

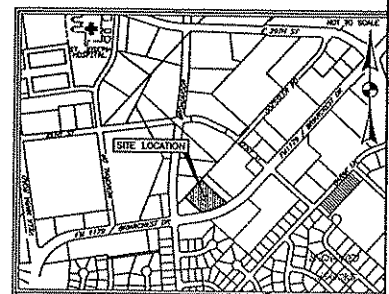
CERTIFICATE OF COUNTY CLERK  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Mary Reed, County Clerk, in and for said County, do hereby certify that this plat, together with its certification of accuracy, is a true and correct copy of the original as recorded in the Public Records of said County, Texas, on the 10th day of October, 1999, in the Official Public Records of said County, Texas, Book 226, Page 226.

APPROVAL OF THE CITY ENGINEER  
 I, John M. Hughes, City Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the provisions of the Ordinance of the City of Bryan, Texas, Chapter 100, Article 1, Section 100.01, as amended.

OWNER'S ACKNOWLEDGMENTS AND DECLARATIONS  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, John M. Hughes, do hereby certify that I am the owner of the property described in this plat, and that I have read and understand the contents of this plat, and that I have executed this plat voluntarily and without any duress, fraud, or coercion, and that I have executed this plat for the purposes and consideration therein expressed.

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared John M. Hughes, 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 consideration therein expressed.

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared John M. Hughes, 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 consideration therein expressed.



**FINAL PLAT**  
**BRIARCREST - HUGHES**  
 SUBDIVISION, PHASE II  
 LOTS 2 & 3, BLOCK 1  
 1.714 ACRES  
 JOHN AUSTIN SURVEY, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE: 1"=30'      OCTOBER, 1999

OWNED AND DEVELOPED BY:  
 JAMES H. HUGHES & JAMES H. HUGHES  
 10 LINCOLN AVENUE  
 COLLEGE STATION, TEXAS 77802  
 TEL. (409) 696-5095  
 FAX. (409) 696-8258

PREPARED BY:  
 ALVIN C. HUGHES & SONS, INC.  
 402 TEXAS AVE., SUITE 110  
 BRYAN, TEXAS 77802  
 TEL. (409) 696-5095  
 FAX. (409) 696-8258

NOTES:  
 1) THE STATE OF BRAZOS IS BY AN UNLAWFUL SOUTHWEST (SW) CORNER OF PLAT 1, BLOCK 1 OF JOHN AUSTIN SURVEY, A-2, AS SHOWN ON THE PLAT, BEARING - N 89° 17' 30" W, DISTANCE 117.72 FEET TO THE CORNER OF PLAT 1, BLOCK 1 OF JOHN AUSTIN SURVEY, A-2, AS SHOWN ON THE PLAT, BEARING - N 89° 17' 30" W, DISTANCE 117.72 FEET.

2) THIS TRACT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREA, COUNTY NO. 040000, FIRM NO. 13420, MAP NO. 4024100100, EFFECTIVE DATE: JUNE 3, 1992.

3) ALL LOTS SHALL HAVE A MINIMUM SEWER, AND REAR SETBACK OF 5'.  
 4) THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMENTARY FOR TITLE INSURANCE NO. 10, 10/10/99, DATED AUGUST 10, 1999, TO BE THE FOLLOWING:

| CHANGER                | GRANTEE       | VOL. NO.          | CITY OF BRYAN | DESCRIPTION  |
|------------------------|---------------|-------------------|---------------|--|
| VOL. P. 1240, PAGE 184 | CITY OF BRYAN | 140/21            | BRAN, 1984    | 30' WIDE ELECTRICAL EASEMENT TO ADJACENT PROPERTY LINE             |
|                        | CITY OF BRYAN | VOL. 213, PG. 161 |               | 25' WALKING EASE, PLS. CITY ORDINANCE APPLICABLE TO ADJACENT TRACT |

7) TOTAL SUBDIVISION ACREAGE IS 1.714 ACRES.  
 8) CORNER BEARING IS 41.98°.  
 9) AT THE TIME THIS SUBDIVISION WAS DEVELOPED (APRIL, 1999), A DETENTION POND WAS DESIGNED AND CONSTRUCTED ON LOT 2. THE RECORDS MAY CERTAIN ASSUMPTIONS BE MADE AS TO THE TYPE AND EXTENT OF DEVELOPMENT ON LOTS 2 & 3.  
 10) LOTS 2 & 3 CHANGERS: A LETTER REPORT SHOULD BE SUBMITTED TO VERIFY THE ASSUMPTIONS MADE TO THE CHANGING ENGINEER.  
 11) SOME MINOR MODIFICATIONS TO THE POND COULD BE REQUIRED.

PRIVATE ACCESS EASEMENT METES:

| COURSE | BEARING   | DISTANCE     |
|--------|---|--------------|
| L1     | N 16° 01' 36" W                                 | 52.00'       |
| L2     | Rod: 740.54', Arc: 148.13', Chd: 143.13'        | OC: 1177.94' |
| L3     | S 44° 17' 20" E                                 | 29.32'       |
| L4     | Rod: 768.54', Arc: 80.00', Chd: 5 65° 36' 31" W | OC: 538.00'  |
| L5     | S 20° 41' 10" E                                 | 24.00'       |
| L6     | Rod: 792.54', Arc: 42.11', Chd: 5 72° 00' 14" W | OC: 302.40'  |
| L7     | Rod: 792.54', Arc: 41.98', Chd: 5 73° 10' 37" W | OC: 302.40'  |

RESUBDIVISION  
 FIRST BANK GALLERIA SUBDIVISION  
 PLAT - VOL. 2625, PG. 313  
 OFFICIAL RECORDS OF  
 BRAZOS COUNTY, TEXAS

CURVE TABLE:

| CURVE | CHORD   | TANGENT | LENGTH  | DELTA        | CHORD   | CHORD BEARING   |
|-------|---------|---------|---------|--------------|---------|-----------------|
| C1    | 792.54' | 72.61'  | 144.82' | 107° 10' 10" | 144.82' | S 75° 51' 39" W |
| C2    | 792.54' | 66.29'  | 137.26' | 93° 33' 49"  | 137.26' | S 66° 52' 42" W |



APPROVAL OF THE PLANNING ADMINISTRATOR  
 I, John Dinn, Planning Administrator of the City of Bryan, Texas, hereby certify that the attached plat conforms to the City of Bryan Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the Ordinance.

CERTIFICATE OF SURVEYOR  
 I, John Dinn, Registered Professional Land Surveyor No. 2004, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the true and dimensions of the property, and that I have executed this plat for the purposes and consideration therein expressed, and that I have executed this plat for the purposes and consideration therein expressed.

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