

OWNER'S ACKNOWLEDGMENTS AND DECLARATIONS:

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.

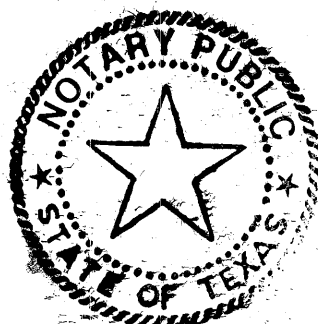
John C. Culpepper, Jr.
John C. Culpepper, Jr.
Owner

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.

Given under my hand and seal of office this 24th day of May, 1984.

Daissy M. Wise
Daissy M. Wise
Notary Public in and for Brazos County, Texas
Commission Expires:



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
Cliff Miller
Director of Planning

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

Hank McQuade
Hank McQuade, Chairman
City Planning Commission, Bryan, Texas

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
Avin H. Winder
Registered Public Surveyor, No. 3856

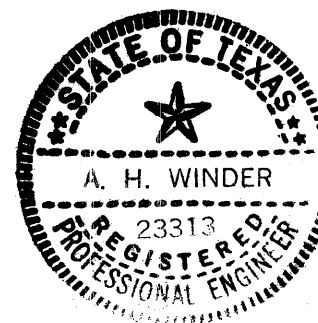


CERTIFICATE BY THE ENGINEER

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
Avin H. Winder
Registered Professional Engineer, No. 23313

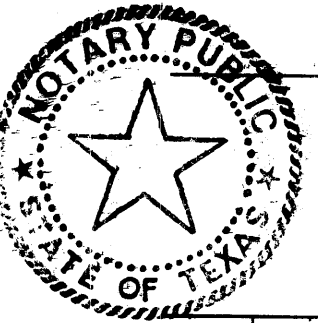


STATE OF TEXAS I
COUNTY OF BRAZOS I

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 my hand and seal of office this 24th day of May, 1984.

Daissy M. Wise
Daissy M. Wise
Notary Public in and for Brazos County, Texas
Commission Expires: 10-3-87



CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, Frank Bouskie, 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 28 day of August, 1984, in the Deed Records of Brazos County in Volume 719, Page 344.

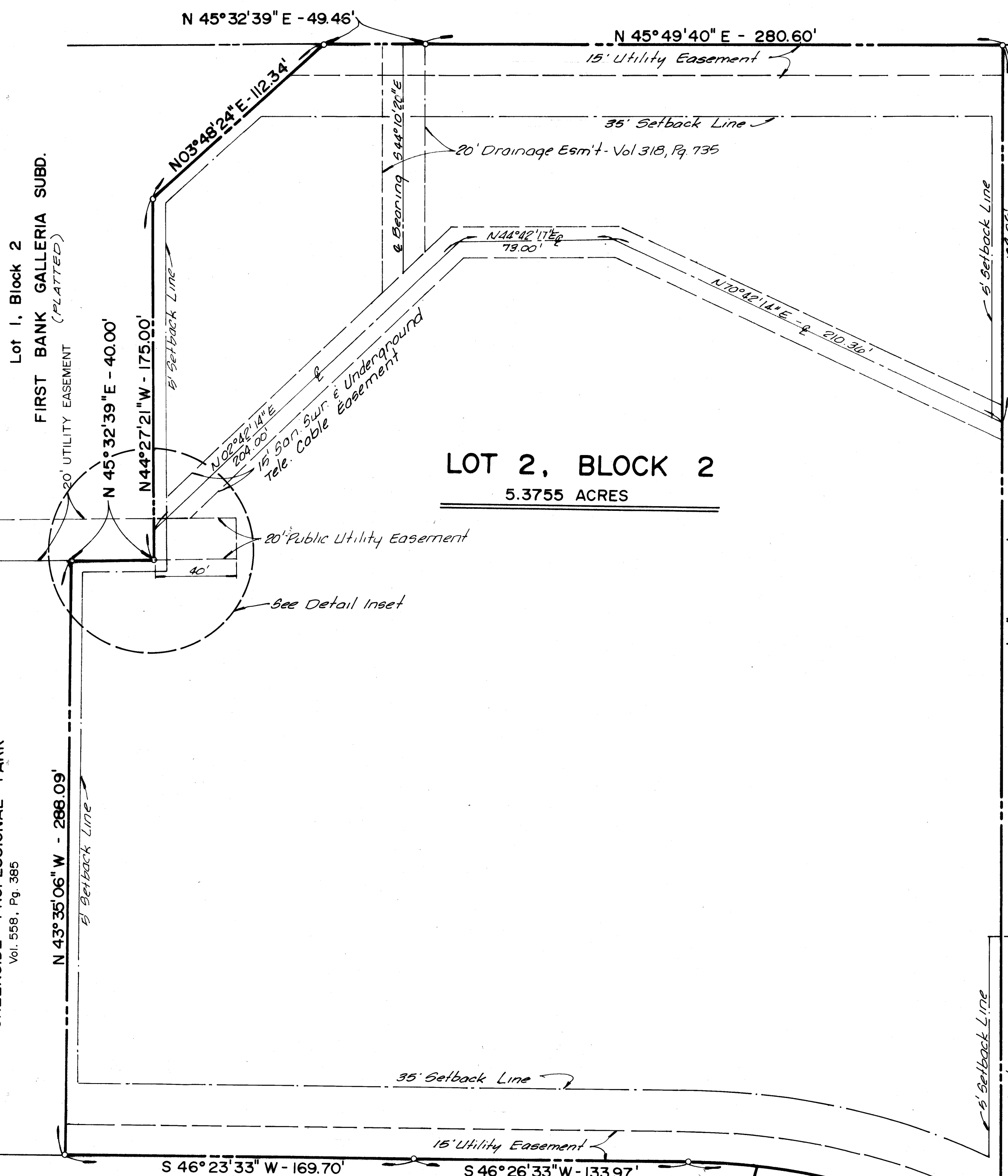
Frank Bouskie
Frank Bouskie
County Clerk, Brazos County, Texas
Bill James

EAGLE PRINTING COMPANY

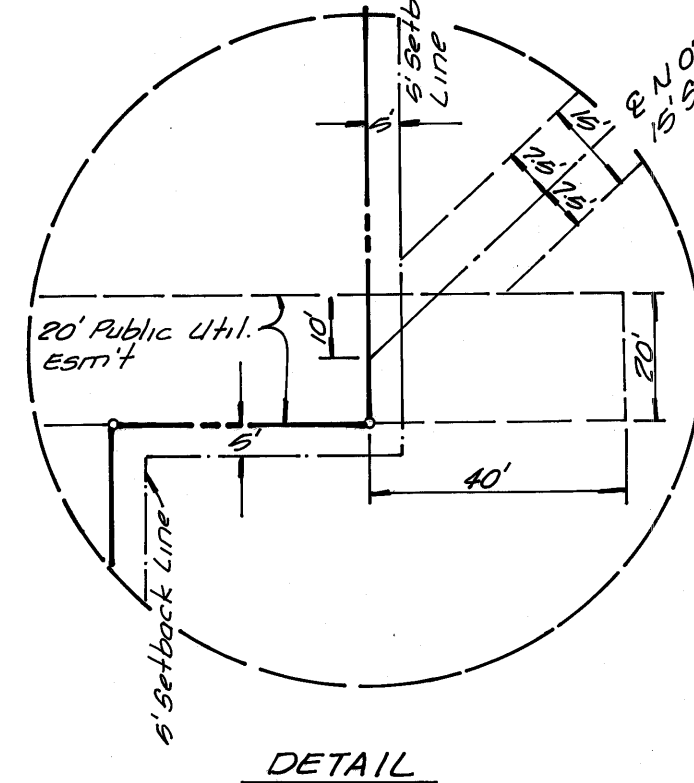
ANCO BUILDING
BRIARCREST COMMONS

JOHN AUSTIN LEAGUE A-2
RICHARD CARTER LEAGUE

BRIARCREST DRIVE

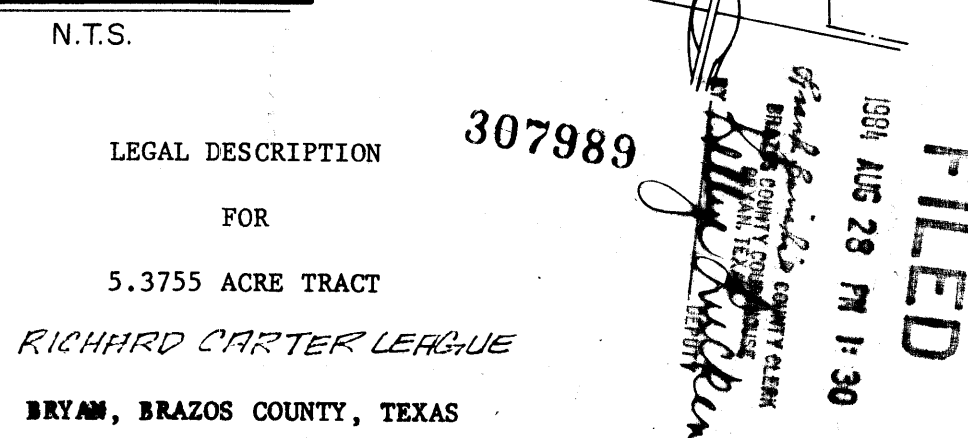


LOT 2, BLOCK 2
5.3755 ACRES



DETAIL

VICINITY MAP



LEGAL DESCRIPTION
FOR
5.3755 ACRE TRACT
RICHARD CARTER LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS

BEING A 5.3755 acre tract of land lying and being situated in the Richard Carter League and being part of a 13.2999 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:

COMMENCING 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 right-of-way line of Briarcrest Drive for a distance of 363.18 feet; THENCE N 45° 32' 39" E along said right-of-way line for a distance of 120.00 feet to a set iron rod marking the BEGINNING of this 5.3755 acre tract:

THENCE N 45° 32' 39" E along the aforementioned southeast right-of-way line of Briarcrest Drive for a distance of 49.46 feet to an iron rod found for angle point;

THENCE N 45° 49' 40" E along said right-of-way line of Briarcrest Drive for a distance of 280.60 feet to an iron rod set for corner;

THENCE S 44° 10' 20" E for a distance of 581.37 feet to an iron rod set for corner, said point being located on the northwest right-of-way line of Barak Lane;

THENCE S 73° 59' 52" W along the aforementioned right-of-way line of Barak Lane for a distance of 2.27 feet to an iron rod found for corner, said point marking the beginning of a curve to the left having a central angle of 27° 33' 19" and a radius of 325.00 feet;

THENCE along said curve for an arc distance of 156.30 feet, the chord bears S 60° 13' 13" W for a distance of 154.80 feet to an iron rod found for corner;

THENCE S 46° 26' 33" W along said right-of-way line of Barak Lane for a distance of 133.97 feet to an iron rod found for angle point;

THENCE S 46° 23' 33" W along said right-of-way line of Barak Lane for a distance of 169.70 feet to an iron rod found for corner, said point marking the east corner of the Creekside Professional Park Subdivision, said plat being recorded in Volume 558, Page 385 of the Deed Records of Brazos County, Texas;

THENCE N 43° 35' 06" W along a common boundary line with the aforementioned Creekside Professional Park Subdivision for a distance of 288.09 feet to an iron rod found for corner;

THENCE N 45° 32' 39" E for a distance of 40.00 feet to an iron rod set for corner;

THENCE N 44° 27' 21" W for a distance of 175.00 feet to an iron rod set for angle point;

THENCE N 03° 48' 24" E for a distance of 112.34 feet to the PLACE OF BEGINNING containing 5.3755 acres of land more or less.

Note:
The Drainage Requirements Listed in Section 14, Part 3, of the City of Bryan Subdivision Control Ordinance Shall Be Met At The Time When The Site Plans Are Submitted.

Note:
The Remainder Of The 20' Drainage Easement Recorded In Vol. 318, Pg. 735 Not Shown On This Plat Will Be Considered Released Upon The Filing Of This Plat.

A Final Plat Of

LOT 2, BLOCK 2
FIRST BANK GALLERIA SUBDIVISION

5.3755 ACRES
LAND USE - COMMERCIAL

RICHARD CARTER LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS

DEVELOPER: JOHN C. CULPEPPER

WINDER AND ASSOCIATES ENGINEERS INC.
1735 BRIARCREST DR. SUITE 211, BRYAN, TX. 775-5044
FINAL PLAT OF LOT 2, BLOCK 2
FIRST BANK GALLERIA SUBDIVISION
SCALE: 1" = 40'
DATE: MAY, 1984
W & A JOB NO. 284-002-2
SHEET: 1/1