

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS I

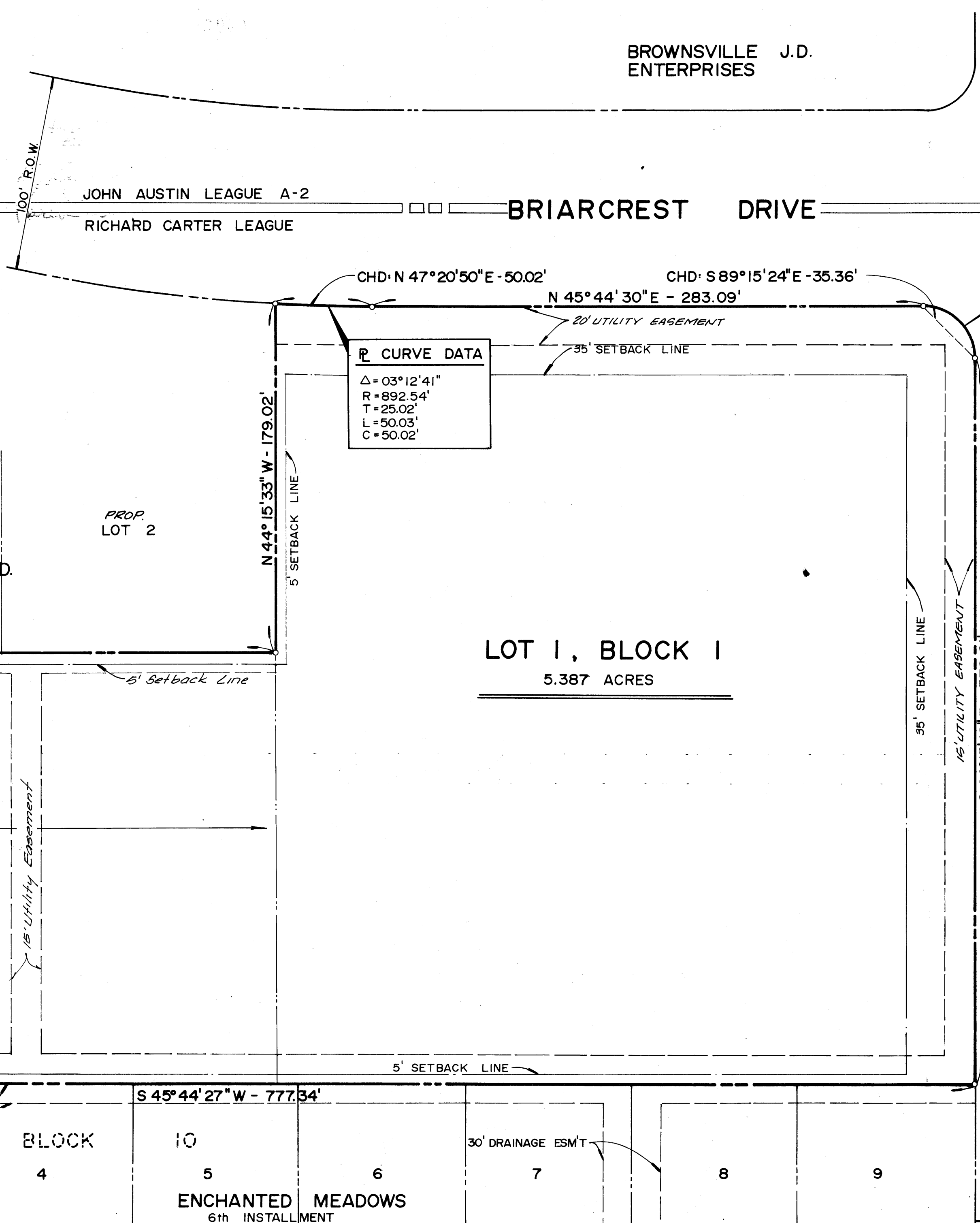
COUNTY OF BRAZOS I

I, Frank Berishko, County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 28 day of August, 1984, in the Deed Records of Brazos County in Volume 718, Page 461.

Frank Berishko
County Clerk, Brazos County, Texas
By: Karen Murphy

BROWNSVILLE J.D. ENTERPRISES

WEBB MELDER "TRUSTEE"



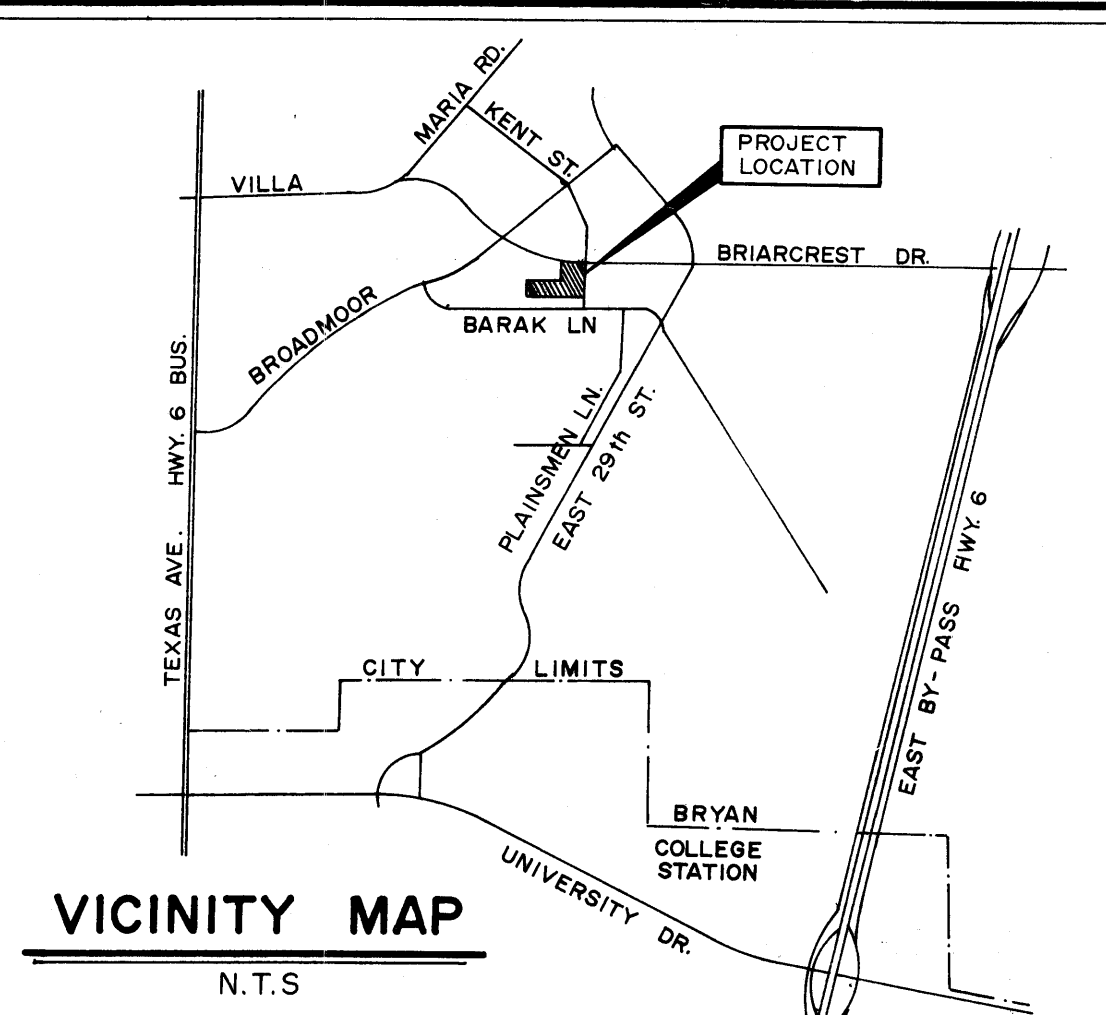
P CURVE DATA
Delta = 90°00'11"
R = 25.00'
T = 25.00'
L = 39.27'
C = 35.36'

P CURVE DATA
Delta = 03°12'41"
R = 892.54'
T = 25.02'
L = 50.03'
C = 50.02'

SCASTA PLACE 3rd INSTALLMENT Vol. 277, Pg. 775

SCASTA PLACE 2nd INSTALLMENT Vol. 262, Pg. 679

on balance us 11663



VICINITY MAP
N.T.S.
LEGAL DESCRIPTION
FOR
5.387 ACRE TRACT
307990
RICHARD CARTER LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS

BEING a 5.387 acre tract of land lying and being situated in the Richard Carter League and being part of a 7.57 acre tract conveyed to John C. Culpepper Properties, Inc. by First Bank and Trust by Warranty Deed recorded in Volume 635, Page 779 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at an iron rod found marking the intersection of the southeast right-of-way line of Briarcrest Drive and the southwest right-of-way line of Kent Street, said point also marking the beginning of a curve to the right having a central angle of 90° 00' 11" and a radius of 25.00 feet;
THENCE along said curve for an arc distance of 39.27 feet, the chord bears S 89° 15' 25" E for a distance of 35.36 feet to an iron rod found for corner, said iron rod being located on the aforementioned southwest right-of-way line of Kent Street;
THENCE S 44° 15' 19" E along said right-of-way line of Kent Street for a distance of 372.61 feet to an iron rod found for corner, said iron rod being the north corner of Lot 9, Block 10, Enchanted Meadow Subdivision 6th Installment recorded in Volume 274, Page 205 of the Deed Records of Brazos County, Texas;
THENCE S 45° 44' 27" W along a common boundary line of the aforementioned Enchanted Meadows Subdivision for a distance of 777.34 feet to an iron rod found for corner, said iron rod being on the northeast boundary line of Lot 14, Block 3, Scasta Place Subdivision 2nd Installment, recorded in Volume 262, Page 677 of the Deed Records of Brazos County, Texas;
THENCE N 44° 35' 06" W along the common boundary with the aforementioned Scasta Place Subdivision for a distance of 190.67 feet to an iron rod found for corner, said iron rod marking the east corner of Lot 21, Block 3, of the Scasta Place Subdivision 3rd Installment, recorded in Volume 277, Page 773 of the Deed Records of Brazos County, Texas;
THENCE N 44° 15' 01" W along the common boundary line with the aforementioned Scasta Place Subdivision for a distance of 29.33 feet to an iron rod set for corner;
THENCE N 45° 44' 27" E for a distance of 420.36 feet to an iron rod set for corner;
THENCE N 44° 15' 33" W for a distance of 179.02 feet to an iron rod set for corner, said iron rod being located on the southeast right-of-way line of Briarcrest Drive, said point also marking the beginning of a curve to the left, having a central angle of 03° 12' 41" and a radius of 892.54 feet;
THENCE along said curve for an arc distance of 50.03 feet, the chord bears N 47° 20' 50" E for a distance of 50.02 feet to an iron rod found for corner, said iron rod also being located on the southeast right-of-way line of Briarcrest Drive;
THENCE N 45° 44' 30" E along the aforementioned right-of-way line for Briarcrest Drive for a distance of 283.09 feet to the PLACE OF BEGINNING containing 5.387 acres of land more or less.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS:

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, John C. Culpepper, Jr., owner and developer of the land shown on this plat, being a tract of land as conveyed to me by Warranty Deed and recorded in the Deed Records of Brazos County in Volume 635, Page 779, and designated herein as First Bank Galleria Subdivision 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 purposes and consideration therein expressed.

John C. Culpepper, Jr.
Owner

CERTIFICATION BY THE CITY PLANNER

I, Cliff Miller, 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 specification set forth in this ordinance.

Cliff Miller
Director of Planning

APPROVAL OF THE PLANNING COMMISSION

I, Mark McGuire, 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 19 day of August, 1984 and same was duly approved on the 9 day of August, 1984 by said commission.

Mark McGuire
Chairman
City Planning Commission, Bryan, Texas

CERTIFICATE BY THE ENGINEER

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, Avin H. Winder, Registered Professional Engineer, No. 23313 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Avin H. Winder
Registered Professional Engineer, No. 23313

STATE OF TEXAS I
COUNTY OF BRAZOS I

Before me, the undersigned authority, on this day personally appeared John C. Culpepper, Jr., 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 purposes and consideration therein stated.

Avin H. Winder
Notary Public in and for Brazos County, Texas
Commission Expires:

CERTIFICATE BY THE SURVEYOR

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, Avin H. Winder, Registered Public Surveyor No. 3856 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.

Avin H. Winder
Registered Public Surveyor, No. 3856

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, Avin H. Winder, Registered Professional Engineer, No. 23313 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

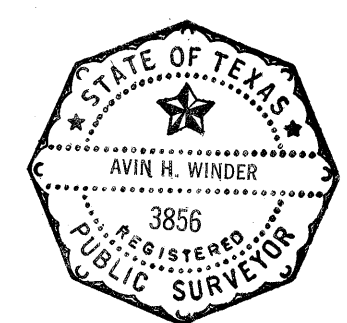
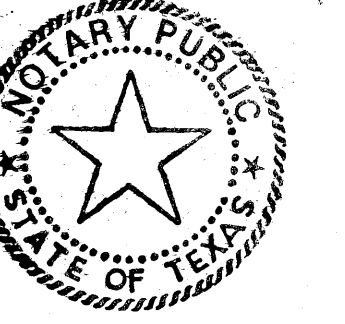
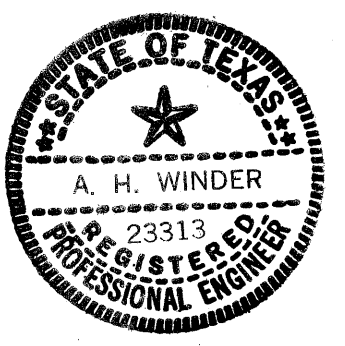
Avin H. Winder
Registered Professional Engineer, No. 23313

STATE OF TEXAS I
COUNTY OF BRAZOS I

Before me, the undersigned authority, on this day personally appeared Avin H. Winder, 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 by hand and seal of office this 24th day of May, 1984.

Avin H. Winder
Notary Public in and for Brazos County, Texas
Commission Expires: 10-3-87



A Final Plat Of

LOT I, BLOCK I
FIRST BANK GALLERIA SUBDIVISION

5.387 ACRES
LAND USE - COMMERCIAL

RICHARD CARTER LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS

DEVELOPER: JOHN C. CULPEPPER

Note:
The Drainage Requirements Listed in Section 14, Part J of The City of Bryan Subdivision Control Ordinance Shall Be Met At The Time When The Site Plans Are Submitted.

WINDER AND ASSOCIATES ENGINEERS INC.
1725 BRIARCREST DR. SUITE 2H BRYAN, TX. 775-5044
FINAL PLAT OF LOT I, BLOCK I
FIRST BANK GALLERIA SUBDIVISION
SCALE: 1" = 40' W & A JOB NO. 284-002-4 SHEET: 1
DATE: MAY 1984

255-300

22.28