

CARTER CREEK PARKWAY



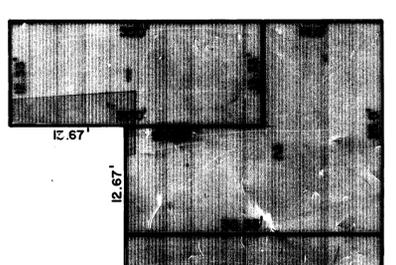
ON  
has base  
5/12/2000 WD

100 AC. TRACT NO. 3

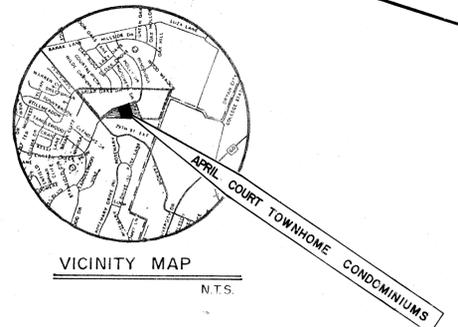
PHASE TRACT II  
4-2826 AC.

PHASE TRACT I  
5-1994 AC.

Now or Formerly  
BRAZOS BROADCASTING  
25.9 AC. CO. (KBTX-TV)



DETAIL "A"  
SCALE: 1" = 10'



CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Donald W. Bockman, Registered Public Surveyor No. 1762, in the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey made on the ground under my supervision.

*Donald W. Bockman*  
Donald W. Bockman, R.P.S. No. 1762

Sworn and subscribed before me, the undersigned authority on this the 20<sup>th</sup> day of September, 1977.

*Hail Cameron*  
Notary Public, Brazos County, Texas

CERTIFICATION BY THE ENGINEER:

I, Edsel J. Burkhart, Registered Professional Engineer No. 7496, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

*Edsel J. Burkhart*  
Edsel J. Burkhart, P.E. No. 7496

Sworn and subscribed before me, the undersigned authority on this the 23<sup>rd</sup> day of September, 1977.

*Hail Cameron*  
Notary Public, Brazos County, Texas

DECLARATION OF CONDOMINIUM OF APRIL COURT TOWNHOME CONDOMINIUMS are recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Deed Records of Brazos County, Texas.

THE OAK VILLAGE  
RACQUET CLUB

County Clerk, Brazos County, Texas

PHASE II

By-Laws of APRIL COURT TOWNHOME CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC., are recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Deed Records of Brazos County, Texas.

County Clerk, Brazos County, Texas

NOTE: THE UTILITY EASEMENT SHOWN ON THIS PLAT VARIES IN WIDTH THROUGHOUT THE ENTIRE LENGTH. THE EASEMENT WILL BE USED FOR ELECTRICAL LINES, TELEPHONE CABLES AND TV CABLES.

NOTE: ALL AREAS SHOWN ON THE PLAT THAT ARE NOT INCLUDED IN A BUILDING SITE WILL BE COMMON AREA AND WILL BE CONTROLLED BY A HOMEOWNER'S ASSOCIATION. THE COMMON AREA WILL BE USED FOR ALL NECESSARY PARKING LOTS, PUBLIC PLACES AND RECREATION.

NOTE: THE TYPICAL UNIT DIMENSIONS SHOWN IN DETAIL "A" ARE THE SAME FOR ALL UNITS.

NOTE: CONSTRUCTION ON THIS PROJECT WILL BE ACCOMPLISHED IN TWO PHASES. PHASE I WILL CONSIST OF BUILDINGS A & B AND THE UTILITIES AND PARKING FACILITIES TO SERVE THESE BUILDINGS.

PHASE II WILL CONSIST OF BUILDINGS C, D AND E AND THE UTILITIES AND PARKING FACILITIES TO SERVE THESE BUILDINGS.

APPROVAL OF THE PLANNING COMMISSION

I, *D.D. Williams*, 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 13<sup>th</sup> day of September, 1977, and same was duly approved on the 16<sup>th</sup> day of October, 1977 by said Commission.

*D.D. Williams*  
Chairman, City Planning Commission,  
Bryan, Texas

CERTIFICATE BY THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Bryan, Texas.

*Hubert Nelson*  
City Planner, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Frank Gaudin*, 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 31<sup>st</sup> day of October, 1977, in the Deed Records of Brazos County, Texas in Volume 324, Page 403.

*Frank Gaudin*  
County Clerk, Brazos County, Texas

OWNERS ACKNOWLEDGMENT AND DEDICATION

I, JOHN B. LOZICA, President of Landmark Investments, Inc., Owner of the land shown on this plat and designated herein as APRIL COURT TOWNHOME CONDOMINIUMS, a subdivision to the City of Bryan, Texas, hereby dedicate all utility easements shown on this plat to the use of the public forever for the purpose and consideration herein expressed.

*John B. Lozica*  
JOHN B. LOZICA, President  
Landmark Investments, Inc.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John B. Lozica, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of said corporation and in the capacity therein stated.

Given under my hand and seal of office on this the 20<sup>th</sup> day of October, 1977.

*Hail Cameron*  
Notary Public, Brazos County, Texas

PHASE I & PHASE II

APRIL COURT TOWNHOME CONDOMINIUMS

A RESUBDIVISION OF THE  
2826 AC. TRACT NO. 4 and 1994 AC. TRACT NO. 5  
OAK VILLAGE RACQUET CLUB, PHASE II

OWNED AND DEVELOPED BY:  
LANDMARK INVESTMENTS  
2600 SOUTHWEST FREEWAY  
SUITE 425  
HOUSTON, TEXAS 77098  
RICHARD CARTER LEAGUE  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30'  
AUGUST 1977

PREPARED BY:  
SPENCER J. BUCHANAN & ASSOCIATES, INC.  
CONSULTING ENGINEERS BRYAN, TEXAS