VILLAWEST SECTION 2

FINAL PLAT

APPROVAL OF THE PLANNING COMMISSION

I, D.D. WILLIAMSON, 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 26 DAY OF January A.D. 1978 AND SAME WAS DULY APPROVED ON THE 16 DAY OF FEBRUARY A.D. 1978 BY SAID COMMISSION.

D.D. Williamson

CHAIRMAN OF THE CITY PLANNING COMMISSION BRYAN, TX.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Bonsky CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 6th DAY OF December A.D. 1977, TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 23 DAY OF February A.D. 1978 AT 2:30 O'CLOCK PM. AND DULY RECORDED ON THE 23 DAY OF February A.D. 1978 IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 391 PAGE 643-645

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS, THIS 2 DAY OF March A.D. 1978.

Frank Bonsky

COUNTY CLERK, BRAZOS COUNTY, TEXAS

BY Dishongh DEPUTY

APPROVAL OF COMMISSIONERS COURT

I, [signature], COUNTY JUDGE IN AND FOR BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY COMMISSIONERS COURT ON THE 13 DAY OF February, 1978

COUNTY JUDGE
BRAZOS COUNTY TEXAS

CERTIFICATION BY THE
DIRECTOR OF PLANNING

I, THE UNDERSIGNED, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN

Hubert Nelson

DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS KNOW ALL MEN BY THESE PRESENTS:

THAT THE BRAVER CORPORATION, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN BRYAN, TEXAS, ACTING HEREIN BY AND THROUGH ITS PRESIDENT, RAMIRO A. GALINDO, OWNER OF THE HEREON DESCRIBED 24.27 ACRE TRACT OF LAND OUT OF ZENO PHILLIPS LEAGUE, ABSTRACT 45 BRAZOS COUNTY, TEXAS AND BEING CONVEYED TO US BY VIRTUE OF DEED RECORD IN VOLUME 369 PAGE 835, OF THE BRAZOS COUNTY DEED RECORDS, DO HEREBY ADOPT THIS MAP OR PLAT AS OUR SUBDIVISION TO BE KNOWN AS "VILLAWEST SECTION 2", AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 24th DAY OF January A.D. 1978

R Galindo A

RAMIRO A. GALINDO, PRESIDENT
THE BRAVER CORPORATION, INC.

STATE OF TEXAS
COUNTY OF BRAZOS

139807 FILED
AT 2:30 O'CLOCK P.M.
FEB 23 1978
BRAZOS COUNTY, TEXAS
By [signature] Deputy

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED RAMIRO A. GALINDO KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AN SEAL OF OFFICE THIS 21ST DAY OF February A.D. 1978

Joyce T Ross

NOTARY PUBLIC IN AND FOR BRAZOS
COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

I, RAMIRO A. GALINDO, REGISTERED PROFESSIONAL ENGINEER NO. 23727 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

R Galindo A

REGISTERED PROFESSIONAL ENGINEER

NOTES:

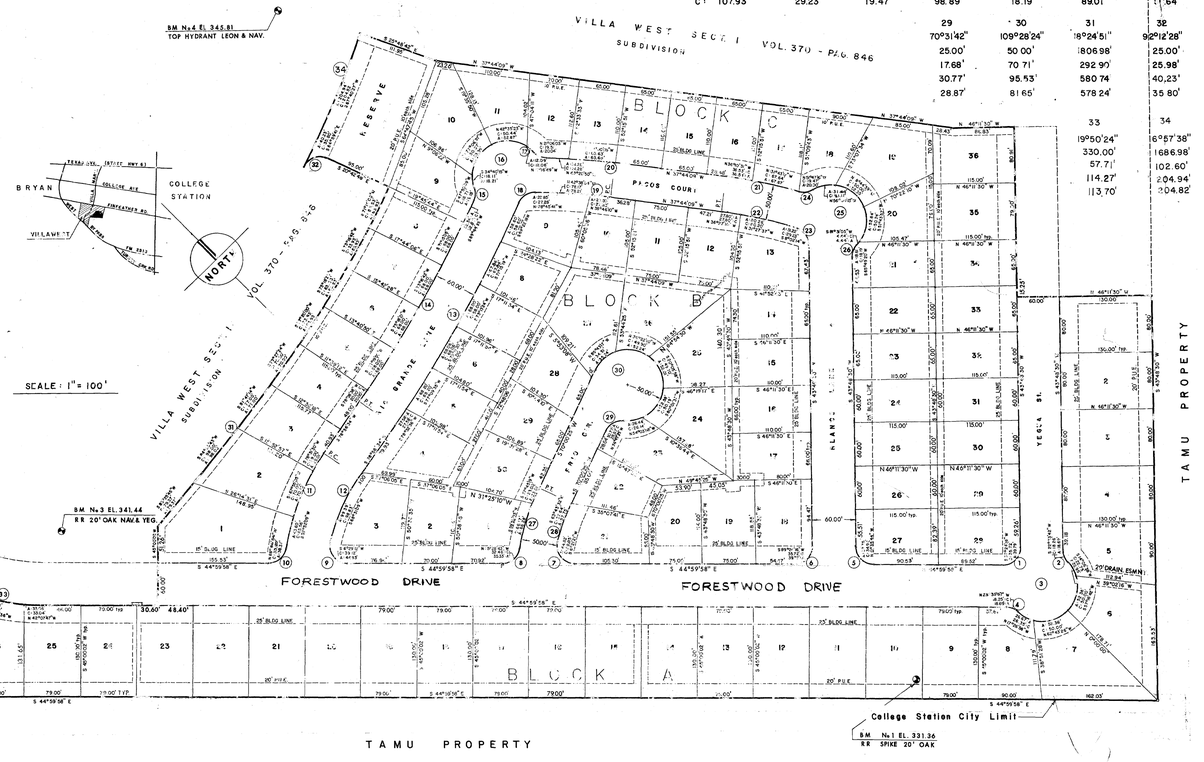
1. P.U.E.=PUBLIC UTILITY EASEMENT.
2. DRAIN. ESMNT = DRAINAGE EASEMENT.
3. SUBDIVISION AREA = 24.27 ACRES.
4. MINIMUM SIDEYARD SETBACK = 5' EXCEPT FOR 'RESERVE'
5. C.S.E. = CITY OF BRYAN ELECTRICAL EASEMENT.
6. B.L. = BUILDING LINE SETBACK.
7. ALL LOTS IN THIS SUBDIVISION ARE WITHIN THE BOUNDARIES OF BRAZOS CO. MUNICIPAL UTILITY DISTRICT N°1.
8. PROPERTY OWNER'S LOT MAINTENANCE RESPONSIBILITY EXTENDS TO CURB LINE.
9. SMALL ROUND CIRCLES DENOTE IRON PINS ON THE GROUND.

COORDINATES OF PROPERTY CORNER'S PI's

	1	2	3	4	5
N :	10271.4904	10237.6073	8431.4375	10768.3548	10434.1618
E :	9997.2128	10047.7817	10016.1955	9736.1326	9834.5446
	6	7	8	9	10
N :	10476.5887	10735.7941	10770.5655	10961.9216	11003.2756
E :	9792.1186	9532.9185	9498.1479	9306.7963	9264.3221
	11	12	13	14	15
N :	11059.6779	11005.2370	11066.2795	11118.7701	11183.1608
E :	9341.6771	9376.0431	9688.9750	9644.7392	9822.6315
	16	17	18	19	20
N :	11406.3373	11158.6070	11137.8705	11089.4126	11116.3912
E :	9928.9707	9921.7944	9871.3377	9920.8360	9963.1814
	21	22	23	24	25
N :	10911.3952	10879.2450	10815.3660	10856.3979	10766.4975
E :	10121.8257	10083.4826	10117.0887	10152.0952	10482.8230
	26	27	28	29	30
N :	10754.8598	10809.4752	10767.9791	10822.9129	10863.8547
E :	10142.1720	9551.7846	9583.8501	9734.4424	9700.7328
	31	32	33	34	
N :	11177.4289	11388.7212	11237.2652	11413.6105	
E :	9467.8961	9701.0830	8946.6048	9774.5785	

CURVE DATA

	1	2	3	4	5	6	7
Δ :	9°11'32"	42°50'12"	176°48'42"	42°50'12"	88°48'28"	91°11'32"	102°42'35"
R :	250.0	25.00	50.00	25.00	25.00	25.00	25.00
T :	25.53'	9.81'	1796.62'	9.81'	24.49'	25.53'	31.27'
A :	39.79'	18.69'	154.30'	18.69'	38.75'	39.79'	44.82'
C :	35.72'	18.26'	99.96'	18.26'	34.99'	35.72'	39.05'
	8	9	10	11	12	13	14
Δ :	80°57'33"	102°58'13"	83°13'02"	25°07'48"	21°05'30"	10°21'27"	8°42'18"
R :	25.00'	25.00'	25.00'	330.00'	270.00'	1981.98'	1921.98'
T :	21.34'	31.41'	22.20'	73.55'	50.27'	179.63'	146.29'
A :	35.33'	44.93'	36.31'	144.74'	99.39'	358.29'	292.01'
C :	32.46'	39.12'	33.20'	143.58'	98.83'	357.80'	291.73'
	15	16	17	18	19	20	21
Δ :	43°57'23"	156°11'33"	45°55'50"	66°07'38"	7°47'21"	6°41'29"	8°54'30"
R :	25.00	50.00	25.00	25.00	780.00	830.00	670.24
T :	10.09'	237.19'	10.59'	16.27'	53.10'	48.52'	52.21'
A :	19.18'	136.30'	20.04'	28.85'	106.04'	96.93'	104.21'
C :	18.71'	97.84'	19.51'	27.28'	105.96'	96.88'	104.10'
	22	23	24	25	26	27	28
Δ :	9°58'57"	71°32'29"	45°49'38"	162°53'04"	42°39'39"	15°44'28"	12°01'56"
R :	620.24'	25.00'	25.00'	50.00'	25.00'	325.00'	275.00'
T :	54.17'	18.01'	10.57'	332.27'	9.76'	44.93'	28.98'
A :	108.06'	31.22'	20.00'	142.14'	18.61'	89.29'	57.75'
C :	107.93'	29.23'	19.47'	98.89'	18.19'	89.01'	57.64'
				29	30	31	32
Δ :				70°31'42"	109°28'24"	18°24'51"	92°12'28"
R :				25.00'	50.00'	1806.98'	25.00'
T :				17.68'	70.71'	292.90'	25.98'
A :				30.77'	95.53'	580.74'	40.23'
C :				28.87'	81.65'	578.24'	35.80'
						33	34
Δ :						19°50'24"	6°57'38"
R :						330.00'	1686.98'
T :						57.71'	102.60'
A :						114.27'	204.94'
C :						113.70'	204.82'



Dsg. & Calc. : A.Angulo – J.Elliott

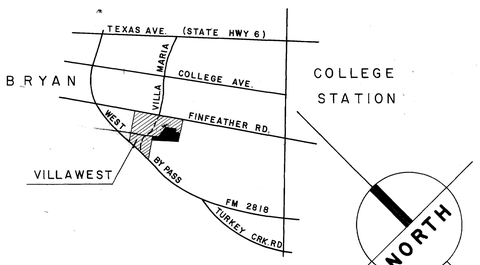
59.4100

FINAL PLAT

VILLAWEST SECTION 2

SHEET 2 OF 2

OWNER : THE BRAVER CORPORATION INC.
SUBDIVIDER: THE BRAVER CORPORATION INC.
ENGINEER : RAMIRO A. GALINDO



DEC. 6, 1977
Scale : 1" = 50'
Area of subdivision : 24.27 AC.

VOL. 370 – PAG. 846

VILLA WEST SECT. I SUBDIVISION

VOL. 370 – PAG. 846

BM No 4 El. 345.81'
TOP HYDRANT LEON & NAVIDAD

BM No2 El. 343.78
TOP HYDRANT, LEON & YEGUA

BM No3 El. 341.44'
RR 20" OAK NAVIDAD & YEGUA

BM No1 El. 331.36'
RR SPIKE 20' OAK

RESERVE

BLOCK C

BLOCK B

BLOCK A

PECOS COURT

FRIO CIR.

RIO GRANDE LANE

BLANCO LANE

YEGUA ST.

FORESTWOOD DRIVE

College Station City Limit

TAMU PROPERTY

GALCO ENG.
VOL 356 PG 730

FILED
At 2:35 o'clock M
FEB 22 1978
FRANK DORISKIE
County Clerk, Brazos County, Texas
By ____ Deputy

139807

approved Herbert Nelson 3/21/78

Dsg. & Calc. : A. Angulo – J. Elliott

N 10000.00
E 10000.00

59.41