

- NOTES:
- 1) 1/2" IRON RODS MARK ALL PROPERTY CORNERS EXCEPT AS NOTED OTHERWISE.
 - 2) LAND USE: COMMERCIAL
 - 3) 5' SIDE AND REAR YARD SETBACKS.
 - 4) ANY BUILDING PERMIT APPLIED FOR ON LOT 1 WILL BE REQUIRED TO CONFORM TO THE PROVISIONS OF SECTION 14-J OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF BRYAN OR OTHER ORDINANCE IN EFFECT AT THE TIME.

PLATTED
CITY OF BRYAN
FIRE STATION SITE NO.3
VOL. 395/P. 795

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

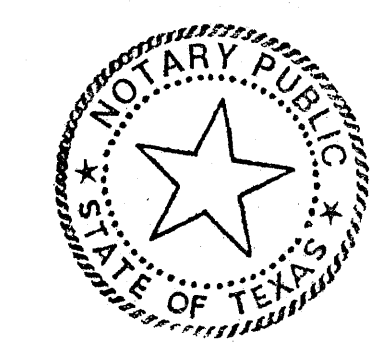
I, STEVE TUCKER, VICE PRESIDENT OF AMERICAN CANCER SOCIETY TEXAS DIVISION, INC., OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 805, PAGE 227 AND DESIGNATED HEREIN AS THE AMERICAN CANCER SOCIETY ADDITION IN 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.

Stephen W. Tucker
OWNER: STEVE TUCKER
VICE-PRESIDENT AMERICAN CANCER SOCIETY TEXAS DIVISION, INC.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE TUCKER, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9TH DAY OF SEPTEMBER, 1985.



Arthur D. White
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

FINAL PLAT
of

The American Cancer Society Addition

LOT 1, BLOCK 1
RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 20'
SEPTEMBER, 1985
Owned and Developed:
AMERICAN CANCER SOCIETY TEXAS DIVISION INC.

P.O. BOX 9863
AUSTIN, TEXAS 78766-9980
PH. 1-512 (345-4560)

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AVE • P.O. BOX 4234 • BRYAN, TEXAS 77802 • PH. 409/846-6212

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, CLIFF MILLER, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

Cliff Miller
CLIFF MILLER, DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS

APPROVAL OF THE PLANNING COMMISSION

I, *Henry Mallard Jr*, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 30 DAY OF October, 1985, AND SAME WAS DULY APPROVED ON THE 10th DAY OF October, 1985.

Henry Mallard Jr
CHAIRMAN, CITY PLANNING COMMISSION
CITY OF BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, FRANK BORISKIE, 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 14 DAY OF October, 1985, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 833, PAGE 107.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

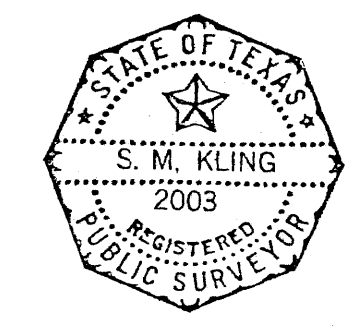
By *Karen McQueen, Deputy*
FRANK BORISKIE, COUNTY CLERK
BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, S.M. KLING, REGISTERED PUBLIC 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 MADE UNDER MY SUPERVISION ON THE GROUND.

S.M. Kling
S.M. KLING, R.P.E. NO. 2003

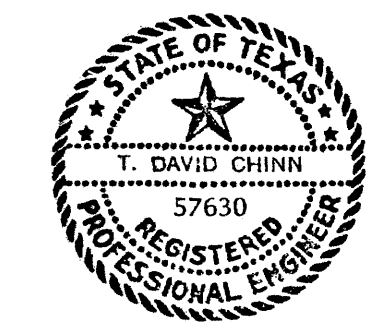


CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, T. DAVID CHINN, REGISTERED PROFESSIONAL ENGINEER NO. 57630 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

T. David Chinn
T. DAVID CHINN, P.E. NO. 57630



Field notes of a 0.89 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Brazos County, Texas, being triangular in shape and being the remainder of a 131 acre tract described in the deed to J. W. Lester, recorded in Volume 45, Page 387, of the Deed Records of Brazos County, Texas, lying northwest of Briarcrest Drive, said 0.89 acre tract being part of the 449.81 acre tract described in the deed from J. W. Lester, et ux, to Jack Webster Lester, Jr., and Patricia Gaye Lester, recorded in Volume 191, Page 465, of the Deed Records of Brazos County, Texas, said 0.89 acre tract also being all that tract of land as described by Deed of Gift from Jack W. Lester, Jr., and Patricia Gaye Lester to American Cancer Society Texas Division, Inc., and recorded in Volume 805, Page 227, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

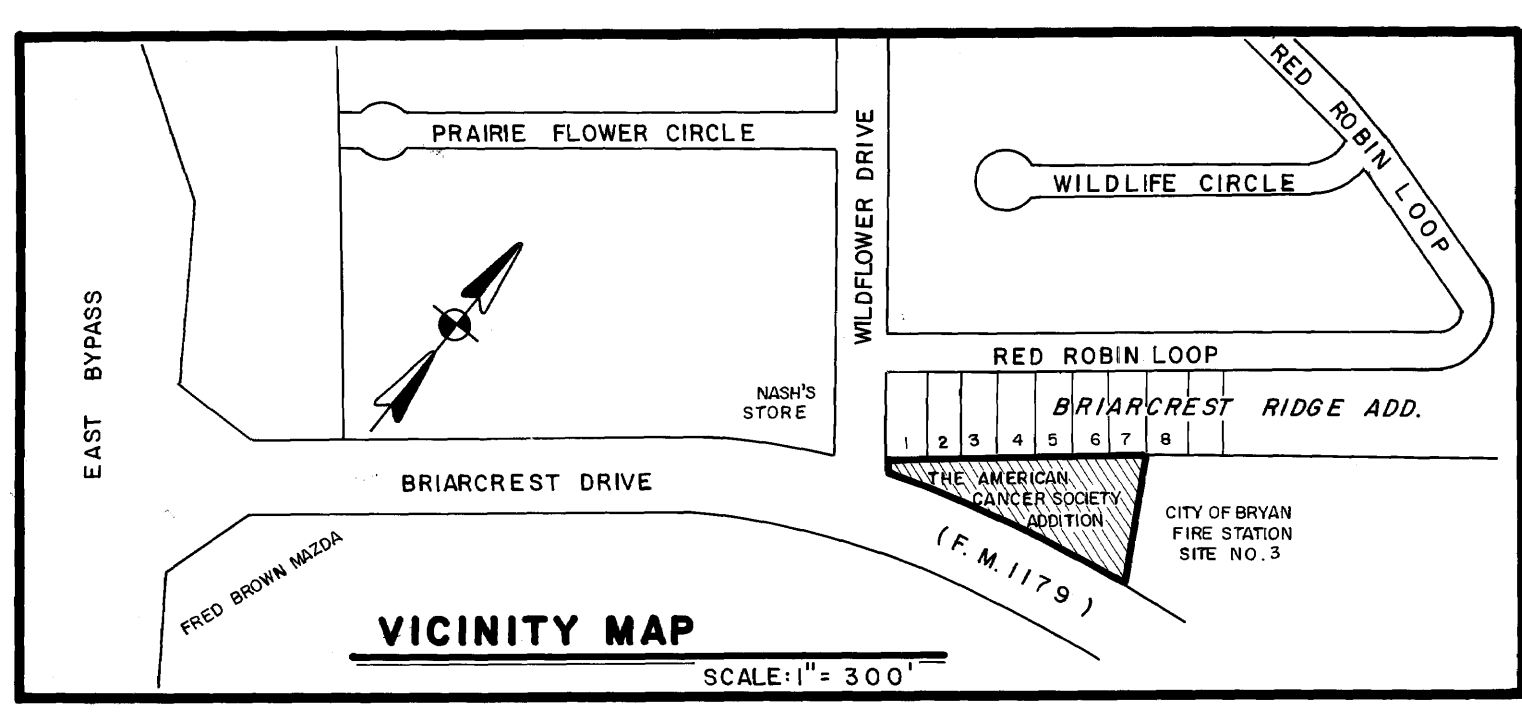
BEGINNING at the 1/2" iron rod found marking the north corner of the before-mentioned 131 acre tract and in the common line between the Richard Carter Survey, Abstract No. 8, and the John Austin Survey, Abstract No. 2, said iron rod also being the west corner of the City of Bryan Fire Station Site No. 3, according to the plat recorded in Volume 395, Page 759, of the Deed Records of Brazos County, Texas;

THENCE S 32° 28' 57" E along the common line between the before-mentioned 131 acre tract and the City of Bryan Fire Station Site No. 3, for a distance of 198.04 feet and corner in the north right-of-way line of Briarcrest Drive, same being a curve concave to the northwest having a radius of 1372.51 feet;

THENCE along the north right-of-way line of Briarcrest Drive as follows:
Westerly for an arc length of 53.90 feet to the end of this curve, the chord bears S 75° 44' 36" W 53.90 feet.
S 76° 52' 06" W 28.88 feet to the beginning of a curve concave to the southeast having a radius of 1333.29 feet,
Westerly along said curve for an arc length of 321.06 feet and corner in the northeast right-of-way line of Wildflower Drive according to the plat of Briarcrest Ridge, recorded in Volume 380, Page 335, of the Deed Records of Brazos County, Texas; the chord bears S 69° 58' 11" W 320.29 feet;

THENCE N 43° 32' 01" W along the northeast right-of-way line of Wildflower Drive, for a distance of 17.55 feet to a 1/2" iron rod found marking the south corner of Lot 1, Block 1, of the before-mentioned Briarcrest Ridge;

THENCE N 45° 18' 55" E along the common line between the before-mentioned 131 acre tract and Briarcrest Ridge Subdivision, for a distance of 403.68 feet to the PLACE OF BEGINNING, containing 0.89 acres of land, more or less.



ON land base 7/16/85

0.2680