

STATE OF TEXAS
COUNTY OF BRAZOS

BRIARCREST COMMERCIAL SUBDIVISION
BLOCK SIX, LOT ONE
VOL. 408, PG. 237

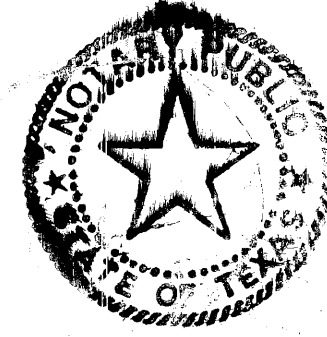
I, (We, The), BILL YOUNGKIN, TRUSTEE
owner(s) and developer(s) of the land shown on this plat, being the tract
of land being part of the tract of land as conveyed to me (us, it) in the
Deed Records of Brazos County in Volume 517, Page 479, and
designated herein as the KENTWOOD OFFICE PARK
in the City 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 purpose
and consideration therein expressed.

Bill Youngkin, Trustee
OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared
Bill Youngkin, Trustee
known to me to be the person(s) whose name(s) is/are subscribed to the
foregoing instrument, and acknowledged to me that he/she/they executed the
same for the purpose and consideration therein stated.

Given under my hand and seal on this the 22nd day of November, 1983.
Jerry Bishop
Notary Public, Brazos County, Texas



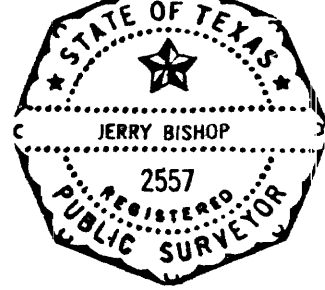
NOW OR FORMERLY
ROBERT H. KORONKA
D.R. VOL. 321, PG. 58
0.64 ACRES

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jerry Bishop, Registered Public Surveyor No. 2557 in the State of Texas,
hereby certify that this plat is true and correct and was prepared from
an actual survey of the property under my supervision on the ground.

Jerry Bishop
Registered Public Surveyor 6/1/83

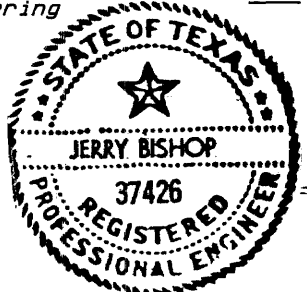


CERTIFICATION BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jerry Bishop, Registered Professional Engineer No. 37426
in the State of Texas, hereby certify that proper engineering
consideration has been given this plat.

Jerry Bishop
Registered Professional Engineer 6/4/83



APPROVAL OF THE PLANNING COMMISSION

I, ROGER JACKSON, Chairman of the
City Planning Commission of the City of Bryan, Texas, hereby certify that the
attached plat was duly filed for approval with the City Planning Commission of
the City of Bryan on the 2nd day of JUNE, 1983,
and same was duly approved on the 16th day of JUNE
1983, by said Commission.

Roger Jackson
Chairman, City Planning Commission
Bryan, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned 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 specifications set forth
in this Ordinance.

[Signature]
Director of Planning
City of Bryan, Texas

CERTIFICATE BY THE COUNTY CLERK :

STATE OF TEXAS
COUNTY OF BRAZOS

I, FRANK BORISKO, Brazos County Clerk in
and for the said County, do certify that this plat together with its certificates
of authentication was filed for record in my office the 21st day of December,
1983, in the Deed Records of Brazos County, Volume 408, Page 203.
Frank Borisko, Deputy
County Clerk
Brazos County, Texas

BLOCK ONE
LOT ONE

0.77 ACRES

KENT STREET

FIELD NOTES
OF A
0.77 ACRE TRACT
JOHN AUSTIN LEAGUE
ABSTRACT NO. 2
BRYAN, BRAZOS COUNTY, TEXAS

Field notes of a 0.77 acre tract or parcel of land, lying and being situated
in the John Austin League, Abstract 2, Brazos County, Texas and being a portion of
a 2.20 acre tract heretofore conveyed to Bill Youngkin Trustee by Webb Melder,
Trustee by deed recorded in the Volume 517, Page 479 of the Deed Records of Brazos
County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the south corner of the aforementioned 2.20 acre tract, same
being the point of intersection of the northwest right-of-way line of Briarcrest
Drive with the northeast right-of-way line of Goessler Road (Old Barak Lane);

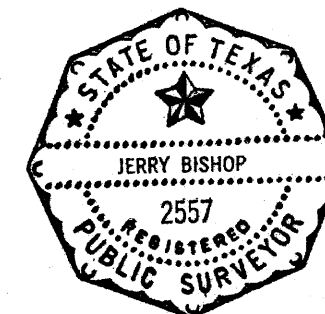
THENCE N 44° 36' 04" W along the northeast right-of-way line of Goessler
Road for a distance of 211.98 feet to an iron rod for corner;

THENCE N 45° 45' 03" E for a distance of 160.11 feet to an iron rod for
corner;

THENCE S 44° 14' 16" E for a distance of 209.75 feet to an iron rod for
corner, same lying on the northwest line of Briarcrest Drive;

THENCE S 44° 56' 48" W along the northwest right-of-way line of Briarcrest
Drive for a distance of 158.78 feet to the PLACE OF BEGINNING and containing
0.77 acres of land more or less.

Prepared By: *Jerry Bishop*
Jerry Bishop
Registered Public
Surveyor No. 2557



MAY, 1983

100' R.O.W.

LEAGUE LINE

JOHN AUSTIN LEAGUE

BRIARCREST DRIVE

RICHARD CARTER LEAGUE

EXISTING
INLET BOX

25' BUILDING LINE

S 44° 56' 48" W - 158.78'

25' BUILDING LINE

10' UTILITY EASEMENT

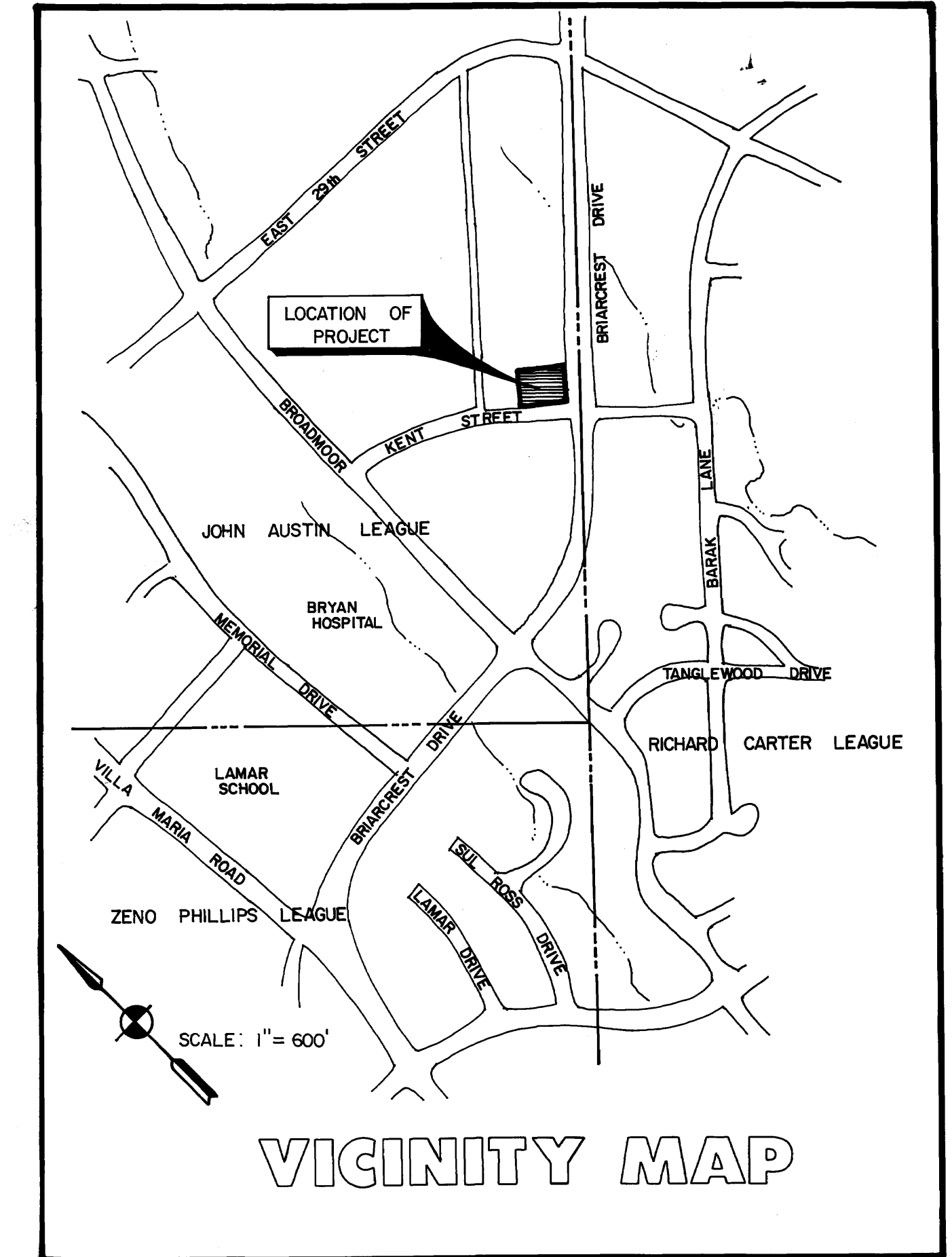
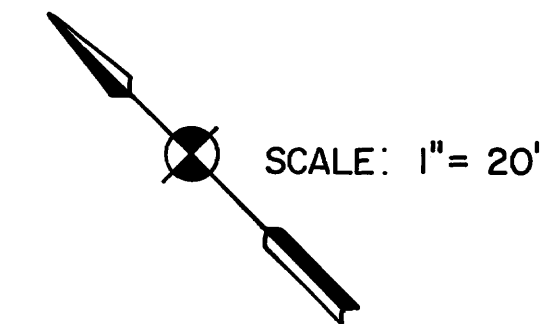
N 44° 36' 04" W - 211.98'

P.O.B.

34.30' BACK OF CURB
TO BACK OF CURB

50' R.O.W.

30' BACK OF CURB
TO BACK OF CURB



GENERAL NOTES

1. P.O.B. - POINT OF BEGINNING FOR FIELD NOTES DESCRIPTION.
2. 5' MINIMUM SIDEYARD & REARYARD SETBACK.
3. ENTIRE 0.77 ACRES IS PROPOSED FOR USE AS AN OFFICE COMPLEX.
4. STORM WATER MANAGEMENT SHALL BE PROVIDED FOR ON THE SITE PLAN.

285599

FILED
DEC 21 1983
JERRY BISHOP
REGISTERED PUBLIC SURVEYOR

A FINAL PLAT OF

KENTWOOD OFFICE PARK

LOT ONE, BLOCK ONE
0.77 ACRES
JOHN AUSTIN LEAGUE, ABSTRACT NO. 2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 20'
JUNE, 1983

OWNER & DEVELOPER:
BILL YOUNGKIN, TRUSTEE
1735 BRIARCREST DRIVE SUITE 111
BRYAN, TEXAS

PREPARED BY:
JERRY BISHOP & ASSOCIATES, INC.
1812 WELSH STREET SUITE 120
COLLEGE STATION, TEXAS 77840
TELEPHONE (409) 693-4216