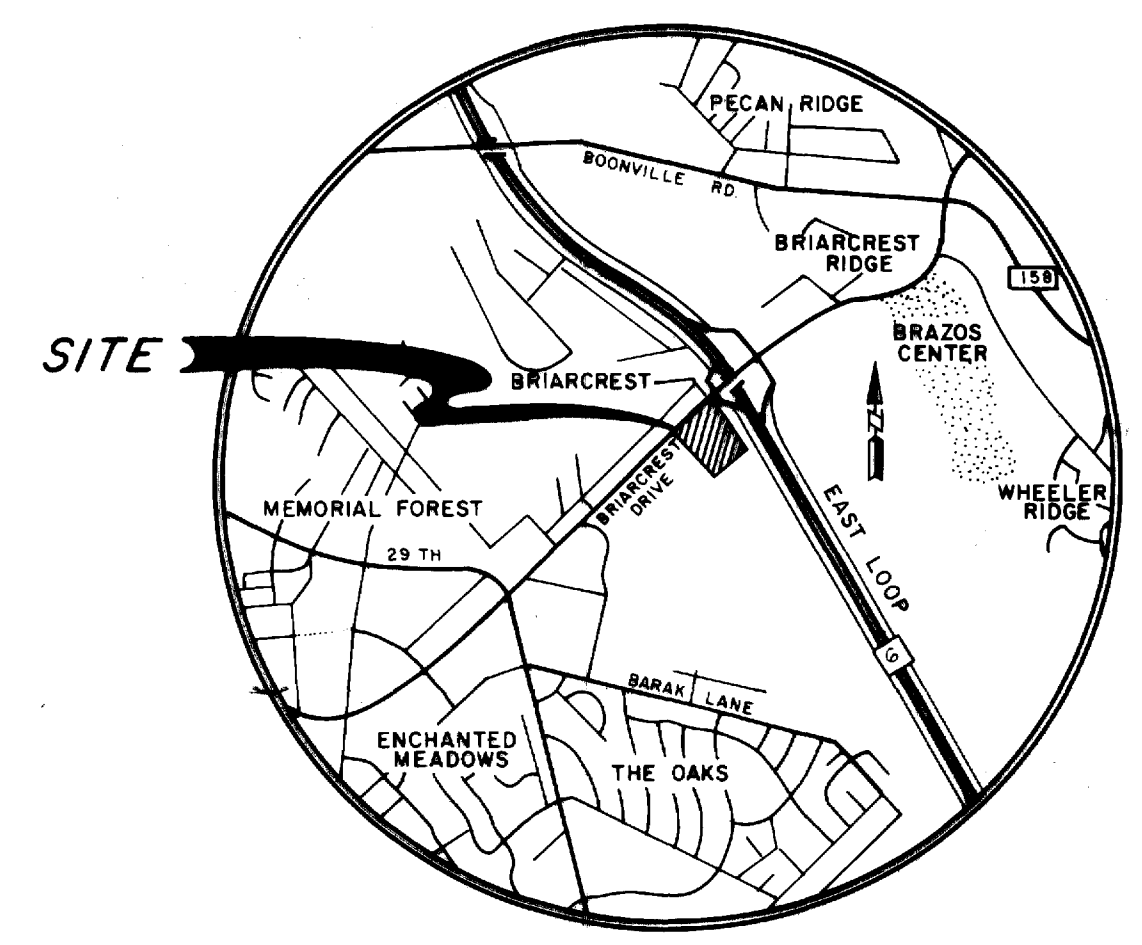
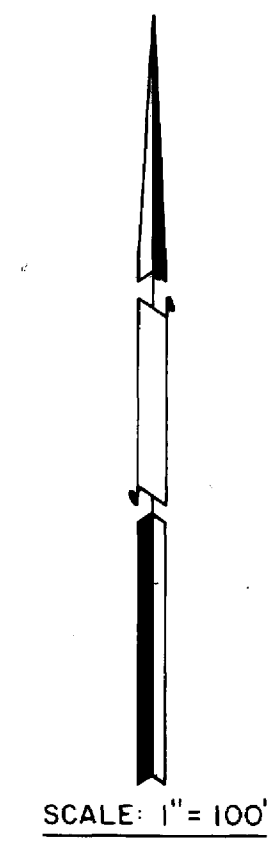
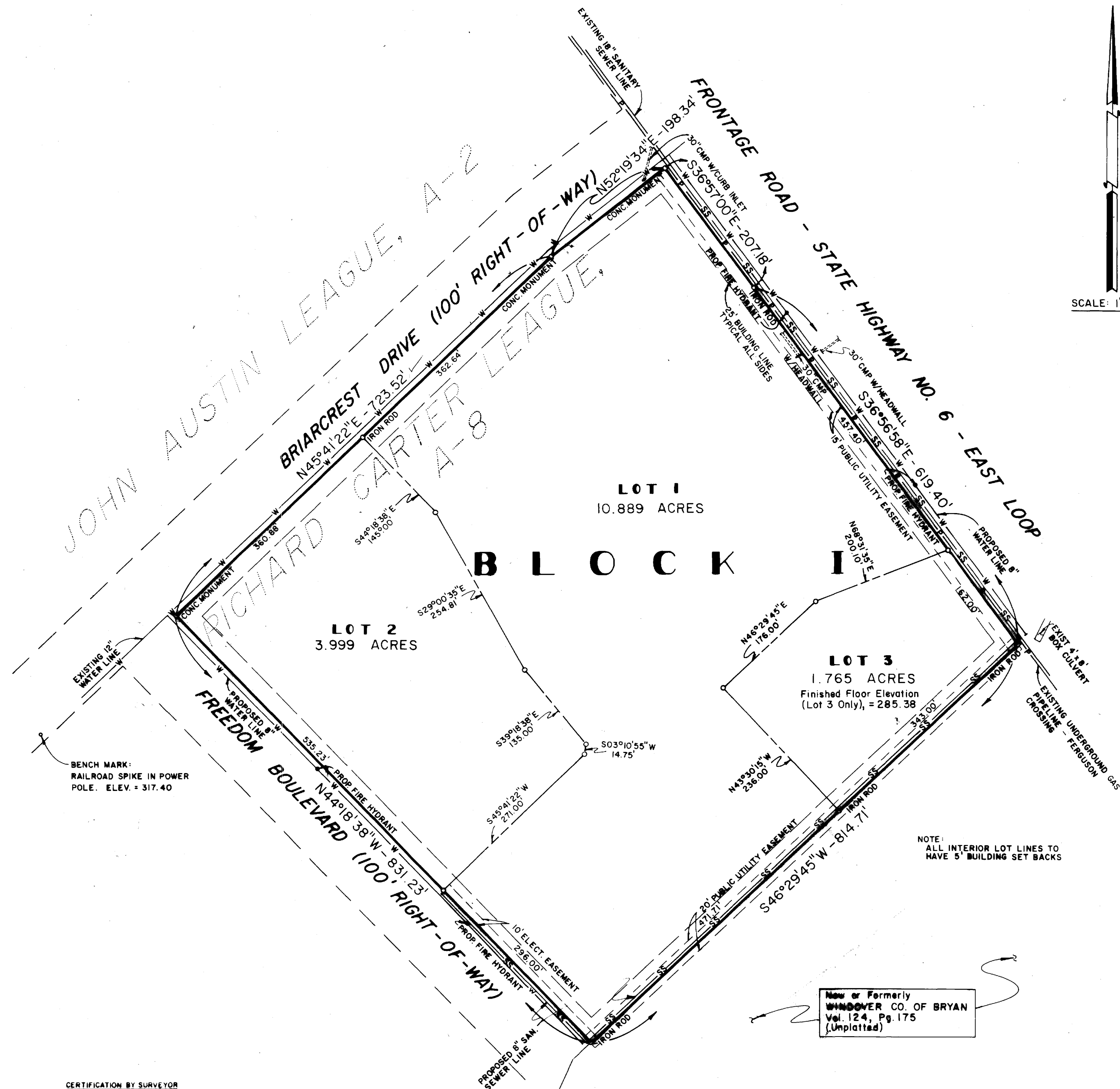


on balance no 1463



VICINITY MAP
SCALE: 1" = 2 MI.
FIRST CITY NATIONAL BANK SUBDIVISION
16.653 ACRES TRACT
RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS

Field notes of a 16.653 acres tract or parcel of land lying and being situated in the Richard Carter League, A-8, and being designated on this Plat as the First City National Bank Subdivision, and being more particularly described as follows:

BEGINNING at a concrete monument found marking the north corner of the herein described tract, said monument also being located in the southeast right-of-way of Briarcrest Drive, said monument also being located in the southwest right-of-way of State Highway No. 6 East By-Pass;

THENCE S 36°57'00" E along the southwest right-of-way of the aforementioned State Highway No. 6 East By-Pass for a distance of 207.18 feet to an iron rod for corner;

THENCE S 36°56'58" E continuing along the southwest right-of-way of the aforementioned State Highway No. 6 East By-Pass for a distance of 619.40 feet to an iron rod for corner;

THENCE S 46°29'45" W for a distance of 814.71 feet to an iron rod for corner, said iron rod being located in the northeast right-of-way of Freedom Boulevard;

THENCE N 44°18'38" W along the northeast right-of-way of the aforementioned Freedom Boulevard for a distance of 831.23 feet to a concrete monument for corner, said concrete monument also being located in the southeast right-of-way of Briarcrest Drive;

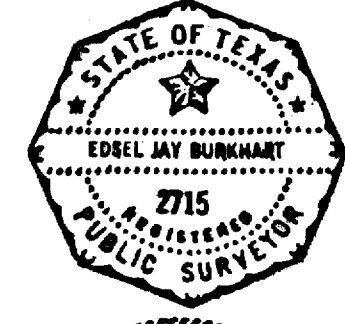
THENCE N 45°41'22" E along the southeast right-of-way of the aforementioned Briarcrest Drive for a distance of 723.52 feet to a concrete monument for corner;

THENCE N 52°19'34" E continuing along the southeast right-of-way of the aforementioned Briarcrest Drive for a distance of 198.34 feet to the PLACE OF BEGINNING containing 16.653 acres of land, more or less.

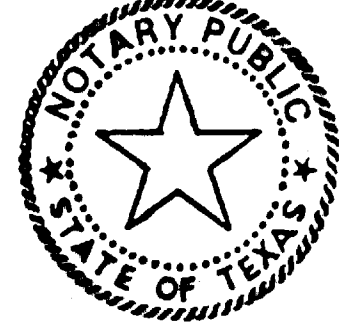
PROPOSED LAND USE: COMMERCIAL

NOTE: ALL INTERIOR LOT LINES TO HAVE 5' BUILDING SET BACKS

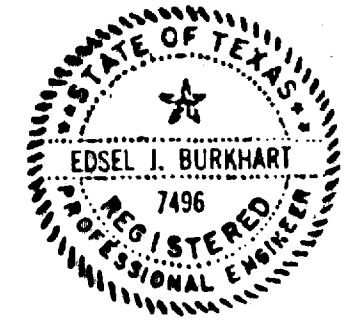
Show or Formerly
WINDOVER CO. OF BRYAN
Vol. 124, Pg. 175
(Unplatted)



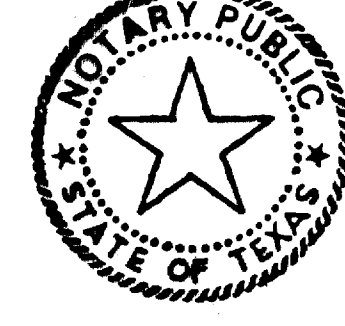
CERTIFICATION BY SURVEYOR
I, EDESEL JAY BURKHART, REGISTERED PUBLIC SURVEYOR NO. 2715, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



CERTIFICATION 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.



CERTIFICATION BY ENGINEER
I, EDESEL J. BURKHART, REGISTERED PROFESSIONAL ENGINEER NO. 7496, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.



CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Brinkley, 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 ON THE 20th DAY OF September 1983, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 113, PAGE 243.

CERTIFICATION BY THE CITY PLANNER
I, ROGER JACKSON, 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 11th DAY OF August, 1983, AND SAME WAS DULY APPROVED ON THE 11th DAY OF September, 1983, BY SAID COMMISSION.

CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Brinkley, 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 ON THE 20th DAY OF September 1983, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 113, PAGE 243.

APPROVAL OF THE PLANNING COMMISSION
I, ROGER JACKSON, 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 11th DAY OF August, 1983, AND SAME WAS DULY APPROVED ON THE 11th DAY OF September, 1983, BY SAID COMMISSION.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I, Kenneth A. Telg, Vice-President of First City National Bank, Owner of the land shown on this Plat 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 herein expressed.

FIRST CITY NATIONAL BANK

By: Kenneth A. Telg, Vice-President

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 23 DAY OF JUNE, 1983



GREGORY M. MORGAN

FILED
SEP 20 1983
FRANK BRINKLEY
County Clerk, Brazos County, Bryan, Texas

277538

FINAL PLAT

FIRST CITY NATIONAL BANK SUBDIVISION
16.653 ACRES RICHARD CARTER LEAGUE, A-8
Bryan, Brazos County Texas

OWNED BY:
FIRST CITY NATIONAL BANK BRYAN, TEXAS

PREPARED IN AUGUST, 1983 BY:
SPENCER J. BUCHANAN AND ASSOCIATES, INC.
CONSULTING ENGINEERS BRYAN, TEXAS

Revision B - 8-31-83
Changed Date of Plat From June to August
Revision A - 8-17-83
Revised Lot 2 & Relocated Fire Hydrants
& Sewer Line per new Site Plan