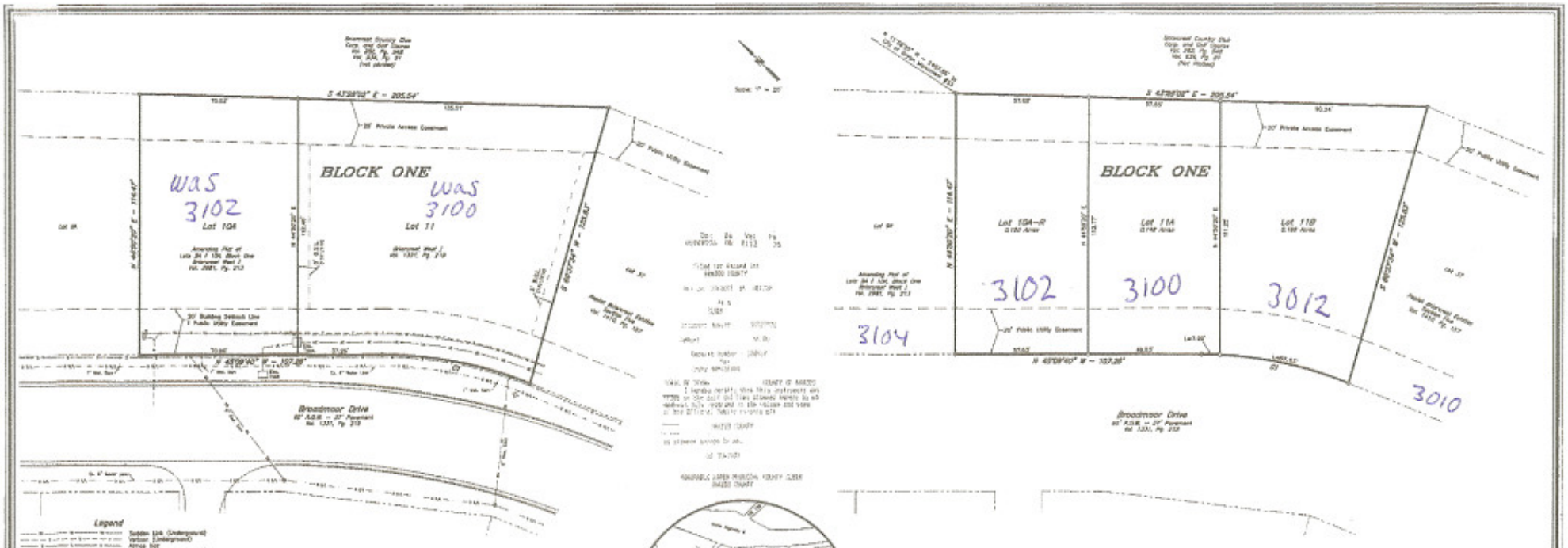

Legend

Sudden Link (Underground)
Verizon (Underground)
Access Door
BTU Electric (Underground)
Existing Sewer Line w/ MH
Existing Water Line w/ MH

ORIGINAL PLATS

LOT 10A, BLOCK ONE BRIARCREST WEST I
ACCORDING TO THE AMENDING PLAT RECORDED
IN VOLUME 2981, PAGE 213
AND
LOT 11, BLOCK ONE, BRIARCREST WEST I
AS RECORDED IN VOLUME 5978, PAGE 150

Vicinity Map

REPLAT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C1	32°26'53"	107.46'	60.82'	31.24'	N 33°56'14" W	60.00'

GENERAL NOTES:

1. Basis of Bearings: Monumentation found and record calls along the northwest line of Broadmoor West I as recorded in Volume 1231, Page 219 of the Official Records of Brazos County, Texas, were used as the basis of the bearings shown on this plat.
2. This property is not located within the 100-year flood plain as shown on the Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map Number 48041C0134 G, effective July 2, 1992.
3. Building Setback Lines to be in accordance with the City of Bryan Ordinances.
4. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.

○ – Indicates 1/2" Iron Rod Set
● – Indicates 1/2" Iron Rod Found

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Robinson Harrison Wood, owner and developer of the land shown on this plat, being part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 3078, Page 120 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 purposes identified.

Robinson Harrison Wood, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared [illegible] 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 stated.

Given under my hand and seal on this [illegible] day of [illegible] 2007.

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 [illegible] day of [illegible] 2007 and duly recorded in Volume 9114, Page 228.

County Clerk, Brazos County, Texas
by Cindy Bambara

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the applicable codes and ordinances of the City of Bryan and was approved on the [illegible] day of [illegible] 2007.

City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, [illegible], Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the [illegible] day of [illegible] 2007 and same was duly approved on the [illegible] day of [illegible] 2007 by said Commission.

Chairman, Planning and Zoning Commission

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 applicable codes and ordinances of the City of Bryan and was approved on the [illegible] day of [illegible] 2007.

City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5450, 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 all describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5450

REPLAT

BRIARCREST WEST I

LOTS 10A AND LOT 11, BLOCK ONE

0.4941 ACRES

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

MAY, 2007
SCALE: 1" = 20'

McClure & Brown Engineering/Surveying, Inc.
1504 Westmoreland Dr., Suite 103
College Station, Texas 77845
(979) 693-3838