

EXISTING CONDITIONS
VOL. 4535, PG. 226
VERTICAL DATUM= NVD 1929

DETENTION POND LINE TABLE:

LINE	BEARING	DISTANCE
L1	S75°58'17"W	143.40'
L2	N11°39'48"W	159.76'
L3	N17°46'41"E	111.00'
L4	S45°29'53"E	152.81'

DETENTION POND CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C13	57.93'	43.00'	77°11'14"	N 50°15'24"W~53.65'
C14	216.22'	420.78'	29°26'29"	N 03°03'27"E~213.85'
C15	91.67'	45.00'	116°43'26"	N 76°08'24"E~76.62'

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 2.78 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

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 26 day of June, 2002.

W. Paul Kagan
W. Paul Kagan, PE For Linda Hoff
City Engineer, Bryan, 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 26 day of June, 2002, in the Official Records of Brazos County, Texas, in Volume 4692, Page 252.

Karen McQueen - Jamie Kelly
Karen McQueen, County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

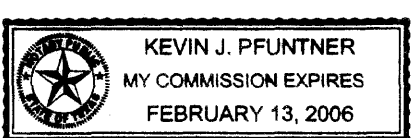
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

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 21st day of JUNE, 2002.



Kevin J. Pfuntner
Kevin J. Pfuntner
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

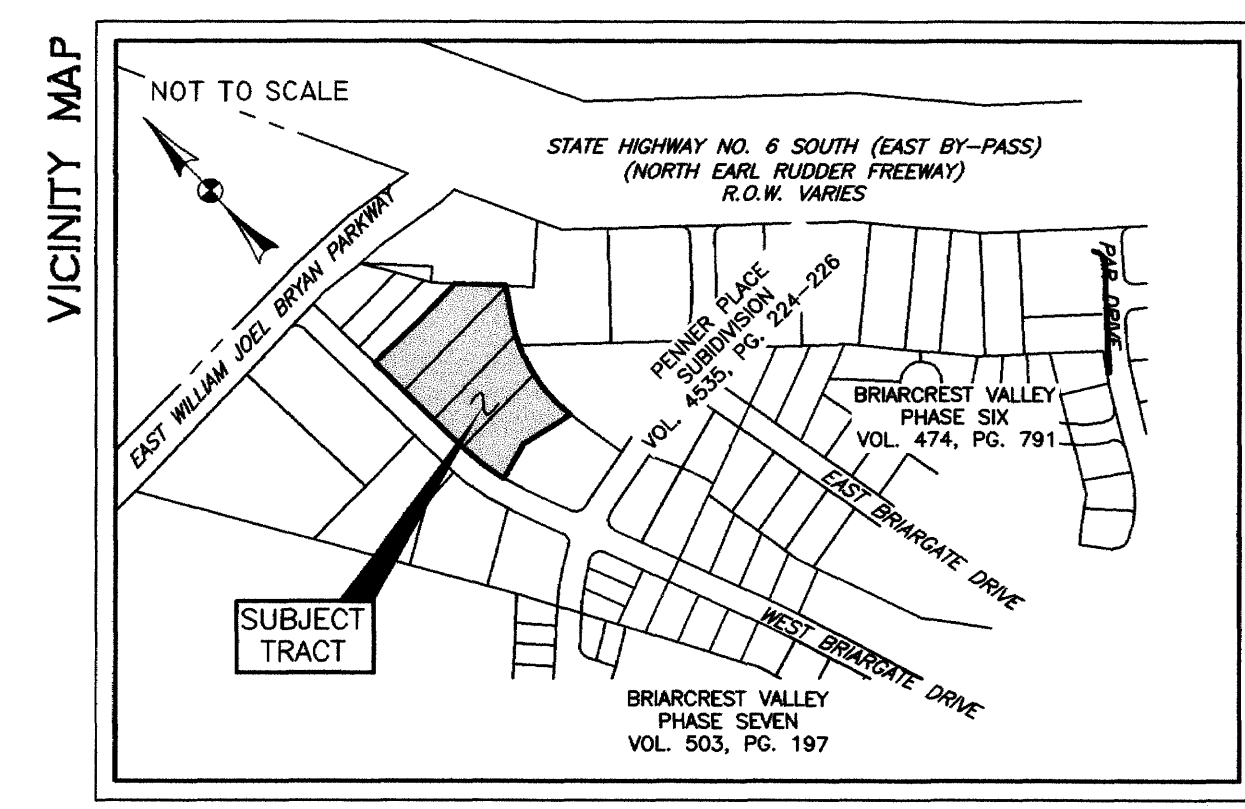
I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 24 day of JUNE, 2002.

Jimmy
Planning Administrator, City of Bryan, Texas.

REPLAT

LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- STORM SEWER MANHOLE
- STORM SEWER LINE
- WATER METER
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- GAS LINE
- TELEPHONE PEDESTAL
- TELEPHONE LINE
- OVERHEAD ELECT. LINE
- POWER POLE
- LIGHT POLE
- EXISTING CONTOUR
- UNDERGROUND ELECTRIC LINE
- PROPOSED 1" PUBLIC WATER SERVICE
- PROPOSED 6" PUBLIC SANITARY SEWER SERVICE
- F.F.
- MINIMUM FINISHED FLOOR ELEVATION



- NOTES:**
- 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.
 - 1/2" IRON RODS FOUND AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
 - 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.
 - NET ACREAGE FOR THE LOTS SHOWN HEREON REPRESENT ACREAGE THAT IS NOT WITHIN THE PUBLIC DRAINAGE EASEMENT.

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	45.73'	400.00'	6°32'59"	S28°10'25"W~45.70'
C2	105.36'	400.00'	15°05'33"	S17°21'09"W~105.06'
C3	79.46'	400.00'	11°22'54"	S15°29'50"W~79.33'
C4	149.89'	400.00'	21°28'11"	S00°55'42"E~149.01'
C5	127.64'	118.91'	61°30'06"	S80°54'31"W~121.60'
C6	149.94'	520.00'	16°31'16"	S12°20'44"E~149.42'
C7	3.98'	520.00'	0°26'18"	S03°51'57"E~3.98'
C8	71.63'	400.00'	10°15'38"	S26°19'06"W~71.54'
C9	229.34'	400.00'	32°51'04"	S04°45'45"W~226.22'
C10	300.98'	400.00'	43°06'43"	S09°53'34"W~293.93'
C11	153.92'	520.00'	16°57'34"	S12°07'35"E~153.36'
C12	25.91'	400.00'	3°42'39"	S23°02'36"W~25.90'

REPLAT OF LOT 1 BLOCK 2 PENNER PLACE SUBDIVISION 2.78 ACRE TRACT

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

OWNED AND DEVELOPED BY:
BRIARCREST COUNTRY CLUB, LTD.
A TEXAS LIMITED PARTNERSHIP, BY
THE VISTA GROUP, INC., GENERAL PARTNER
1413 VASSAR
HOUSTON, TEXAS 77006
(713) 529-1320

SCALE: 1"=40' JUNE, 2002
PAGE 1 OF 1
PREPARED BY:

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

LAND DEVELOPMENT PROJECT NAME		
BRIARCREST COUNTRY CLUB		
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
0020216A.DWG	LOT 1 BLK 2	REPLAT LOT 1 BLK 2.DWG

on line baw on 10/2/02

Doc 00780146 Bk BR Vol 4692 Pg 252
Filed for Record in: BRAZOS COUNTY
On: Jun 26, 2002 at 09:39
As a Plat
Document Number: 00780146
Amount: \$5.00
Receipt Number - 197374
By, Jaime Kelley

