

on barak lane
11/6/87 up

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, FRANK BORISKIE, 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 27 DAY OF FEBRUARY, 1987, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 426, PAGE 205.
WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

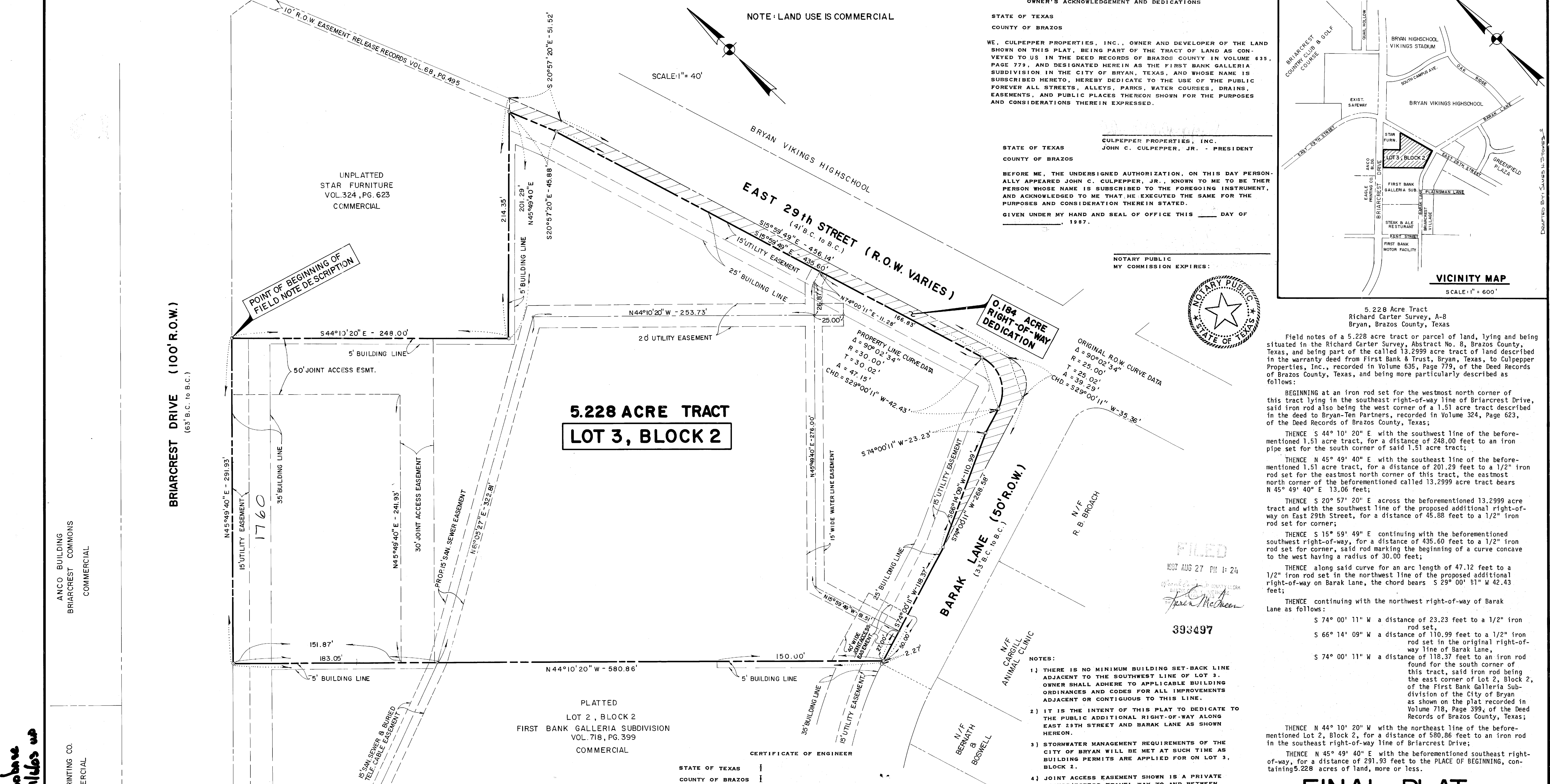
FRANK BORISKIE
FRANK BORISKIE, COUNTY CLERK
BRAZOS COUNTY, TEXAS

ANCO BUILDING
BRIARCREST COMMONS
COMMERCIAL

EAGLE PRINTING CO.
COMMERCIAL

BRIARCREST DRIVE (100' R.O.W.)
(63' B.C. to B.C.)

UNPLATTED
STAR FURNITURE
VOL. 324, PG. 623
COMMERCIAL



POINT OF BEGINNING OF FIELD NOTE DESCRIPTION

5.228 ACRE TRACT
LOT 3, BLOCK 2

PLATTED
LOT 2, BLOCK 2
FIRST BANK GALLERIA SUBDIVISION
VOL. 718, PG. 399
COMMERCIAL

CERTIFICATION BY THE DIRECTOR OF PLANNING
I, CLIFF MILLER, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, TEXAS, 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 THE ORDINANCE.

CLIFF MILLER, DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS

APPROVAL OF THE PLANNING COMMISSION
I, G. KENNETH MALLARD, 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 24 DAY OF FEBRUARY, 1987, AND SAME WAS DULY APPROVED ON THE 19 DAY OF MARCH, 1987.

G. KENNETH MALLARD
CHAIRMAN, BRYAN PLANNING COMMISSION
CITY OF BRYAN, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS
I, T. DAVID CHINN, REGISTERED PROFESSIONAL ENGINEER NO. 57630 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

T. DAVID CHINN
T. DAVID CHINN, P.E. NO. 57630

STATE OF TEXAS
COUNTY OF BRAZOS
I, S.M. KLING, REGISTERED PUBLIC SURVEYOR NO. 2003, 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.

S.M. KLING
S.M. KLING, R.P.S. NO. 2003

S.M. KLING
REGISTERED PUBLIC SURVEYOR

OWNER'S ACKNOWLEDGEMENT AND DEDICATIONS
STATE OF TEXAS
COUNTY OF BRAZOS
I, CULPEPPER PROPERTIES, INC., OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO US IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 635, PAGE 779, AND DESIGNATED HEREIN AS THE 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 CONSIDERATIONS THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BRAZOS
CULPEPPER PROPERTIES, INC.
JOHN C. CULPEPPER, JR. - PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORIZATION, 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 19 DAY OF FEBRUARY, 1987.

NOTARY PUBLIC
MY COMMISSION EXPIRES: [Seal]

0.184 ACRE RIGHT-OF-WAY DEDICATION
PROPERTY LINE CURVE DATA
Δ = 90° 02' 34"
R = 30.00'
T = 30.00'
A = 47.15'
CHD = 529° 00' 11" W - 42.43'

ORIGINAL R.O.W. CURVE DATA
Δ = 90° 02' 34"
R = 25.00'
T = 25.02'
A = 39.29'
CHD = 529° 00' 11" W - 35.36'

NOTES:
1) THERE IS NO MINIMUM BUILDING SET-BACK LINE ADJACENT TO THE SOUTHWEST LINE OF LOT 3. OWNER SHALL ADHERE TO APPLICABLE BUILDING ORDINANCES AND CODES FOR ALL IMPROVEMENTS ADJACENT OR CONTIGUOUS TO THIS LINE.
2) IT IS THE INTENT OF THIS PLAT TO DEDICATE TO THE PUBLIC ADDITIONAL RIGHT-OF-WAY ALONG EAST 29TH STREET AND BARAK LANE AS SHOWN HEREON.
3) STORMWATER MANAGEMENT REQUIREMENTS OF THE CITY OF BRYAN WILL BE MET AT SUCH TIME AS BUILDING PERMITS ARE APPLIED FOR ON LOT 3, BLOCK 2.
4) JOINT ACCESS EASEMENT SHOWN IS A PRIVATE ACCESS/EGRESS TRAVEL-WAY TO AND BETWEEN LOTS 2 AND 3, BLOCK 2, FIRST BANK GALLERIA SUBDIVISION.

FILED
1987 AUG 27 PM 1:24
393497

ANIMAL CLINIC
M/F BERNATH & BOSWELL

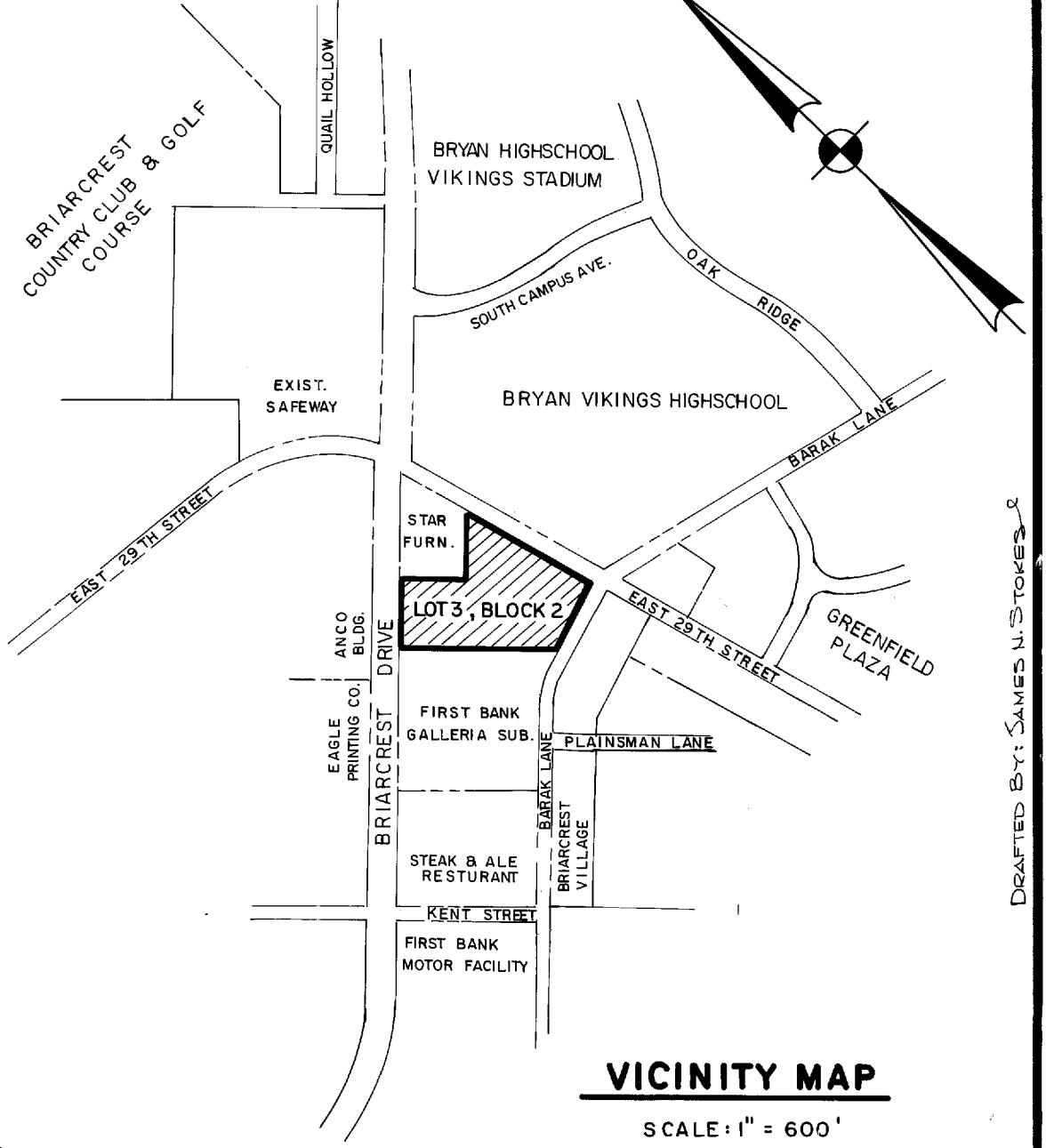
APPROVAL OF THE CITY ENGINEER
I, BRUCE KARR, P.E., CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

BRUCE KARR
BRUCE KARR, P.E.
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER
I, BRUCE KARR, P.E., 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.

BRUCE KARR
BRUCE KARR, P.E.
CITY ENGINEER, BRYAN, TEXAS

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AVENUE • P.O. BOX 4234 • BRYAN, TEXAS • PH. 409/846-6212



5.228 Acre Tract
Richard Carter Survey, A-8
Bryan, Brazos County, Texas

Field notes of a 5.228 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Brazos County, Texas, and being part of the called 13.2999 acre tract of land described in the warranty deed from First Bank & Trust, Bryan, Texas, to Culpepper Properties, Inc., recorded in Volume 635, Page 779, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for the westmost north corner of this tract lying in the southeast right-of-way line of Briarcrest Drive, said iron rod also being the west corner of a 1.51 acre tract described in the deed to Bryan-Ten Partners, recorded in Volume 324, Page 623, of the Deed Records of Brazos County, Texas;

THENCE S 44° 10' 20" E with the southwest line of the before-mentioned 1.51 acre tract, for a distance of 248.00 feet to an iron pipe set for the south corner of said 1.51 acre tract;

THENCE N 45° 49' 40" E with the southeast line of the before-mentioned 1.51 acre tract, for a distance of 201.29 feet to a 1/2" iron rod set for the eastmost north corner of this tract, the eastmost north corner of the before-mentioned called 13.2999 acre tract bears N 45° 49' 40" E 13.06 feet;

THENCE S 20° 57' 20" E across the before-mentioned 13.2999 acre tract and with the southwest line of the proposed additional right-of-way on East 29th Street, for a distance of 45.88 feet to a 1/2" iron rod set for corner;

THENCE S 15° 59' 49" E continuing with the before-mentioned southwest right-of-way, for a distance of 435.60 feet to a 1/2" iron rod set for corner, said rod marking the beginning of a curve concave to the west having a radius of 30.00 feet;

THENCE along said curve for an arc length of 47.12 feet to a 1/2" iron rod set in the northwest line of the proposed additional right-of-way on Barak Lane, the chord bears S 29° 00' 11" W 42.43 feet;

THENCE continuing with the northwest right-of-way of Barak Lane as follows:

S 74° 00' 11" W a distance of 23.23 feet to a 1/2" iron rod set,

S 66° 14' 09" W a distance of 110.99 feet to a 1/2" iron rod set in the original right-of-way line of Barak Lane,

S 74° 00' 11" W a distance of 118.37 feet to an iron rod found for the south corner of this tract, said iron rod being the east corner of Lot 2, Block 2, of the First Bank Galleria Subdivision of the City of Bryan as shown on the plat recorded in Volume 718, Page 399, of the Deed Records of Brazos County, Texas;

THENCE N 44° 10' 20" W with the northeast line of the before-mentioned Lot 2, Block 2, for a distance of 590.86 feet to an iron rod in the southeast right-of-way line of Briarcrest Drive;

THENCE N 45° 49' 40" E with the before-mentioned southeast right-of-way, for a distance of 291.93 feet to the PLACE OF BEGINNING, containing 5.228 acres of land, more or less.

FINAL PLAT
OF
LOT 3, BLOCK 2
FIRST BANK GALLERIA SUBDIVISION

RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40'
FEBRUARY, 1987

OWNED and DEVELOPED by:
CULPEPPER PROPERTIES, INC.
1700 KYLE STREET SOUTH
COLLEGE STATION, TEXAS 77840