OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS STATE OF TEXAS COUNTY OF BRAZOS Y PROJECT LOCATION 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 Warrenty Deed and recorded in the Deed BROWNSVILLE J.D. WEBB MELDER CHARLES & SUE'S EAGLE PRINTING CO. 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 **ENTERPRISES** "TRUSTEE" SCHOOL OF HAIR DESIGN 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 AUSTIN LEAGUE A-2 STATE OF TEXAS BRIARCREST RICHARD CARTER LEAGUE COUNTY OF BRAZOS Y 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 -CHD: N00°45'44"E - 35.40' for the purposes and consideration therein stated. N 45° 49' 42" E - 363.28' 35 SETBACK LINE-P CURVE DATA △= 90°07'55" Commission Expires: VICINITY R= 25.00' 1710 L = 39.33<sup>1</sup> T = 25.06'CERTIFICATION BY THE CITY PLANNER C = 35.40' 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. LOT I, BLOCK 2 2.5095 ACRES 304264 APPROVAL OF THE PLANNING COMMISSION I, Hank McQuade, 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 day of \_\_\_\_\_\_, 1984 and same was duly approved on the \_\_\_\_\_\_ day of \_\_\_\_\_\_ PROPOSED 1984 by said commission. FIRST BANK GALLERIA SUBD. Lot 2, Block 2 KEN (UNPLATTED) City Planning Commission, Bryan, Texas 20' UTILITY ESM'T-NOTE: THE DRAINAGE REQUIREMENTS LISTED IN SECTION 14, PART J, OF THE CITY OF S 45° 37' 33" W - 198.35" BRYAN SUBDIVISION CONTROL CERTIFICATE BY THE SURVEYOR ORDINANCE SHALL BE MET AT THE TIME WHEN THE SITE PLANS ARE -S 45° 32' 39" W - 40.00' STATE OF TEXAS SUBMITTED. COUNTY OF BRAZOS I, Avin H. Winder, Registered Public Surveyor No. 3856 in the State of Texas, EXIST. 20 UTILITY ESM'T hereby certify that this plat is true and correct and was prepared from an actual AVIN H. WINDER survey of the property made under my supervision on the ground. Vol. 558, Pg. 385 LEGAL DESCRIPTION Lot I Lot 2 50' R.O.W. NOTE: CREEKSIDE PROFESSIONAL PARK 2.5095 ACRE TRACT PERMANENT ACCESS, VIA DRIVEWAY, Registered Public Surveyor No. 3856 IS APPROVED VIA BRIARCREST DRIVE Vol. 558, Pg. 385 RICHARD CARTER LEAGUE ONLY AT THIS DATE. ONLY AFTER THE CERTIFICATE BY THE ENGINEER NATURE OF PLATTING REQUIREMENTS FOR LOT 1, BLOCK 1, AND LOT 2, BRYAN, BRAZOS COUNTY, TEXAS STATE OF TEXAS BLOCK 2, 19 DETERMINED AND APPROVED THEN PERMANENT ACCESS TO KENT ST. BEING a 2.5095 acre tract of land lying and being situated in the Richard COUNTY OF BRAZOS Y WILL BE CONSIDERED. Carter League and being part of the 13.2999 acre tract of land conveyed to John C. Culpepper, Inc. by First Bank and Trust by Warranty Deed recorded in I, Avin H. Winder, Registered Professional Engineer No. 23313 in the State Volume 635, Page 779 of the Deed Records of Brazos County, Texas and being more of Texas, hereby certify that proper engineering consideration has been given particularly described by metes and bounds as follows: this plat. A Final Plat For A H. WINDER BEGINNING at an iron rod found marking the intersection of the southeast right-\_\_\_\_\_ of-way line of Briarcrest Drive and the northeast right-of-way line of Kent Street; THENCE N 45° 49' 42" E along the aforementioned southeast right-of-way line of Registered Professional Engineer No. 23313 Briarcrest Drive for a distance of 363.28 feet to an iron rod found for an LOT I, BLOCK 2 angle point; STATE OF TEXAS THENCE N 45° 32' 39" E along the aforementioned right-of-way line of Briarcrest Drive for a distance of 120.00 feet to an iron rod set for corner; COUNTY OF BRAZOS FIRST BANK GALLERIA SUBDIVISION CERTIFICATION BY THE COUNTY CLERK: THENCE S 03° 48' 24" W for a distance of 112.34 feet to an iron rod set for Before me, the undersigned authority, on this day personally appeared STATE OF TEXAS Y Avin H. Winder, known to me to be the person whose name is subscribed to the angle point; foregoing instrument, and acknowledged to me that he executed the same for the COUNTY OF BRAZOS Y THENCE S 44° 27' 21" E for a distance of 175.00 feet to an iron rod set for purpose and consideration therein stated. 2.5095 ACRES I, Frank Delistel , 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 day of fully , 1984, in the Deed Records of Brazos County in Volume 704, Page 165. LAND USE - COMMERCIAL THENCE S 45° 32' 39" W for a distance of 40.00 feet to an iron rod found for corner, said point marking the north corner of the Creekside Professional Park Subdivision, said plat being recorded in Volume 558, Page 385 of the Deed Records of Brazos Notary Publid in and for Brazos County, Texas County, Texas; RICHARD CARTER LEAGUE Commission Expires: 10-3-87 THENCE S 450 42' 14" W along a common boundary with the aforementioned Creekside BRYAN, BRAZOS COUNTY, TEXAS Professional Park Subdivision for a distance of 186.83 feet to an iron rod found for angle point;

DEVELOPER: JOHN C. CULPEPPER

VA ENGINEERS INC.

WINDER AND ASSOCIATES

FINAL PLAT FOR LOT 1, BLK. 2

FIRST BANK GALLERIA SUBDIVISION

1735 BRIARCREST DR. SUITE 211 BRYAN, TX. 775.5044

W & A JOB NO. SHEET:

THENCE S 45° 37' 33" W along the aforementioned common boundary for a distance of 198.35 feet to an iron rod found for corner, said point marking the west corner of the aforementioned Creekside Professional Park Subdivision and being on the

THENCE N 44° 18' 13" W along the aforementioned right-of-way line of Kent Street

for a distance of 225.85 feet to an iron rod found for corner, said point being

the beginning of a curve to the right having a central angle of 20 07' 55" and

THENCE along said curve for an arc distance of 39.33 feet, the chord bears N 00 45' 44" E for a distance of 35.40 feet to the PLACE OF BEGINNING containing

northeast right-of-way of Kent Street;

2.5095 acres of land more or less.

a radius of 25.00 feet;