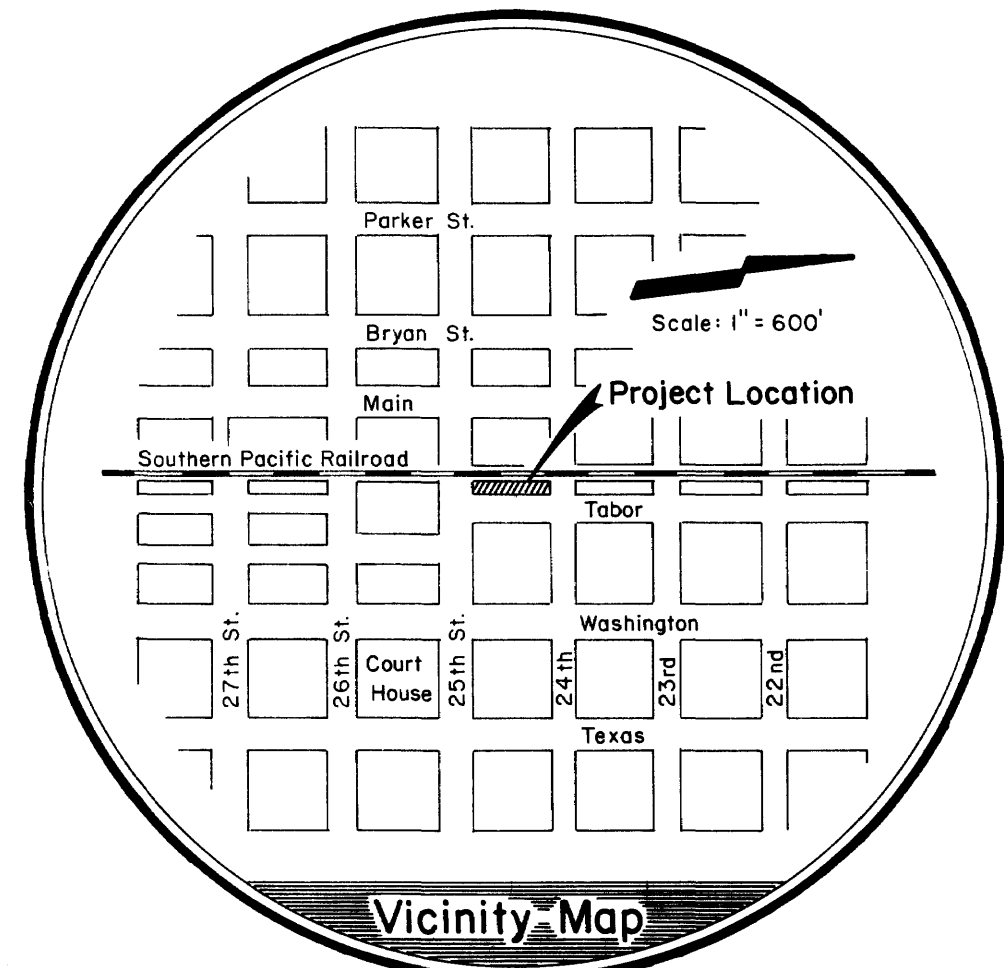
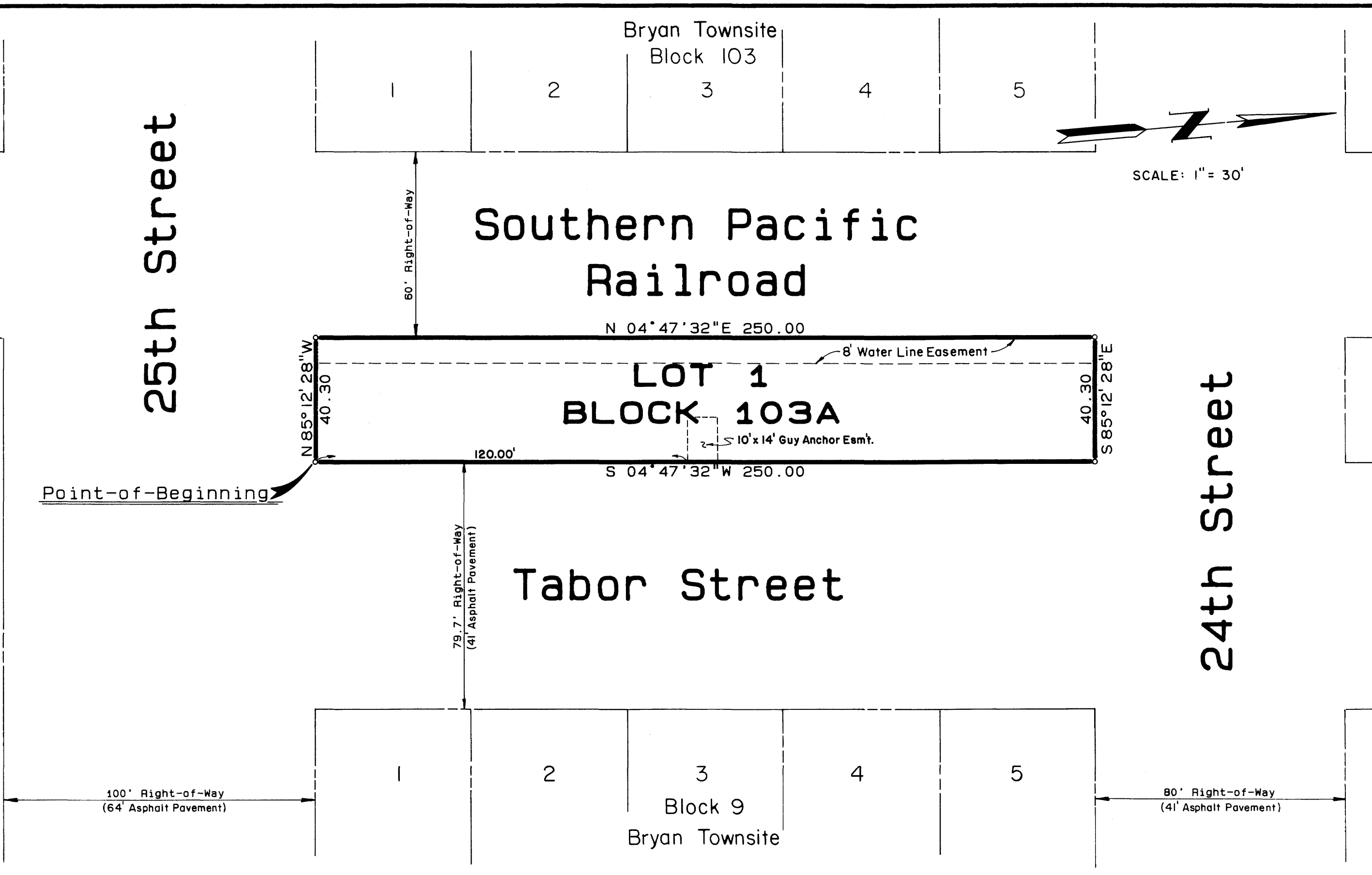
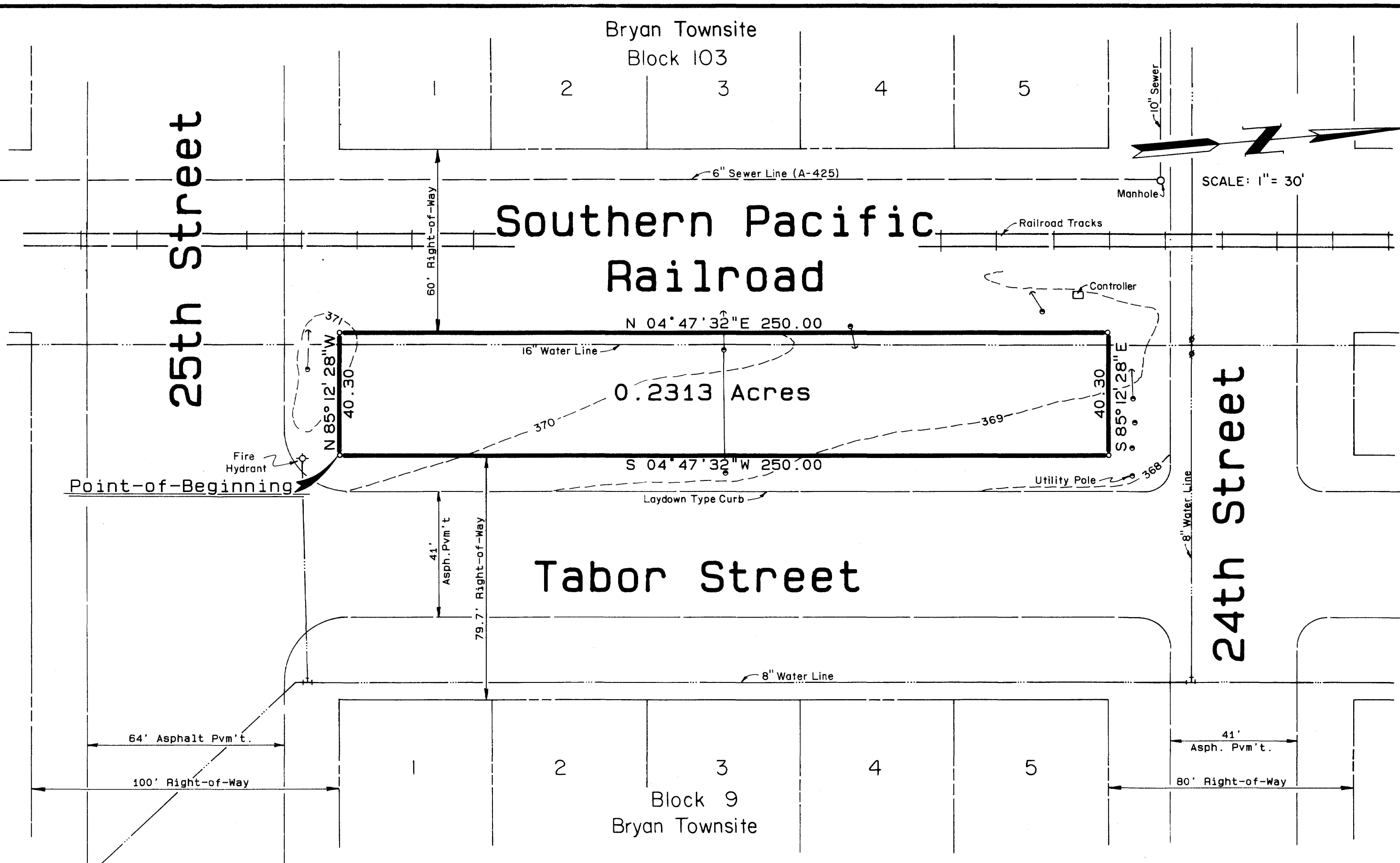


FILED

90 JUL -6 AM 8:53

CLERK OF COUNTY CLERK
BRAZOS COUNTY, TEXAS
MARSHALL

447953



PRE-PLATTED CONDITION

FINAL PLAT

CERTIFICATION BY 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 7 day of July, 1990, in the Deed Records of Brazos County in Volume 185, Page 177.

Frank Boriskie by Karen McGreen
County Clerk, Brazos County, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

The, **BRAZOS A. VARISCO ESTATE**, 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 204, Page 486 and Volume 210, Page 338, and designated herein as **Lot 1, Block 103A, BRYAN ORIGINAL TOWNSITE** 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.

Antoinette Varisco Guido
Antoinette Varisco Guido
Co-Independent Executrix of Brazos A. Varisco Estate

FIELD NOTES

0.2313 ACRES

Being all that certain tract or parcel of land, lying and being situated in the S.F. AUSTIN NO. 9 LEAGUE, Abstract No. 62, in Bryan, Brazos County, Texas and being all of the tract of land conveyed to Brazos A. Varisco by W. B. Roman by deed recorded in Volume 204, Page 486 of the Deed Records, and all of the tract of land conveyed to Brazos A. Varisco by the City of Bryan by deed recorded in Volume 210, Page 338 of the Deed Records and being more particularly described by notes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod set at the intersection of the West right-of-way line of Tabor Street (based on a 79.7-foot width) and the North right-of-way line of 25th Street (based on a 100-foot width);

THENCE: N 85° 12' 28" W along the said north line of 25th Street for a distance of 40.30 feet to a 1/2-inch iron rod set for corner, said iron rod also marking the East right-of-way line of the Southern Pacific Railroad (based on a 60-foot width);

THENCE: N 04° 47' 32" E along said East line of the railroad for a distance of 250.00 feet to a 1/2-inch iron rod set in the south right-of-way line of 24th Street (based on an 80-foot width);

THENCE: S 85° 12' 28" E along said line of 24th Street for a distance of 40.30 feet to a 1/2-inch iron rod set at the intersection of the beforementioned West line of Tabor Street;

THENCE: S 04° 47' 32" W for a distance of 250.00 feet to the **POINT OF BEGINNING** and containing 0.2313 acres of land, more or less.

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure 5/14/90
Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859 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 and that the notes and bounds describing said subdivision will describe a closed geometric form.

Michael R. McClure 5/14/90
Registered Professional Land Surveyor

GENERAL NOTES:

1. Land Use: Drive Through Automatic Teller Machine
2. This property is currently zoned CBD - Central Business District.
3. All building setback lines shall be as per the requirements established by the City of Bryan Zoning Ordinance for Central Business District.
3. **ORIGIN OF BEARING SYSTEM:** Utilized the State Plane Coordinate System for National Geodetic Survey Monuments and Azimuth Reference marks found nearby.
4. According to the City of Bryan Flood Insurance Rate Maps, Community Panel No. 480082 0007 B, dated May 19, 1981, this property is not within a 100-Year Flood Hazard area.
5. 1/2-inch iron rods have been set at all property corners.

CERTIFICATION BY THE PLANNING DIRECTOR

I, the undersigned, Director of Planning of the City of Bryan, 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 this ordinance.

Ray Sharma
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION:

I, ED WAGONER, Chairman of the City Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning & Zoning Commission of the City of Bryan on the 23RD day of MAY, 1990, and same was duly approved on the 7TH day of JUNE, 1990, by said Commission.

Ed Wagoner
Chairman, City Planning & Zoning Commission
Bryan, Texas

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 appropriate codes and ordinances of the City of Bryan.

Ray Sharma
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Antoinette Varisco Guido, 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 17th day of May, 1990.

Colleen K. Norton
Notary Public in and for Brazos County, Texas
My term expires: 4/19/93
Printed Name

FINAL PLAT

BRYAN ORIGINAL TOWNSITE
LOT 1, BLOCK 103A
0.2313 ACRES
S.F. AUSTIN NO. 9 LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS
JUNE, 1990

OWNER:
Brazos A. Varisco Estate

ENGINEER & SURVEYOR:
McClure Engineering, Inc.
7th Floor Varisco Building
219 N. Main St.
Bryan, Texas 77803

on land base
WD color