

VICINITY MAP

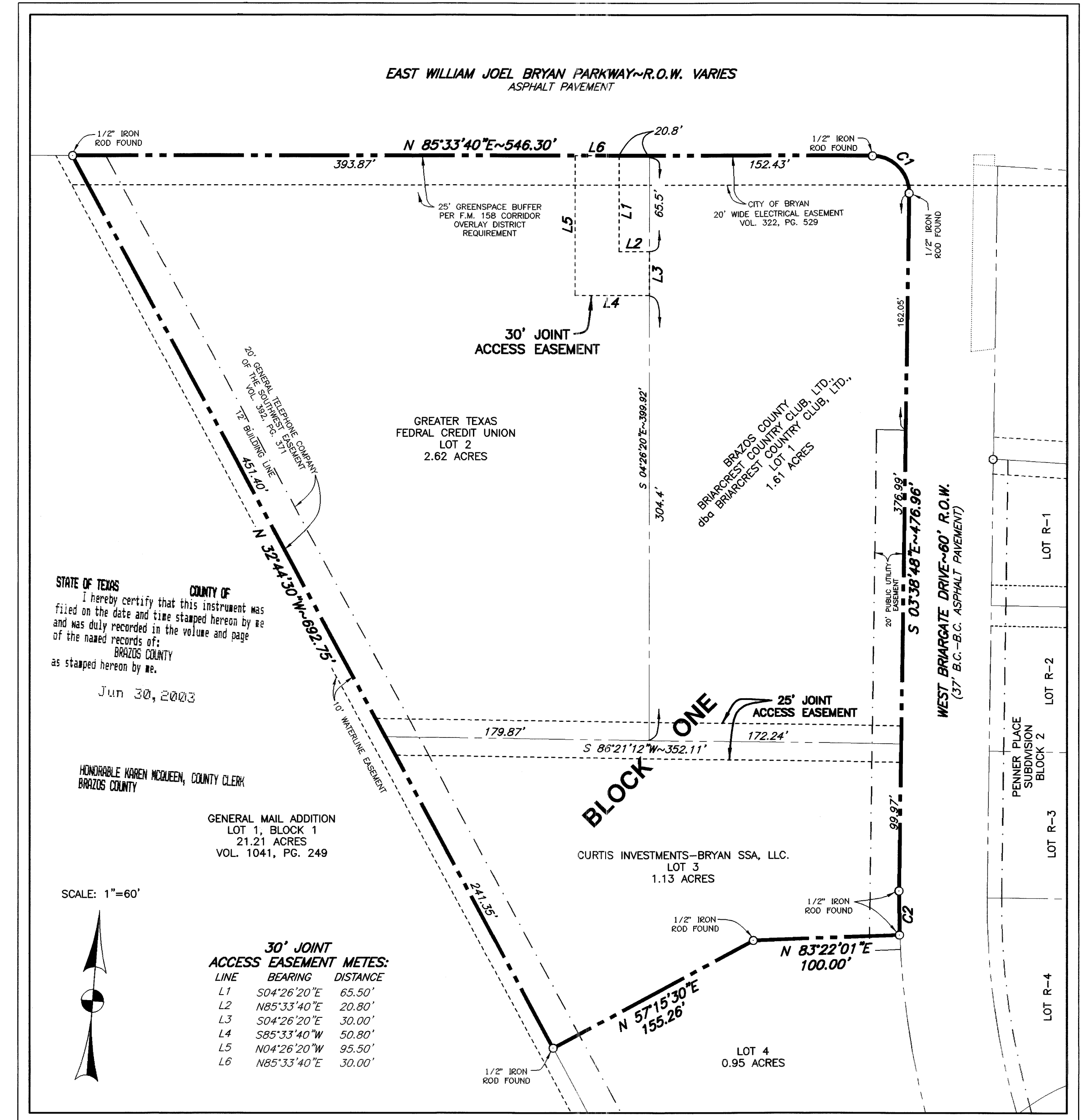
- NOTES:
1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0134C, MAP NO. 48041C0134C, EFFECTIVE DATE: JULY 2, 1992.
  2. 1/2" IRON RODS FOUND AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
  3. FRONT SIDE & REAR BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN DIVISION 2, SECTION 20-77 OF THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 819, EFFECTIVE MAY 22, 2001.
  4. JOINT ACCESS EASEMENTS ARE RESERVED FOR THE USE OF THE OWNERS, THEIR EMPLOYEES, GUEST AND INVITEES, AND ARE NOT FOR THE USE FOR THE GENERAL PUBLIC. THE EASEMENTS ARE NOT DEDICATED AS PUBLIC ROADS.

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.62'	25.00'	90°47'32"	S 49°02'34"E ~ 35.60'
C2	30.23'	580.00'	2°59'11"	S 05°08'24"E ~ 30.23'

LEGEND

SANITARY SEWER MANHOLE	SS	EXISTING WATER LINE	---
SANITARY SEWER LINE	SS	3 PHASE SWITCH GEAR	---
STORM SEWER MANHOLE	SS	EXISTING UNDERGROUND ELECTRIC LINE	---
STORM SEWER LINE	SS	EXISTING SIDEWALK	---
GTE PEDESTAL	GTE	SALT/WATER PIPELINE	---
GTE LINE	GTE	WOOD FENCE	---
TELEVISION PEDESTAL	TV	(& FENCE CORNER)	---
TELEVISION CABLE	TV	CHAIN LINK FENCE	---
WATER METER	W	BARBED WIRE FENCE	---
WATER LINE	W	LIGHT POLE	---
FIRE HYDRANT	FH		
OVERHEAD ELECT. LINE	OE		
POWER POLE	PP		



STATE OF TEXAS  
COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped hereon by me.

Jun 30, 2003

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

GENERAL MAIL ADDITION  
LOT 1, BLOCK 1  
21.21 ACRES  
VOL. 1041, PG. 249

SCALE: 1"=60'

30' JOINT ACCESS EASEMENT METES:

LINE	BEARING	DISTANCE
L1	S04°26'20"E	65.50'
L2	N85°33'40"E	20.80'
L3	S04°26'20"E	30.00'
L4	S85°33'40"W	50.80'
L5	N04°26'20"W	95.50'
L6	N85°33'40"E	30.00'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

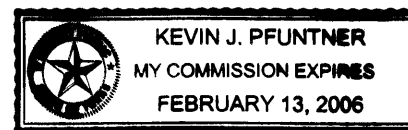
We, BRIARCREST COUNTRY CLUB, LTD., a Texas limited partnership, by The Vista Group, Inc., General Partner, Owners and Developers of the 26.71 Acres shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 1101, Page 221, Volume 3930, Page 229, Volume 4059, Page 145, and Volume 4059, Page 151 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 shown hereon for the purpose identified.

*Chalon Jones*  
CHALON JONES, Attorney-in-Fact

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared CHALON JONES, Attorney-in-Fact, 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 considerations therein stated.

Given under my hand and seal this 18<sup>th</sup> day of June, 2003.



*Kevin J. Puntner*  
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, 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 30<sup>th</sup> day of June, 2003, in the Official Records of Brazos County, Texas, in Volume 5403, Page 149.

*Karen McQueen*  
Karen McQueen, County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF Travis

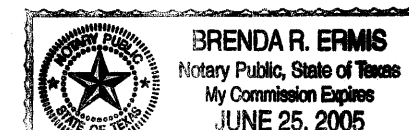
We, GREATER TEXAS FEDERAL CREDIT UNION, Owners and Developers of Penner Place Subdivision Lot 2 Block 1, shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 4840, Page 141, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purpose identified.

*Tommy D. Seargent*  
Mr. Tommy D. Seargent, President & C.E.O.

STATE OF TEXAS  
COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Tommy D. Seargent, President & C.E.O. 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 considerations therein stated.

Given under my hand and seal this 24<sup>th</sup> day of June, 2003.



*Brenda R. Ennis*  
Notary Public, County of Travis, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 27<sup>th</sup> day of June, 2003.

*Janice*  
Planning Administrator, City of Bryan, Texas.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF Dallas

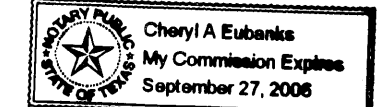
We, CURTIS INVESTMENTS-BRYAN SSA, LLC., Owners and Developers of Penner Place Subdivision, Lot 3 Block 1 shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 4913, Page 111, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purpose identified.

*Chris Curtis*  
Mr. Chris Curtis, Vice President

STATE OF TEXAS  
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared Chris Curtis, Vice President, 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 considerations therein stated.

Given under my hand and seal this 20<sup>th</sup> day of June, 2003.



*Cheryl A. Eubanks*  
Notary Public, County of Dallas, Texas



CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land 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 and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

*S.M. Kling*  
S. M. Kling, R.P.L.S. No. 2003

APPROVAL OF THE CITY ENGINEER

I, the undersigned, 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 and was approved on the 27<sup>th</sup> day of June, 2003.

*City Engineer*  
City Engineer, Bryan, Texas

AMENDING PLAT  
OF  
PENNER PLACE  
SUBDIVISION

LOTS 1, 2 & 3 BLOCK 1

JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' JUNE, 2003

PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

P:\Land Projects\2003\John Austin A-2\Briarcrest Country Club\Map\Penner Place\Amending Plat 1-3 B.L.K. 1.dwg 06/17/2003 04:53:46 PM LDT