

FILED

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JOHN AUSTIN LEAGUE A-2  
BRIARCREST DRIVE (100' RIGHT-OF-WAY) 723.52

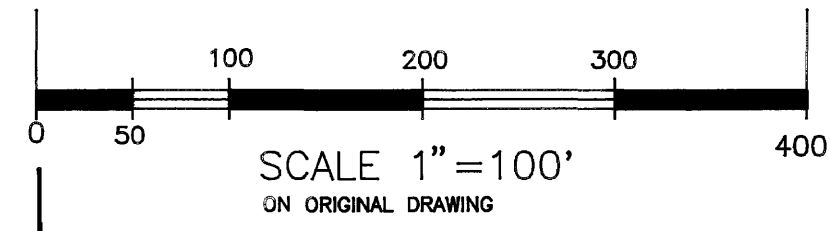
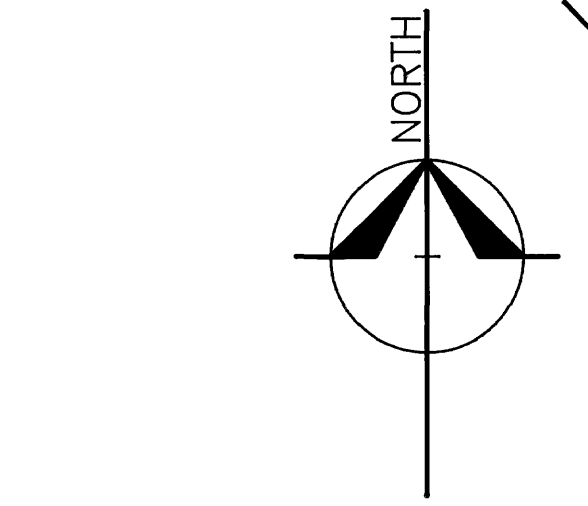
RICHARD CARTER LEAGUE A-8  
FREDOM BOULEVARD (100' RIGHT-OF-WAY)

# BLOCK 1

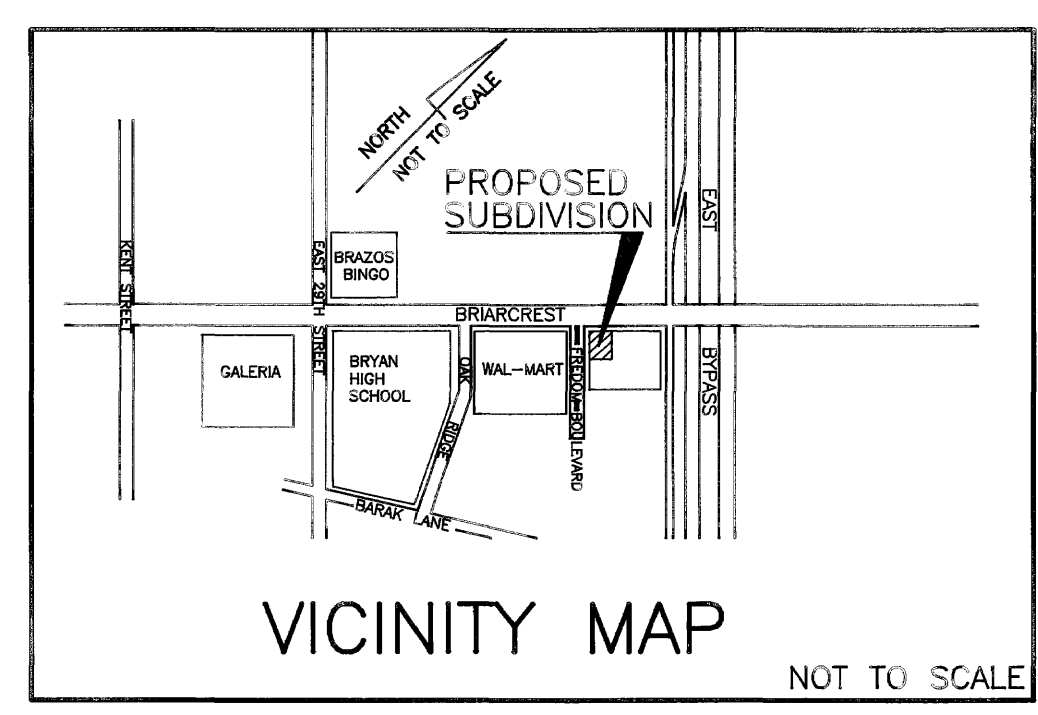
LOT 1  
10.889 AC

LOT 3  
1.765 AC  
FINISHED FLOOR ELEVATION  
285.38 (LOT 3 ONLY)

LOT 2  
3.999 AC



ORIGINAL PLAT - FIRST CITY NATIONAL BANK SUBDIVISION



SUBDIVISION DATA	
TOTAL LOTS =	3
LOT 2A, ZONED OFFICE	
LOT 2B, ZONED OFFICE	
LOT 2C, ZONED OFFICE	

FIELD NOTES	DESCRIPTION
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, A-8, BRAZOS COUNTY, TEXAS AND BEING LOT 2, BLOCK 1, OF THE FIRST CITY NATIONAL BANK SUBDIVISION AND RECORDED IN VOLUME _____, PAGE _____, DEED RECORDS OF BRAZOS COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:	

BEGINNING: AT A CONC. MONUMENT FOUND AT THE MOST WESTERLY CORNER OF THIS 3.999 ACRE TRACT; SAME BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BRIARCREST DRIVE;

THENCE: N 45°41'22" E - 360.88' FEET TO AN IRON ROD SET FOR A CORNER;

THENCE: S 44°18'38" E - 145.00' FEET TO AN IRON ROD SET FOR A CORNER;

THENCE: S 29°00'35" E - 254.81' FEET TO AN IRON ROD SET FOR A CORNER;

THENCE: S 39°18'38" E - 135.00' FEET TO AN IRON ROD SET FOR A CORNER;

THENCE: S 03°10'55" W - 14.75' FEET TO AN IRON ROD SET FOR A CORNER;

THENCE: N 45°41'22" W - 271.00' FEET TO AN IRON ROD SET FOR A CORNER; SAME BEING LOCATED IN THE NORTHEAST R.O.W. LINE OF FREEDOM BOULEVARD;

THENCE: N 44°18'38" W - 535.23' FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.999 ACRES OF LAND, MORE OR LESS, ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF DANTE CARLOMAGNO, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 1562, IN NOVEMBER, 1993.

BASIS OF SURVEY BEARINGS: PREVIOUS PLAT

### CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, MARY ANN WARD, 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 16th DAY OF NOVEMBER, 1993, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 1488, PAGE 441.

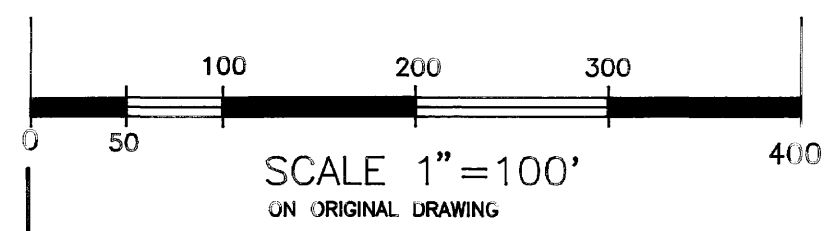
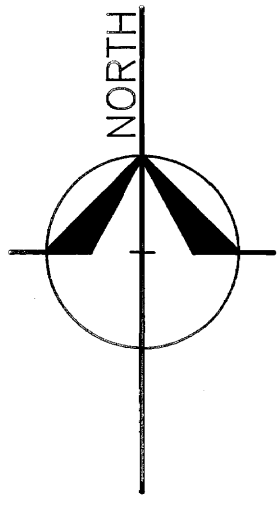
Mary Ann Ward, County Clerk  
Dante Carlomagno, Deputy Clerk

JOHN AUSTIN LEAGUE A-2  
ASPHALT PAVED BRIARCREST DRIVE (100' RIGHT-OF-WAY)

LOT 2B  
1.094 AC

LOT 2A  
0.711 AC

LOT 2C  
2.194 AC



REPLAT

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

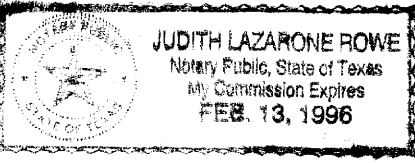
VICTORIA BANK TRUST, OWNERS OF THE LAND TRACT SHOWN ON THIS PLAT, BEING THE TRACT OF LAND PRESENTLY PLATTED AS BLOCK 1, LOT 2, OF THE FIRST CITY NATIONAL BANK SUBDIVISION IN THE CITY OF BRYAN, AND RECORDED IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, DOES HEREBY AUTHORIZE REPLATING AND REDEDICATION AS THE TODD SUBDIVISION, AND BY THE SIGNATURE AFFIXED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HERON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Mervin D. Peters  
OWNER SIGNATURE  
MERVIN D. PETERS, SVP  
PRINTED NAME AND TITLE

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, ON THIS DAY PERSONALLY APPEARED Mervin D. Peters 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 ON THIS 9th DAY OF December, 1993.



Judith Lazaroni Rowe  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

### CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, DANTE CARLOMAGNO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1562, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT DRAWING IS TRUE AND CORRECT AND CONFORMS TO AN ACTUAL SURVEY OF THE PROPERTY, MADE UNDER MY SUPERVISION, ON THE GROUND AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBES A CLOSED GEOMETRIC FORM.



Dante Carlomagno  
REGISTERED PROFESSIONAL LAND SURVEYOR

### CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF BRAZOS

I, M. L. HAMMONS, REGISTERED PROFESSIONAL ENGINEER NO. 25308 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN PLANNED AND PREPARED WITH PROPER ENGINEERING CONSIDERATION AND REGARD TO APPLICABLE REQUIREMENTS OF THE CITY OF BRYAN SUBDIVISION REGULATIONS.

M. L. HAMMONS, P.E.

### CERTIFICATE OF CITY ENGINEER

I, BRUCE KARR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Bruce Karr  
CITY ENGINEER  
CITY OF BRYAN, TEXAS

### CERTIFICATE OF CITY PLANNER

I, \_\_\_\_\_, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, 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 THE APPLICABLE ORDINANCES.

Rafael Shanaa  
CITY PLANNER, BRYAN, TEXAS

### APPROVAL OF PLANNING AND ZONING COMMISSION

I, ART KING, CHAIRMAN OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 17th DAY OF NOVEMBER, 1993, AND SAME WAS DULY APPROVED ON THE 2nd DAY OF DECEMBER, 1993 BY SAID COMMISSION.

ART KING  
CHAIRMAN OF THE PLANNING & ZONING COMMISSION  
BRYAN, TEXAS.

# TODD SUBDIVISION

3.999 ACRES

A REPLAT OF:  
**BLOCK 1, LOT 2,**  
**FIRST CITY NATIONAL BANK SUBDIVISION**

RICHARD CARTER LEAGUE, A-8  
BRYAN, BRAZOS COUNTY, TEXAS

<b>OWNER:</b> VICTORIA BANK TRUST 3000 BRIARCREST BRYAN, TEXAS 77805	<b>SURVEYED BY:</b> DANTE CARLOMAGNO 2714 FINFEATHER, BRYAN, TEXAS 77801	<b>PLAT PREPARED BY:</b> M. L. HAMMONS, P.E. 1700 KYLE SOUTH SUITE 240 COLLEGE STATION, TEXAS 77840
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DATE: 16 NOVEMBER 1993

on base 4/1/01 wd

55.8015