

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ward, 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 21 day of November, 1999, in the Official Records of Brazos County, Texas, in Volume 247, Page 301.

Witness my hand and official seal, at my office in Bryan, Texas.

Mary Ward by *Dorothy Johnson*
County Clerk, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, *Linda Huff*, 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.

Linda Huff
City Engineer
City of Bryan, Texas

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

We, James H. Hughes, and wife, Jan N. Hughes, Owners and Developers of 1.714 Acres, shown on this plat, as described in Volume 2520, Page 228, of the Official Records of Brazos County, Texas, and designated herein as BRIARCREST-HUGHES SUBDIVISION, PHASE II in the City of Bryan, Texas, Brazos County, 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.

J.H.
James H. Hughes

Jan N. Hughes
Jan N. Hughes

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared James H. Hughes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 24th day of November, 1999.

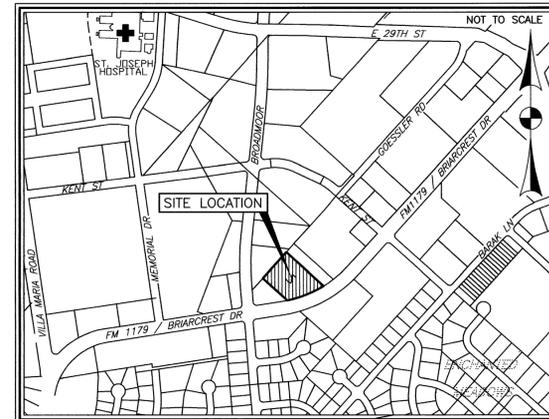
Karla J. Hogue
Karla J. Hogue
Notary Public in and for the State of Texas
Comm. Exp. 01-27-2001

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jan N. Hughes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 24th day of November, 1999.

Karla J. Hogue
Karla J. Hogue
Notary Public in and for the State of Texas
Comm. Exp. 01-27-2001



FINAL PLAT

BRIARCREST - HUGHES
SUBDIVISION, PHASE II
LOTS 2 & 3, BLOCK 1

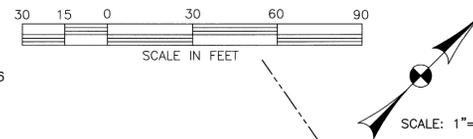
1.714 ACRES

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' OCTOBER, 1999

OWNED AND DEVELOPED BY:
JAMES H. HUGHES & JAN N. HUGHES
110 LINCOLN AVENUE
COLLEGE STATION, TEXAS 77840
TEL. (409) 846-8252

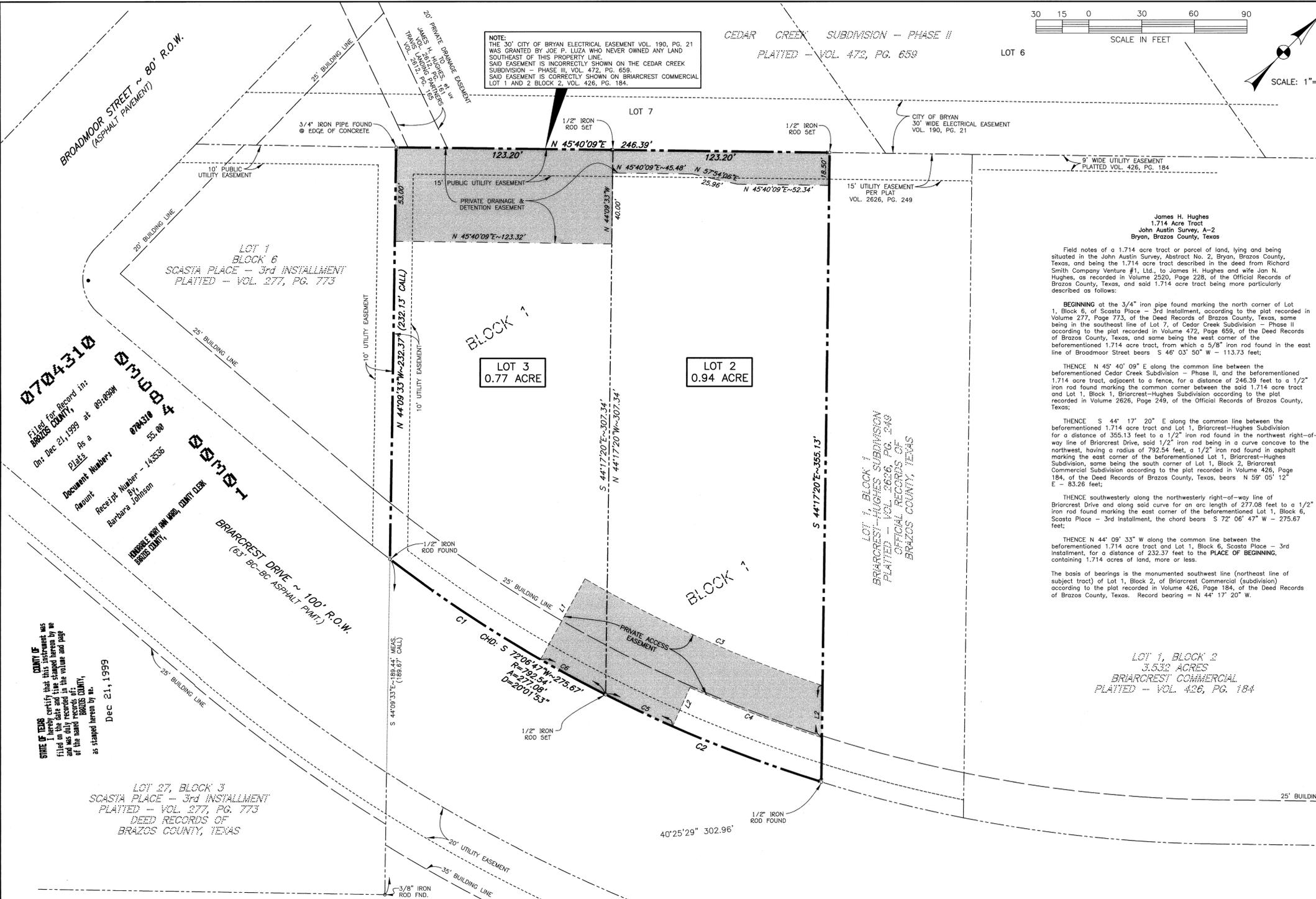
PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AVE., SUITE 212
BRYAN, TEXAS 77802
TEL. (409) 846-6212
FAX (409) 846-8252



LOT 6

CEDAR CREEK SUBDIVISION - PHASE II
PLATTED - VOL. 472, PG. 659

NOTE:
THE 30' CITY OF BRYAN ELECTRICAL EASEMENT VOL. 190, PG. 21 WAS GRANTED BY JOE P. LUZZA WHO NEVER OWNED ANY LAND SOUTHWEST OF THIS PROPERTY LINE. SAID EASEMENT IS INCORRECTLY SHOWN ON THE CEDAR CREEK SUBDIVISION - PHASE II, VOL. 472, PG. 659. SAID EASEMENT IS CORRECTLY SHOWN ON BRIARCREST COMMERCIAL LOT 1 AND 2 BLOCK 2, VOL. 426, PG. 184.



James H. Hughes
1.714 Acre Tract
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 1.714 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being the 1.714 acre tract described in the deed from Richard Smith Company Venture #1, Ltd., to James H. Hughes and wife Jan N. Hughes, as recorded in Volume 2520, Page 228, of the Official Records of Brazos County, Texas, and said 1.714 acre tract being more particularly described as follows:

BEGINNING at the 3/4" iron pipe found marking the north corner of Lot 1, Block 6, of Scastia Place - 3rd Installment, according to the plat recorded in Volume 277, Page 773, of the Deed Records of Brazos County, Texas, same being in the southeast line of Lot 7, of Cedar Creek Subdivision - Phase II according to the plat recorded in Volume 472, Page 659, of the Deed Records of Brazos County, Texas, and same being the west corner of the beforementioned 1.714 acre tract, from which a 5/8" iron rod found in the east line of Broadmoor Street bears S 46° 03' 50" W - 113.73 feet;

THENCE N 45° 40' 09" E along the common line between the beforementioned Cedar Creek Subdivision - Phase II, and the beforementioned 1.714 acre tract, adjacent to a fence, for a distance of 246.39 feet to a 1/2" iron rod found marking the common corner between the said 1.714 acre tract and Lot 1, Block 1, Briarcrest-Hughes Subdivision according to the plat recorded in Volume 2626, Page 249, of the Official Records of Brazos County, Texas;

THENCE S 44° 17' 20" E along the common line between the beforementioned 1.714 acre tract and Lot 1, Briarcrest-Hughes Subdivision for a distance of 355.13 feet to a 1/2" iron rod found in the northwest right-of-way line of Briarcrest Drive, said 1/2" iron rod being in a curve concave to the northwest, having a radius of 792.54 feet, a 1/2" iron rod found in asphalt marking the east corner of the beforementioned Lot 1, Briarcrest-Hughes Subdivision, same being the south corner of Lot 1, Block 2, Briarcrest Commercial Subdivision according to the plat recorded in Volume 426, Page 184, of the Deed Records of Brazos County, Texas, bears N 59° 05' 12" E - 83.26 feet;

THENCE southwesterly along the northwesterly right-of-way line of Briarcrest Drive and along said curve for an arc length of 277.08 feet to a 1/2" iron rod found marking the east corner of the beforementioned Lot 1, Block 6, Scastia Place - 3rd Installment, the chord bears S 72° 06' 47" W - 275.67 feet;

THENCE N 44° 09' 33" W along the common line between the beforementioned 1.714 acre tract and Lot 1, Block 6, Scastia Place - 3rd Installment, for a distance of 232.37 feet to the PLACE OF BEGINNING, containing 1.714 acres of land, more or less.

The basis of bearings is the monumented southwest line (northeast line of subject tract) of Lot 1, Block 2, of Briarcrest Commercial (subdivision) according to the plat recorded in Volume 426, Page 184, of the Deed Records of Brazos County, Texas. Record bearing = N 44° 17' 20" W.

LOT 1, BLOCK 2
3.532 ACRES
BRIARCREST COMMERCIAL
PLATTED - VOL. 426, PG. 184

JOHN AUSTIN SURVEY, A-2
RICHARD CARTER SURVEY, A-8

APPROVAL OF THE PLANNING ADMINISTRATOR
I, *JOEL DUAN*, Planning Administrator of the City of Bryan, hereby certify that the attached plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this Ordinance.

Joel Duan
Planning Administrator
City of Bryan, Texas

CERTIFICATE OF SURVEYOR



I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, corrections or provisions, except as shown hereon.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003

PRIVATE ACCESS EASEMENT METES:

COURSE	BEARING	DISTANCE
L1	N 16°01'36"W	52.00'
C3	Rad: 740.54', Tan: 74.31', Chd: N 69°00'53"E	Arc: 148.13', CA: 112°27'40', 147.89'
L2	S 44°17'20"E	29.32'
C4	Rad: 768.54', Tan: 40.07', Chd: S 65°36'31"W	Arc: 80.06', CA: 5°58'07", 80.02'
L3	S 20°41'10"E	24.00'
C5	Rad: 792.54', Tan: 21.06', Chd: S 70°08'14"W	Arc: 42.11', CA: 3°02'40", 42.11'
C6	Rad: 792.54', Tan: 21.06', Chd: S 73°10'37"W	Arc: 41.99', CA: 3°02'07", 41.98'

LOT 2R
4.302 AC.
BLOCK 1

RESUBDIVISION
FIRST BANK GALLERIA SUBDIVISION
PLATTED - VOL. 2625, PG. 313
OFFICIAL RECORDS OF
BRAZOS COUNTY, TEXAS

CURVE TABLE:

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C1	792.54'	72.61'	144.82'	10°28'10"	144.62'	S 76°53'39"W
C2	792.54'	66.29'	132.26'	9°33'42"	132.11'	S 66°52'42"W

- NOTES:
- 1) THE BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE (NORTHEAST LINE OF SUBJECT TRACT) OF LOT 1, BLOCK 2 OF BRIARCREST COMMERCIAL (SUBDIVISION) ACCORDING TO THE PLAT RECORDED IN VOL. 426, PG. 184 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING = N 44°17'20" W.
 - 2) THIS TRACT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0142C, MAP NO. 48041C0142C, EFFECTIVE DATE: JULY 2, 1992.
 - 3) ALL LOTS SHALL HAVE A MINIMUM SIDELINE AND REAR SETBACK OF 7.5'.
 - 4) THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE G.F. NO. 951389, DATED AUGUST 10, 1995, TO WIT THE FOLLOWING:
GRANTOR: JOE P. LUZZA, etux
GRANTEE: CITY OF BRYAN
VOL./PG. 190/21 - JUNE, 1958
DESCRIPTION: 30' WIDE ELECTRICAL EASEMENT ADJOINING NORTHWEST LINE OF SUBJECT TRACT AS SHOWN HEREON.
CITY OF BRYAN VOL. 313, PG. 565
DESCRIPTION: 25' BUILDING LINE PER CITY ORDINANCE ADJACENT TO BRIARCREST DRIVE.
 - 7) TOTAL SUBDIVISION ACREAGE IS 1.714 ACRES.
 - 8) CURRENT ZONING IS RETAIL.
 - 9) AT THE TIME LOT 1, BLOCK 1, BRIARCREST-HUGHES SUBDIVISION DEVELOPED (APRIL, 1996), A DETENTION POND WAS DESIGNED AND CONSTRUCTED ON LOT 3. THIS REQUIRED THAT CERTAIN ASSUMPTIONS BE MADE AS TO THE TYPE AND EXTENT OF DEVELOPMENT ON LOTS 2 & 3.
AS LOTS 2 & 3 DEVELOP, A LETTER REPORT SHOULD BE SUBMITTED TO VERIFY THE ASSUMPTIONS MADE TO THE ORIGINAL DESIGN.
SOME MINOR MODIFICATIONS TO THE POND COULD BE REQUIRED.

located on base 518 from us