 3/8-inch iron rod found set in concrete, said iron rod also being the southeast corner of the M.G. Perkins and B.T. Yager 24.355 Acre Tract as recorded in Volume 264, Page 435;

THENCE: N 45° 34' 01" W for a distance of 98.52 feet along said 24.355 Acre Perkins and Yager Tract to a 1/2-inch iron rod set for corner;

THENCE: into the interior of the beforementioned 21.0785 acre tract as follows:

N 44° 50' 20" E for a distance of 131.01 feet to a 1/2-inch iron rod set for corner;
N 45° 09' 40" W for a distance of 15.95 feet to a 1/2-inch iron rod set for corner;
N 44° 20' 40" E for a distance of 190.48 feet to a 1/2-inch iron rod set for corner;

THENCE: S 43° 28' 02" E along the common line of the Briarcrest Country Club Corporation and Golf Course Tract for a distance of 746.90 feet to a 1/2-inch iron rod set for corner, said iron rod also marking the most northerly corner of the beforementioned BRIARCREST ESTATES SECTION FIVE Addition;

THENCE: S 60° 37' 34" W (called S 60° 31' 03" W on said BRIARCREST ESTATES plat) for a distance of 205.08 feet to a 5/8-inch iron rod found for corner;

THENCE: S 44° 38' 42" W (called S 44° 32' 11" W on said BRIARCREST ESTATES plat) for a distance of 106.05 feet to the POINT OF BEGINNING and containing 5.028 acres of land, more or less.

M.G. Perkins & B.T. Yager
24.32 Acre Tract
Vol. 264, Pg. 437
(Un-platted)

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.

Michael R. McClure 3/16/89
Registered Professional Engineer

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 and that the metes and bounds describing said subdivision will describe a closed geometric form.

Michael R. McClure 3/16/89
Registered Public Surveyor

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.

Ed Wagoner
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, ED WAGONER, 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 23rd day of FEBRUARY, 1989, and same was duly approved on the 6th day of APRIL, 1989, by said Commission.

Ed Wagoner
Chairman, City Planning Commission
Bryan, Texas

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.

Frank Bariskie
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Bariskie, 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 17th day of August, 1989, in the Deed Records of Brazos County in Volume 7137, Page 231.

Frank Bariskie
County Clerk, Brazos County, Texas
By: Karen McClure

Indicates Concrete Monuments Constructed At Iron Rod.
Unless Otherwise Indicated 1/2" Iron Rods Have Been Set At All Other Corners.

- GENERAL NOTES:**
1. PROPOSED LAND USE: All lots are Patio Home Lots, save and except Lot 11, Block One which is a single family residence lot.
 2. This property is not within a 100-Year Flood Hazard Area according to the City of Bryan Flood Insurance Rate Map Community Panel No. 480082 0010B, dated May 19, 1981 and prepared by the Federal Emergency Insurance Agency.
 3. Patio Homes must be constructed at least ten (10) feet from one side lot line (City of Bryan Subdivision Development Ordinance No. 616, October 1, 1986).
 4. The Common Areas shall be owned, maintained and governed by a Property Owner Covenant.
 5. All distances indicated on curves are arc distances unless otherwise noted.

FINAL PLAT

BRIARCREST WEST I

5.028 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 1989

Owner & Developer:
W.C. DAVIS, R.H. HARRISON III et al
2722 BROADMOOR DRIVE
BRYAN, TEXAS

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

10.0050