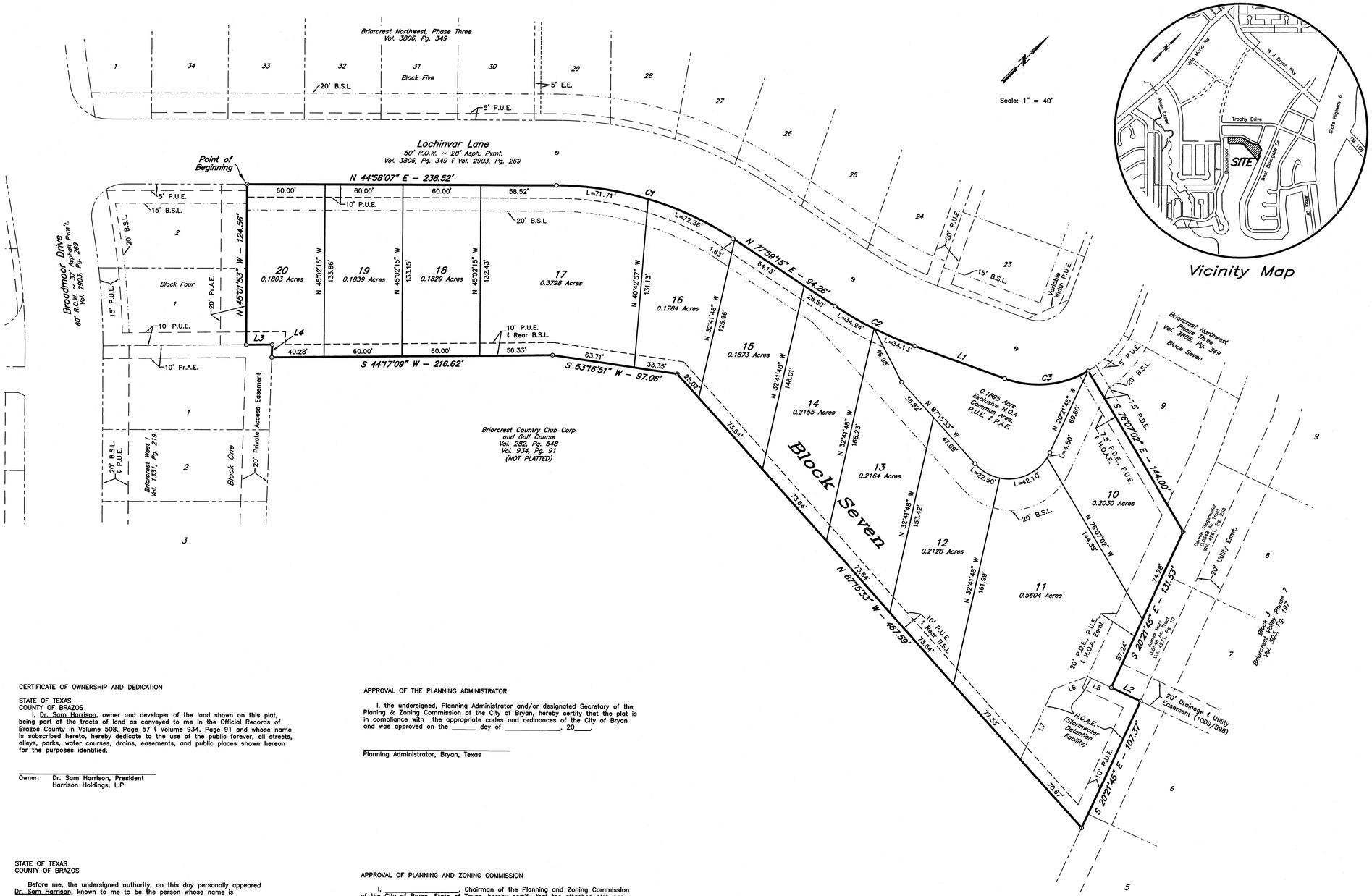

Vicinity Map

FIELD NOTES
2.890 Acres

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in Bryan, Brazos County, Texas and being a portion of the 21.0785 acre tract conveyed to W. C. Davis and Richard H. Harrison III, et al by Ted Wilkinson, Inc. by deed dated January 26, 1982 and recorded in Volume 508, Page 57 of the Deed Records of Brazos County, Texas (B.C.D.R.) and being a portion of the 1.5470 Acre Tract of land conveyed to R.H. Harrison III, et al, R.H. Harrison, Trustee, by the Briarcrest Country Club Corporation by deed dated November 11, 1986 and recorded in Volume 934, Page 91 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the north corner of Lot 2, Block 4 BRIARCREST NORTHWEST, PHASE ONE as recorded in Volume 2903, Page 269 (O.R.B.C.), being in the southeast right-of-way line of Lochinvar Lane (based on a 50' width) and said iron rod being a corner in the south line of BRIARCREST NORTHWEST, PHASE THREE as recorded in Volume 3806, Page 349 (O.R.B.C.);

THENCE: along the said southeast right-of-way line of Lochinvar Lane for the following six (6) calls:

1) N 44° 58' 07" E for a distance of 238.52 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right;
2) 144.07 feet along the arc of said curve having a central angle of 33° 01' 08", a radius of 250.00 feet, a tangent of 74.10 feet and a long chord bearing N 61° 28' 41" E at a distance of 142.09 feet to a found 3/4-inch iron pipe for the Point of Tangency;
3) N 77° 59' 15" E for a distance of 94.26 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve the left;
4) 69.08 feet along the arc of said curve having a central angle of 13° 11' 33", a radius of 300.00 feet, a tangent of 34.69 feet and a long chord bearing N 71° 23' 29" E at a distance of 68.92 feet to a found 3/4-inch iron pipe for the Point of Tangency;
5) N 64° 47' 42" E for a distance of 74.00 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left;
6) 66.64 feet along the arc of said curve having a central angle of 50° 54' 45", a radius of 75.00 feet, a tangent of 35.70 feet and a long chord bearing N 39° 20' 20" E at a distance of 64.47 feet to a found 1/2-inch iron rod for corner, said iron rod marking the southwest corner of Lot 9, Block Seven of said BRIARCREST NORTHWEST, PHASE THREE;

THENCE: S 78° 07' 02" E for a distance of 144.00 feet to a found 1/2-inch iron rod for corner, said corner being in the southwest line of a 0.0548 acre tract conveyed to William Spencer, et ux by deed recorded in Volume 1252, Page 668 (O.R.B.C.);

THENCE: S 20° 21' 45" E along the said 0.0548 acre tract and the southwest line of the First Bank and Trust 0.0548 acre tract described in Volume 1009, Page 598 (O.R.B.C.) for a distance of 131.53 feet to a found 1/2-inch iron rod for corner;

THENCE: N 69° 38' 15" E along the said 0.0548 acre tract for a distance of 25.00 feet to a found 1/2-inch iron rod for corner, said iron rod marking the west corner of Lot 6, Block 3 of Briarcrest Valley, Phase 7 as recorded in Volume 503, Page 197 (O.R.B.C.);

THENCE: S 20° 21' 45" E along the southwest line of said Briarcrest Valley, Phase 7 for a distance of 107.37 feet to a found 1/2-inch iron rod for corner, said iron rod also being a corner in the north line of a Briarcrest Country Club Corporation tract as recorded in Volume 282, Page 548 (B.C.D.R.) and Volume 934, Page 91 (O.R.B.C.);

THENCE: along the common line of this tract and the Briarcrest Country Club Corporation tract for the following three (3) calls:

1) N 87° 15' 33" W for a distance of 467.59 feet to a found 1/2-inch iron rod for corner,
2) S 53° 16' 51" W for a distance of 97.06 feet to a found 1/2-inch iron rod for corner and
3) S 44° 17' 09" W for a distance of 216.62 feet to a 1/2-inch iron rod set for corner, said corner being in the northeast line of Lot 1, Block One of Briarcrest West 1 as recorded in Volume 1331, Page 219;

THENCE: N 43° 28' 02" W for a distance of 10.01 feet to a found 1/2-inch iron rod for corner, said iron rod marking the north corner of said Briarcrest West I;

THENCE: S 44° 20' 40" W for a distance of 20.01 feet to a found 1/2-inch iron rod for corner, said iron rod being in the northwest line of said Briarcrest West I and marking the east corner of Lot 1, Block Four of said Briarcrest Northwest, Phase One;

THENCE: N 45° 01' 53" W for a distance of 124.56 feet to the POINT OF BEGINNING and containing 2.890 Acres of land, more or less.

GENERAL NOTES:

1. Basis of Bearings: Monuments found and record calls along the southeast line of Briarcrest Northwest Phase Three as recorded in Volume 3806, Page 349 of the Official Records of Brazos County, Texas, were used as the basis of the bearings shown on this plat.
2. ZONING: Current Zoning: PD-H – Single Family Residential Lots
3. This property is not located within the 100-year flood plain as shown on the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0134 C, effective July 2, 1992.
4. Building Setbacks: Front: 20' Min.
   Side: 5' Min.
   Rear: Defined by Utility Easements.
5. Sidewalks exist along both sides of all streets.
6. Parkland Dedication Requirements will be satisfied through a cash payment according to Chapter 130 Bryan Code of Ordinances.
7. On-site stormwater detention has been provided by the developer in Briarcrest West and near the east corner of the site.
8. The Stormwater Detention Facility and Common Area shall be owned and maintained by the Homeowner's Association.
9. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.

   ○ – Indicates 3/4" Iron Pipe found
   ⊙ – Indicates 1/2" Iron Rod found
   ⊛ – PK Nail Control Monuments set in Asphalt Pavement, at ℄ Intersections and the ℄ radius of culdesacs.

10. Abbreviations

B.S.L.	–	Building Setback Line
E.E.	–	Electrical Easement
H.O.A.	–	Homeowners Association
H.O.A.E.	–	Homeowners Association Easement
P.U.E.	–	Public Utility Easement
P.D.E.	–	Public Drainage Easement
Pr.A.E.	–	Private Access Easement

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dr. Sam Harrison, 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 508, Page 57 & Volume 934, Page 91 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.

_____
Owner: Dr. Sam Harrison, President
Harrison Holdings, L.P.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dr. Sam Harrison, 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 _____ day of _____, 20____.

_____
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 _____ day of _____, 20____, in the Oficial Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planing & Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

_____
Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____ by said Commission.

_____
Chairman, Planning and Zoning Commission

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development 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 ____ day of _____, 20___.

_____
Development Engineer, Bryan, Texas

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 64°47'42" E	74.00'
L2	N 69°38'15" E	25.00'
L3	S 44°20'40" W	20.01'
L4	N 43°28'02" W	10.01'
L5	N 69°38'15" E	20.00'
L6	N 24°38'15" E	28.28'
L7	N 20°21'45" W	59.64'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD. BRG.	CHORD
C1	33°01'08"	250.00'	144.07'	74.10'	N 61°28'41" E	142.09'
C2	13°11'33"	300.00'	69.08'	34.69'	N 71°23'29" E	68.92'
C3	50°54'45"	75.00'	66.64'	35.70'	N 39°20'20" E	64.47'

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

_____
Kevin R. McClure, R.P.L.S. No. 5650

FINAL PLAT

BRIARCREST NORTHWEST PHASE FOUR

BLOCK SEVEN, LOTS 10 THRU 20
2.890 Acres

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

APRIL, 2006
SCALE: 1" = 40'

Owner:
Harrison Holdings, L.P.
Dr. Sam Harrison, President
3201 University Dr. East Suite 370
Bryan, TX 77802
(979) 731-8660

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

M&B

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