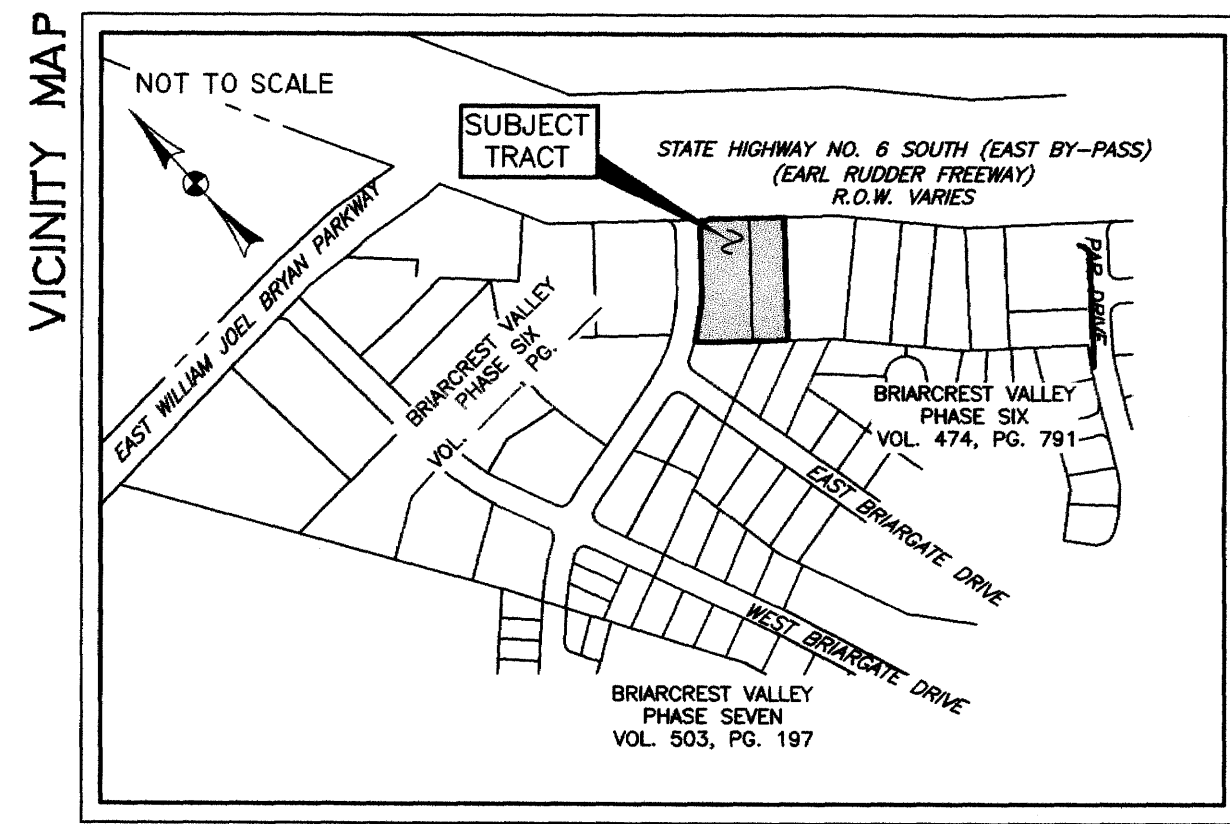


EXISTING CONDITIONS
VOL. 4535, PG. 226 SCALE: 1"=30'



LEGEND

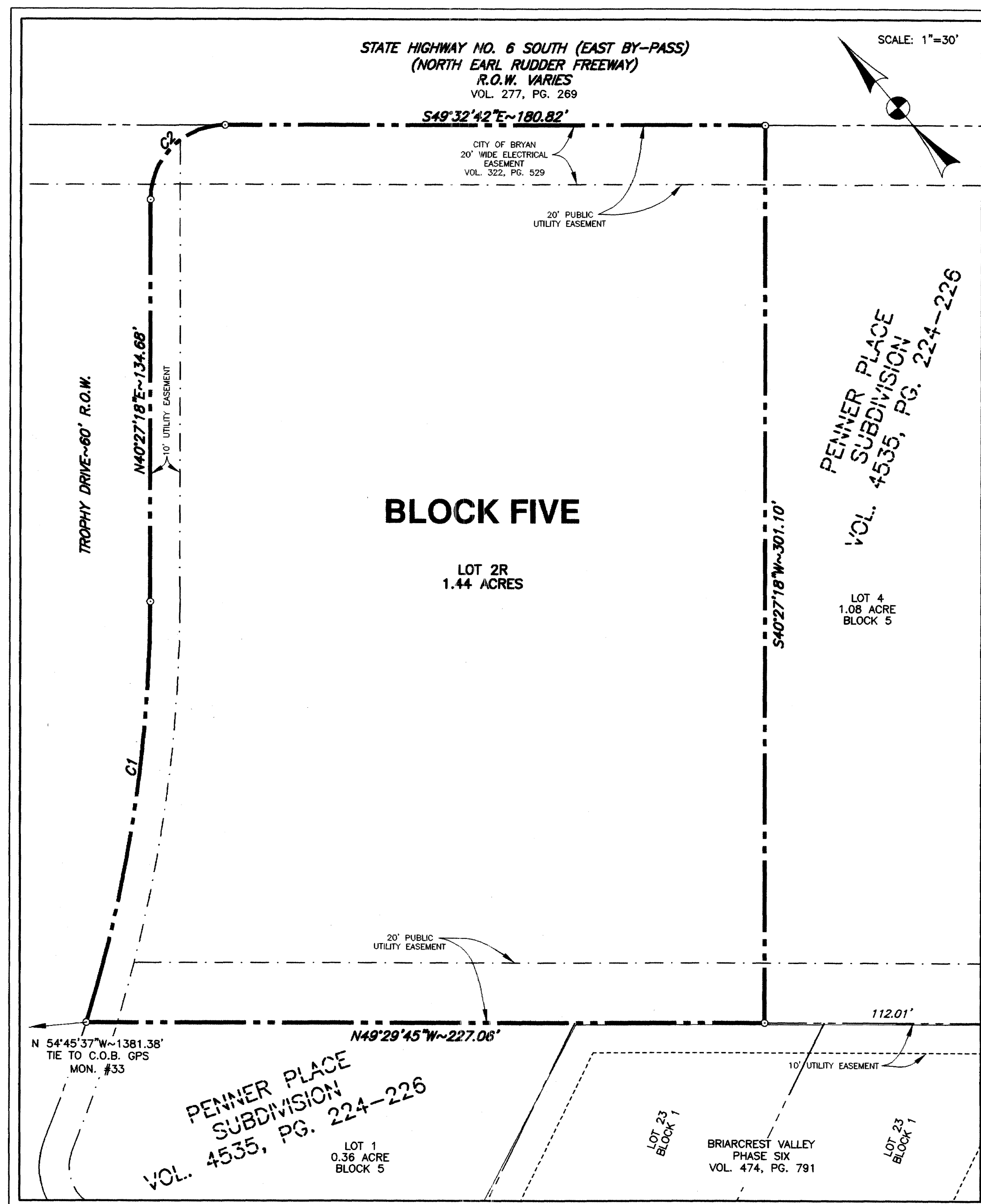
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- STORM SEWER MANHOLE
- STORM SEWER LINE
- WATER METER
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- GAS LINE
- TELEPHONE PEDESTAL
- TELEPHONE LINE
- OVERHEAD ELECT. LINE
- POWER POLE
- LIGHT POLE
- WOOD FENCE (& FENCE CORNER)
- CHAIN LINK FENCE
- WIRE FENCE
- TREE (SIZE VARIES)
- EXISTING CONTOUR
- UNDERGROUND ELECTRIC LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	143.34'	480.00'	17°06'38"	N49°00'37"E~142.81'
C2	39.27'	25.00'	90°00'00"	N85°27'18"E~35.36'

- 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.

DoS 00779548 BK Vol 4682 Pg 233
 Filed for record in: BRAZOS COUNTY
 On: Jun 19, 2002 at 8:33:39
 As a Plat
 Document Number: 00779548 Amount: \$5,000
 Receipt Number: 156982
 Jaine Kelley
 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 this name and number of the PUBLIC UTILITY as stamped hereon by me.
 Jun 19, 2002
 KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY

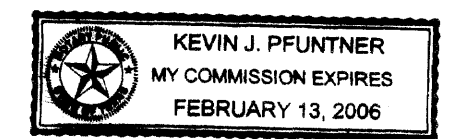


REPLAT
SCALE: 1"=30'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, ALFRED W. DAVIS, Owner and Developer of LOTS 2 & 3, BLOCK 5 shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, Texas in Volume 4622, Page 249, 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.

Alfred W. Davis
 ALFRED W. DAVIS

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared ALFRED W. DAVIS, 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 18th day of JUNE, 2002.



Kevin J. Puntner
 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 19th day of JUNE, 2002.
Jim Owen
 Planning Administrator, City of Bryan, Texas.

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 19th day of June, 2002.
Bill Huff
 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 19th day of JUNE, 2002, in the Official Records of Brazos County, Texas, in Volume 4682, Page 233.
Karen McQueen - By Jaine Kelley
 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



REPLAT
 OF
 LOTS 2 & 3
 BLOCK FIVE
 PENNER PLACE
 SUBDIVISION
 1.44 ACRE TRACT
 JOHN AUSTIN SURVEY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
 ALFRED W. DAVIS
 3000 BRIARCREST DR.
 BRYAN TX, 77802
 (979) 776-9551
 SCALE: 1"=30' 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 2 BLK 5	REPLAT LOT 2 BLK 5.DWG

can have been us 9/26/02