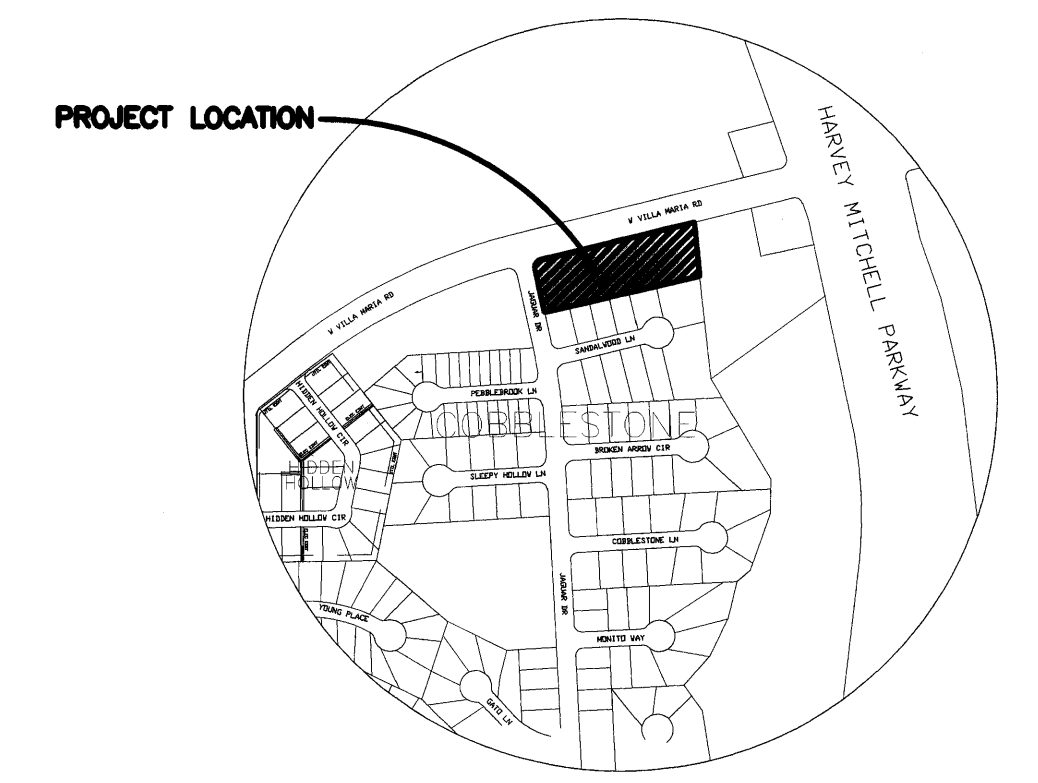
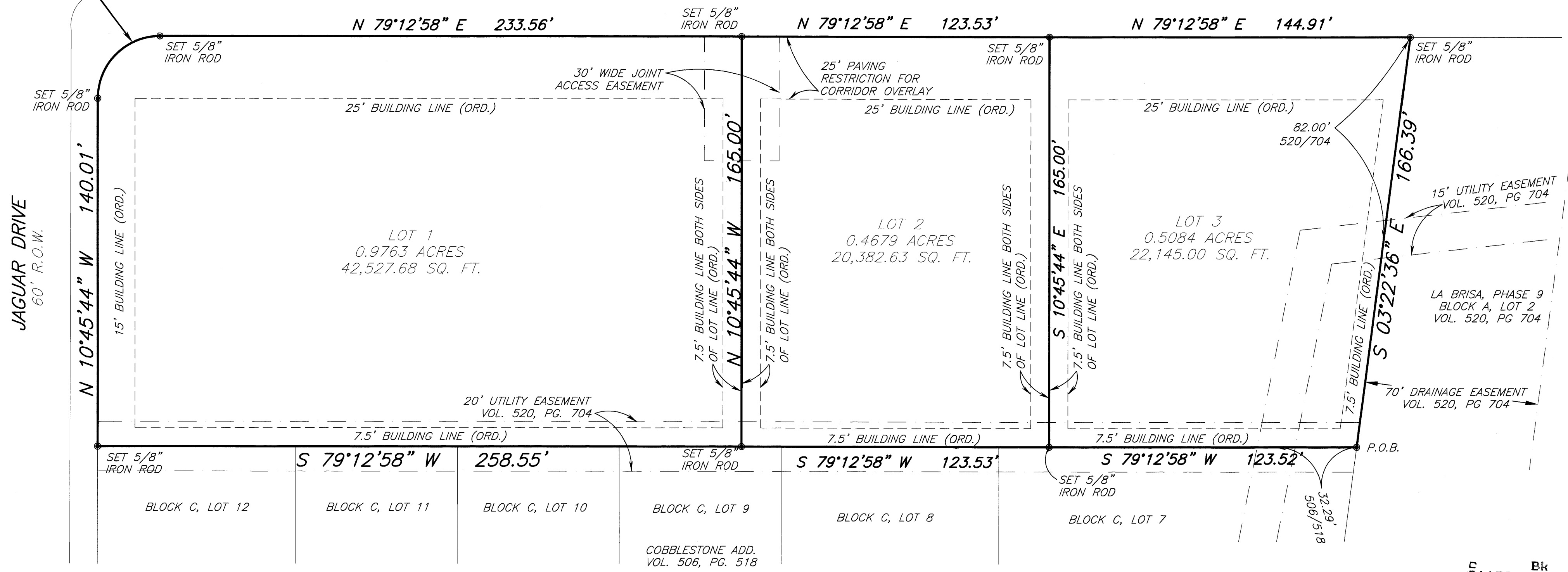


WEST VILLA MARIA ROAD

100' R.O.W.



R=25.00'
D=89°58'34"
L=39.26'
T=24.99'
LC=35.35'
CB=N 34°13'26" E



844300 Blk OR Vol 5847 Pg 98

PLAT

STATE OF TEXAS
COUNTY OF BRAZOS
I, Paul J. Batista, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume _____, Page _____, 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 shown hereon for the purposes identified.

Paul J. Batista
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Paul J. Batista, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal of office this 27 day of January, 2004

Jeannette Raines
Notary Public, Brazos County, Texas
JEANNETTE RAINES
Notary Public
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS
I, Michael G. Petrucci, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume _____, Page _____, 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 shown hereon for the purposes identified.

Michael G. Petrucci
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Michael G. Petrucci, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal of office this 27 day of January, 2004

Jeannette Raines
Notary Public, Brazos County, Texas
JEANNETTE RAINES
Notary Public
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS
I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Dante Carlomagno
Texas Registered Professional Land Surveyor, No. 1562

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 28 day of January, 2004.

Mary Garcia
Planning Administrator, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
BRAZOS COUNTY
as stamped hereon by me.
Jan 30, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

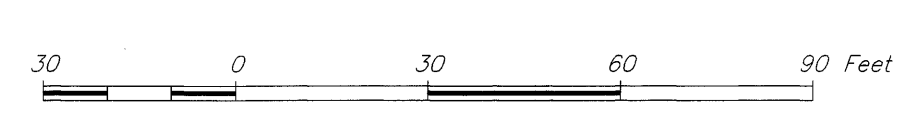
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, the County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 30th day of January, 2004 in the Official Records of Brazos County in Volume 844300, Page 98.

Karen McQueen by: Mary Garcia
County Clerk, Brazos County, Texas

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 and was approved on the 28 day of January, 2004.

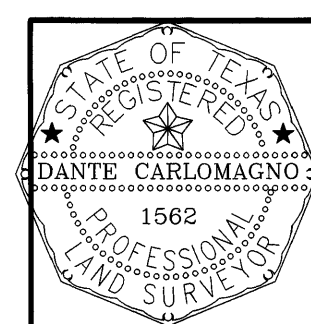
City Engineer, Bryan, Texas

LEGEND
● PROPERTY CORNER



- NOTES:
- The bearing basis of this survey is the north line of the previous survey as recorded in Volume 3786, Page 143, of the Official Records of Brazos County, said bearing being N. 79°12'58" E.
 - Said tract is not under the 100 year flood plain as identified by the Federal Emergency Management Agency, on Community Panel No. 48041C0141 C. Dated: July 2, 1992.
 - All corners are represented by ● and are 1/2" iron rods found unless otherwise noted.
 - All utilities to be verified in field prior to construction.
 - All building lines/setbacks are in accordance with the City of Bryan Site Development Review Ordinance No. 819.
 - This property falls within the West Villa Maria Overlay Corridor, and that the development standards must be in accordance with the requirement of Section 18.5 of the Comprehensive Zoning Ordinance No. 756.

FINAL PLAT
JAGUAR SUBDIVISION
VOLUME 3786, PAGE 143
LOT 1 - 0.9763 ACRES
LOT 2 - 0.4679 ACRES
LOT 3 - 0.5084 ACRES
1601 - 1613 WEST VILLA MARIA ROAD
ZENO PHILLIPS SURVEY, A-45 BRYAN,
BRAZOS COUNTY, TEXAS
Scale: 1" = 30' AUGUST 2003



PAUL J. & CATHEY S. BATISTA
BRAZOS COUNTY, TEXAS

CARLOMAGNO Surveying Inc
2714 Finfeather Road, Bryan, Texas 77801
Phone: (979)775-2873, Fax: (979)775-4781, E-mail: CS@CarlomagnoSurveying.com

DRAWN BY: A. WALLACE DRAWING NO. 03630-Final SHEET 1 OF 1