

NOTES:
 1) BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST LINE OF ENCHANTED MEADOWS - 6th INSTALLMENT ACCORDING TO THE PLAT RECORDED IN VOL. 274, PG. 205 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 2) THESE TRACTS ARE NOT IN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480882, PANEL NO. 0142 C, MAP NO. 4804100142C, EFFECTIVE DATE: JULY 2, 1992.
 3) THE DIRECTION AND PERPENDICULAR DISTANCE SHOWN TO THE PHYSICAL OBJECTS ALONG THE PERIMETER OF SUBJECT PROPERTY LINE ARE FROM THE RECONSTRUCTED RED LINE TO THE OBJECT SHOWN.
 4) THERE SHALL BE A FIVE FOOT (5') SIDE AND REAR SETBACK ON ALL LOTS.
 5) COMPLIANCE WITH THE CITY OF BRYAN STORM WATER MANAGEMENT ORDINANCE IS REQUIRED PRIOR TO THE DEVELOPMENT OF LOT 2R.
 6) UTILITIES AND ASSOCIATED EASEMENTS ARE EXISTING UNLESS OTHERWISE INDICATED.
 7) SEE PRIVATE ACCESS AGREEMENT RECORDED IN VOL. 2968, PG. 70 FOR LOCATION AND CONDITIONS OF THE PRIVATE ACCESS SHOWN ON LOT 1R.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, John Gaffney, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 22ND day of FEBRUARY, 1995, and same was duly approved on the 16TH day of MARCH, 1995.

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, Texas.

CERTIFICATE OF COUNTY CLERK
 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 22ND day of FEBRUARY, 1995, in the Official Records of Brazos County, Texas, in Volume 274, Page 205.

CERTIFICATE OF CITY PLANNER
 I, Rafeek Shanaa, Ph.D., City Planner 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 Specifications set forth in this Ordinance.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS
 COUNTY OF BRAZOS
 STATE OF TEXAS
 I, DONALD A. ADAM, Chairman of the Board, First American Bank, owner and developer of the following three tracts:
 1) 3.266 acres being the northeast 358 feet of Lot 1, Block 1, First Bank Galleria Subdiv. as acquired in Vol. 1182, Pg. 640.
 2) 1.825 acres as acquired in Vol. 1701, Pg. 236.
 3) 2.477 acres as acquired in Vol. 1701, Pg. 236.
 of the Deed Records of Brazos County, Texas, and designated herein as lot 1R & 2R of Replat First Bank Galleria Subdivision, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water, sewer, gas, electric, and other easements and public places thereon shown for the purpose and consideration therein expressed.

Notary Public in and for the State of Texas
 My Commission Expires: FEB 7, 1997

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 22ND day of FEBRUARY, 1995, in the Official Records of Brazos County, Texas, in Volume 274, Page 205.

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

CERTIFICATE OF CITY PLANNER
 I, Rafeek Shanaa, Ph.D., City Planner 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 Specifications set forth in this Ordinance.

BEGINNING at the 1/2" iron rod set at the south corner of the beforementioned 1.825 acre tract (same being the south corner of the 4.302 acre tract) some being the west corner of Lot 1, Block 10, Enchanted Meadows 6th installment according to the plat recorded in Volume 274, Page 205, of the Deed Records of Brazos County, Texas, said 1/2" iron rod set also being the south corner of Lot 1, Block 1, First Bank Galleria Subdivision, according to the plat recorded in Volume 718, Page 401, of the Official Records of Brazos County, Texas;

THENCE N 44° 18' 40" W along the southwest line of the beforementioned 1.825 acre tract, the 2.477 acre tract, some being the northeast line of the beforementioned Scosta Place, 2nd installment and Scosta Place, 3rd installment according to the plat recorded in Volume 262, Page 678, of the Deed Records of Brazos County, Texas, said 1/2" iron rod set also being the south corner of Lot 1, Block 1, First Bank Galleria Subdivision, according to the plat recorded in Volume 718, Page 401, of the Official Records of Brazos County, Texas;

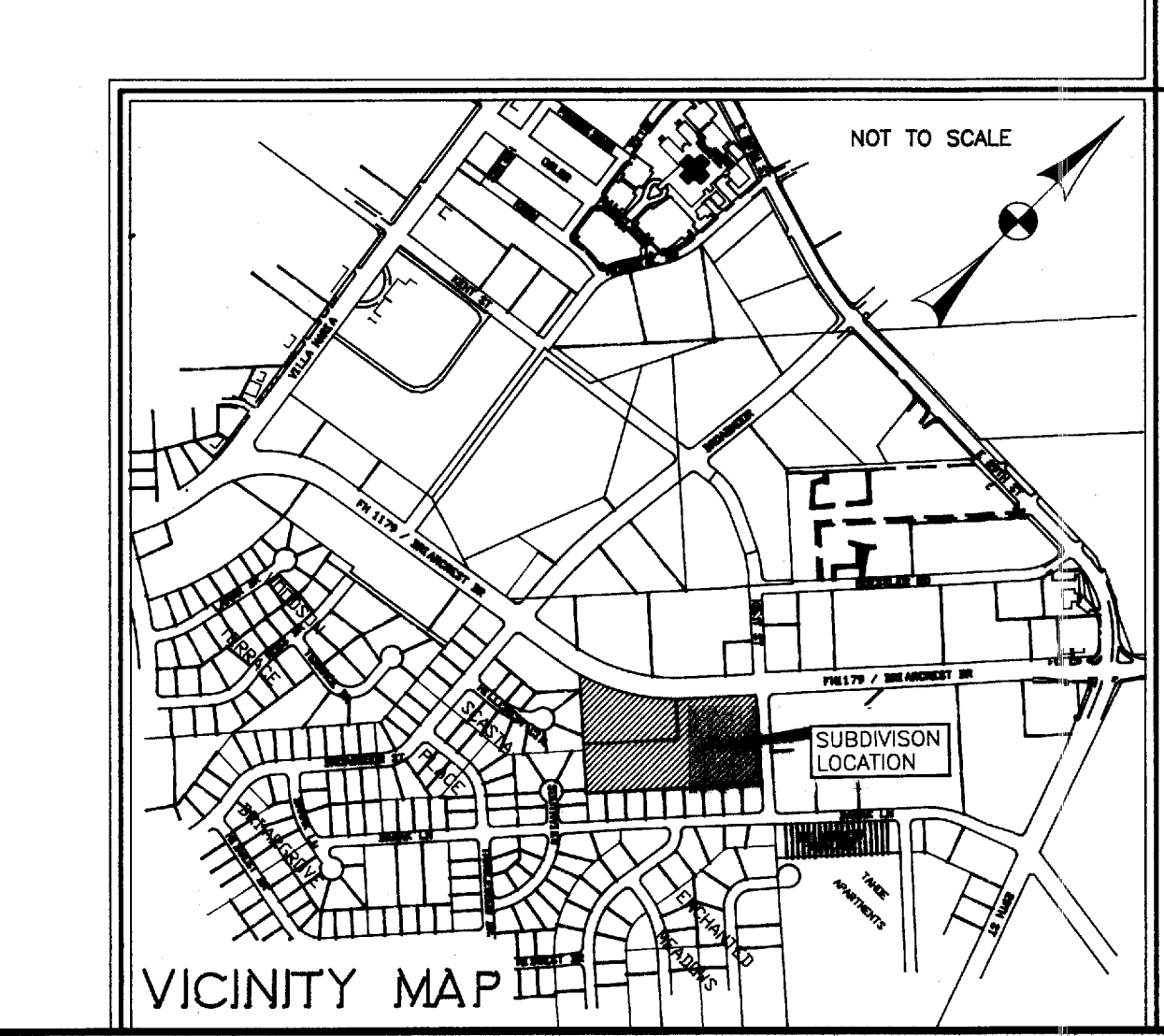
THENCE along the south or southeast right-of-way line of Briarcrest Drive as follows:
 Easterly along said curve for an arc length of 495.77 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 61° 30' 09" E - 489.43 feet.
 N 45° 44' 23" E 282.27 feet to a 1/2" iron rod set at the beginning of the transition curve from Briarcrest Drive to Kent Street (50' right-of-way) having a radius of 25.00 feet;

THENCE easterly along the transition curve from Briarcrest Drive to Kent Street, for an arc length of 39.25 feet, to a 1/2" iron rod set, the chord bears S 89° 17' 08" E - 39.34 feet;

THENCE S 44° 18' 40" E along the southwest right-of-way line of Kent Street for a distance of 372.78 feet to a 1/2" iron rod set at the common corner between the beforementioned 3.266 acre tract and Lot 9, Block 10, Enchanted Meadows, 6th installment, some being the east corner of Lot 1, Block 1, First Bank Galleria Subdivision;

THENCE S 45° 44' 23" W along the common line between the beforementioned 3.266 acre tract, the 1.825 acre tract and the Enchanted Meadows, 6th installment, at a distance of 308.03 feet pass the common corner between the beforementioned 3.266 acre tract and the 4.302 acre tract, continue on for a total distance of 777.80 feet to the PLACE OF BEGINNING, containing 7.567 acres of land, more or less.

RESUBDIVISION
 SCALE: 1"=50'



RESUBDIVISION

FIRST BANK GALLERIA SUBDIVISION
 LOTS 1R & 2R, BLOCK 1
 7.567 ACRES

RICHARD CARTER SURVEY, A-8
 JOHN AUSTIN SURVEY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
 FIRST AMERICAN BANK, BRYAN, TEXAS
 A TEXAS BANKING CORPORATION
 DONALD A. ADAM, CHAIRMAN OF THE BOARD
 1111 BRIARCREST DRIVE
 BRYAN, TX 77802
 (409) 776-1111

SCALE: 1"=50' FEBRUARY, 1995
 PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212
 SHEET 1 OF 1

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