

Owner's Acknowledgements And Dedications

I, Delph Ross, owner of Lot 2, Block A, shown on this replat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 423, Page 877, and designated herein as Manorwood Subdivision, Section 1, 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.

Delph Ross

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Delph Ross, 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 12 day of June, 1983.

Notary Public in and for Brazos County, Texas
My commission expires June 20, 1985

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

I, Terry G. Jones, owner of Lot 5, Block B, shown on this replat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 423, Page 877, and designated herein as Manorwood Subdivision, Section 1, in the City of Bryan, Texas, and whose name is subscribed hereto 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.

Terry G. Jones

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Terry G. Jones, 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 13 day of June, 1983.

Notary Public in and for Brazos County, Tx.
My commission expires June 20, 1985

MANORWOOD SUBDIVISION, SECTION I & IA (REPLAT)
5.73 ACRE TRACT
ZENO PHILLIPS LEAGUE NO. A-45
BRAZOS COUNTY, TEXAS

Being a 5.73 acre tract or parcel of land, lying and being situated in the Zeno Phillips League, Abstract 45, Brazos County, Texas, and being a portion of a 100.07 acre tract conveyed to Galco Engineering Ltd. by Ford D. Albritton, Jr. by Deed recorded in Vol. 356, Page 720, Deed Records, Texas, and being more particularly described by notes and bounds as follows, to-wit:

Beginning at an iron rod found at the intersection of the northern right-of-way of Villa Maria Road with the Western boundary of Villa Forest, Section II, subdivision as platted in Vol. 271, Page 220, of the Brazos County Deed Records, said point being the easternmost corner of this 5.73 acre tract,

- THENCE N 37° 44' 09" W for a distance of 840.57 feet;
S 44° 25' 31" W for a distance of 336.00 feet;
S 32° 46' 27" E for a distance of 82.54 feet;
S 37° 44' 09" E for a distance of 82.38 feet;
N 52° 15' 51" E for a distance of 200.00 feet;
S 37° 44' 09" E for a distance of 280.12 feet;
S 43° 26' 47" E for a distance of 50.25 feet;
S 37° 44' 09" E for a distance of 104.50 feet;
S 29° 43' 59" E for a chord distance of 93.28 feet, and having the following data; central angle 16° 00' 19", radius 335.00 feet, tangent length 47.10 feet, arc length 93.58;
S 62° 36' 43" E for a chord distance of 32.72 feet, and having the following data; central angle 81° 45' 44", radius 25.00 feet, tangent length 21.64 feet, arc length 35.68 feet;
N 80° 57' 04.9" E for a chord distance of 153.00 feet, and having the following data; central angle 8° 53' 10", radius 987.50 feet, tangent length 76.73 feet, arc length 153.15 feet to the PLACE OF BEGINNING, containing 5.73 acres more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

I, M. J. Scarmardo, President, of the land shown on this replat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 423, Page 877, and designated herein as Manorwood Subdivision, Section 1, 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.

M. J. Scarmardo, President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared M. J. Scarmardo, 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 14 day of June, 1983.

Notary Public in and for Brazos County, Texas

Owner's Acknowledgements And Dedications

I, Donald R. Scarmardo, owner of Lot 3, Block A, shown on this replat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 423, Page 877, and designated herein as Manorwood Subdivision, Section 1, in the City of Bryan, Texas, and whose name is subscribed hereto 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.

Donald R. Scarmardo

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Donald R. Scarmardo, 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 12 day of June, 1983.

Notary Public in and for Brazos County, Tx.
My commission expires June 20, 1985

Owner's Acknowledgements And Dedications

We, George and Mary Ann Bond, owners of Lot 4, Block A, shown on this replat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 423, Page 877, and designated herein as Manorwood Subdivision, Section 1, in the City of Bryan, Texas, and whose names are 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.

George Bond
Mary Ann Bond

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared George and Mary Ann Bond, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 12 day of June, 1983.

Notary Public in and for Brazos County, Tx.
My commission expires June 20, 1985

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, A.H. WINDER, Registered Professional Engineer No. 23313, in and for the State of Texas, hereby certify that proper engineering consideration has been given this plat.

CERTIFICATE BY THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, A.H. WINDER, Registered Public Surveyor No. 3856, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground.

CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Bouskie, 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 8 day of June, 1983, in the Deed Records of Brazos County in Volume 780 Page 457.

Frank Bouskie
County Clerk, Brazos County, Texas

By: Lauren Murphy, Deputy

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that the replat for Manorwood Subdivision, Section 1, and the final plat for Manorwood Subdivision, Section 2, conform to the City master plan, major street plan, land use plan, and the standards and specifications set forth in the Ordinance.

Director of Planning & Development
Bryan, Texas

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 14th day of September, 1983, and same was duly approved on the 6th day of October, 1983 by said Commission.

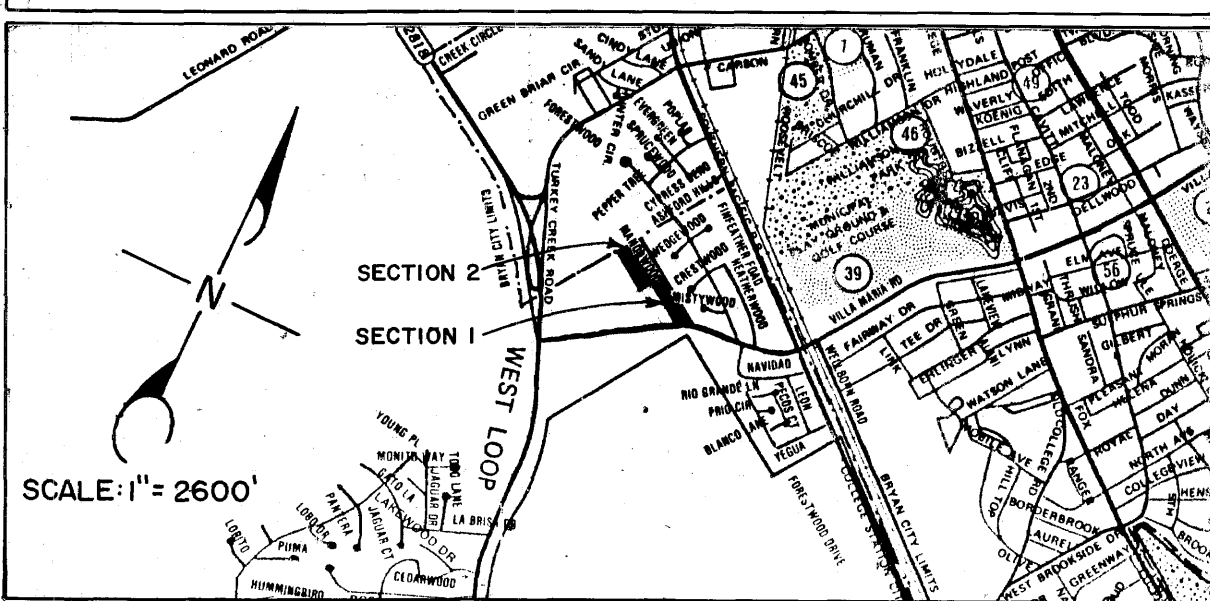
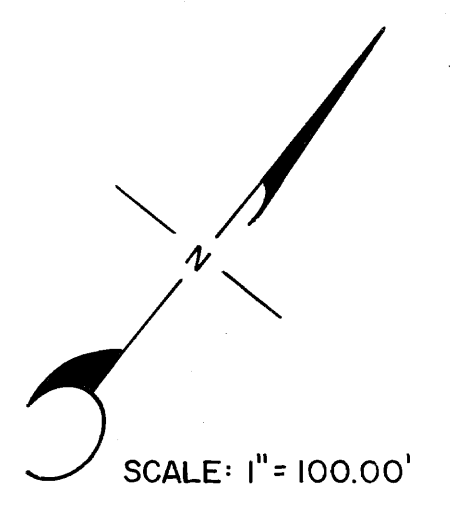
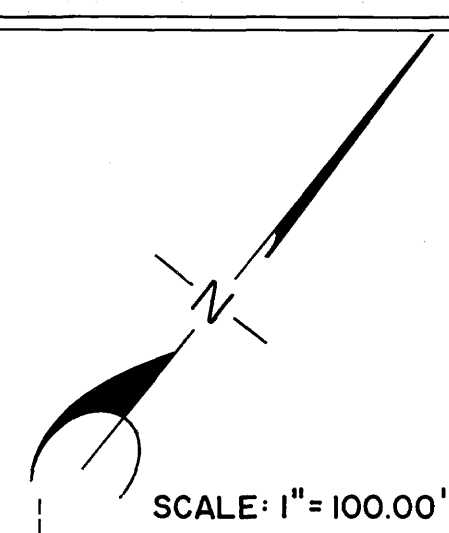
Roger Jackson
Chairman, City Planning Commission
Bryan, Texas

CURVE DATA

Table with 6 columns: Radius, Angle, Arc, Tan, Def., Chord. Contains 10 rows of curve data for the subdivision.

BEARING DATA

- A N 66° 48' 12.0" E
B N 30° 56' 39.8" W
C N 37° 44' 09" W
D N 32° 01' 30.9" W
E S 45° 26' 47.1" E
F S 37° 44' 09" E
G S 35° 58' 54.6" E
H S 27° 58' 46.1" E
I N 80° 57' 04.9" E
J S 29° 43' 59" E



SCALE: 1"=2600'

Replat

MANORWOOD SUBDIVISION
SECTION I & IA
5.73 ACRES

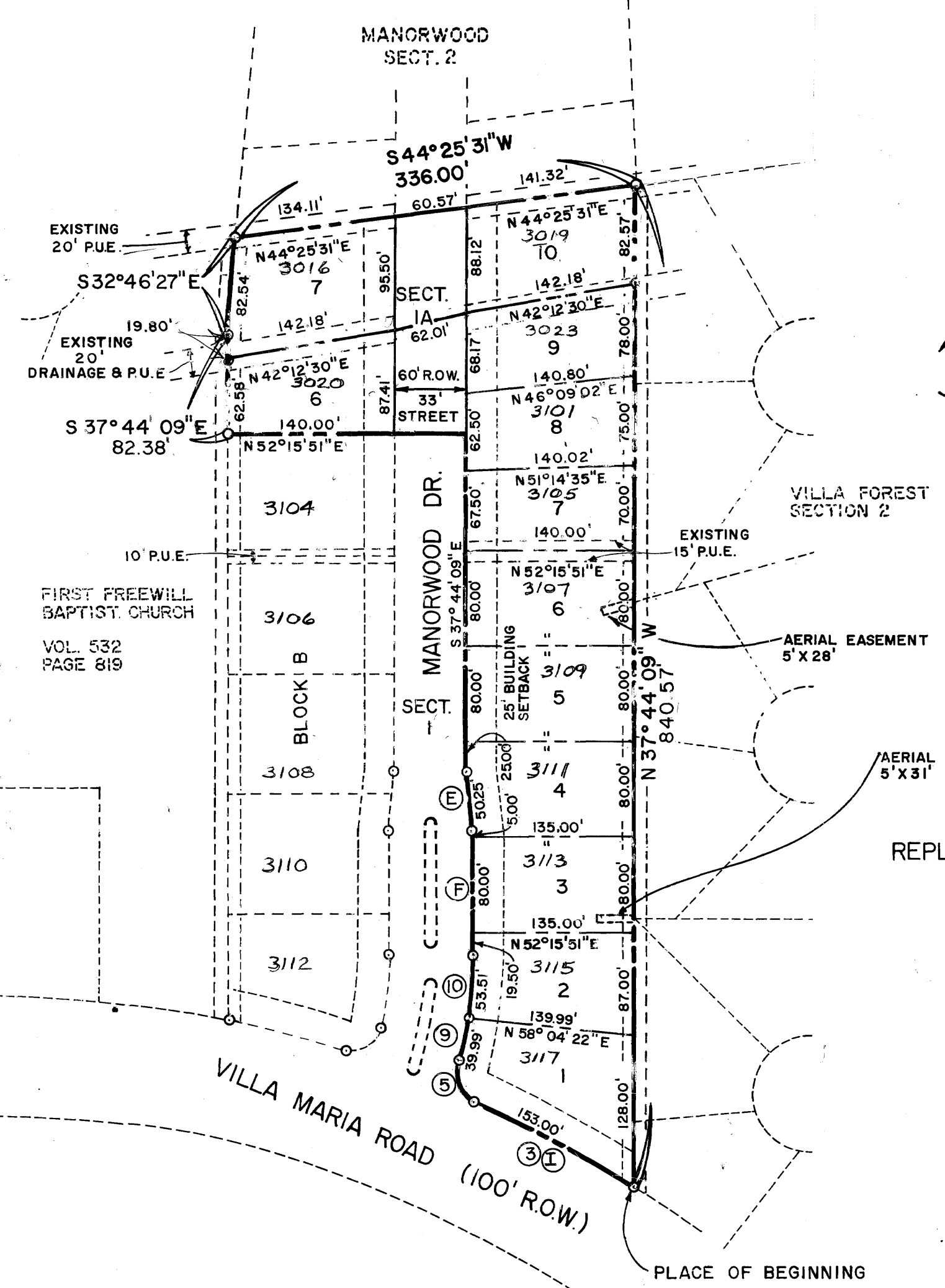
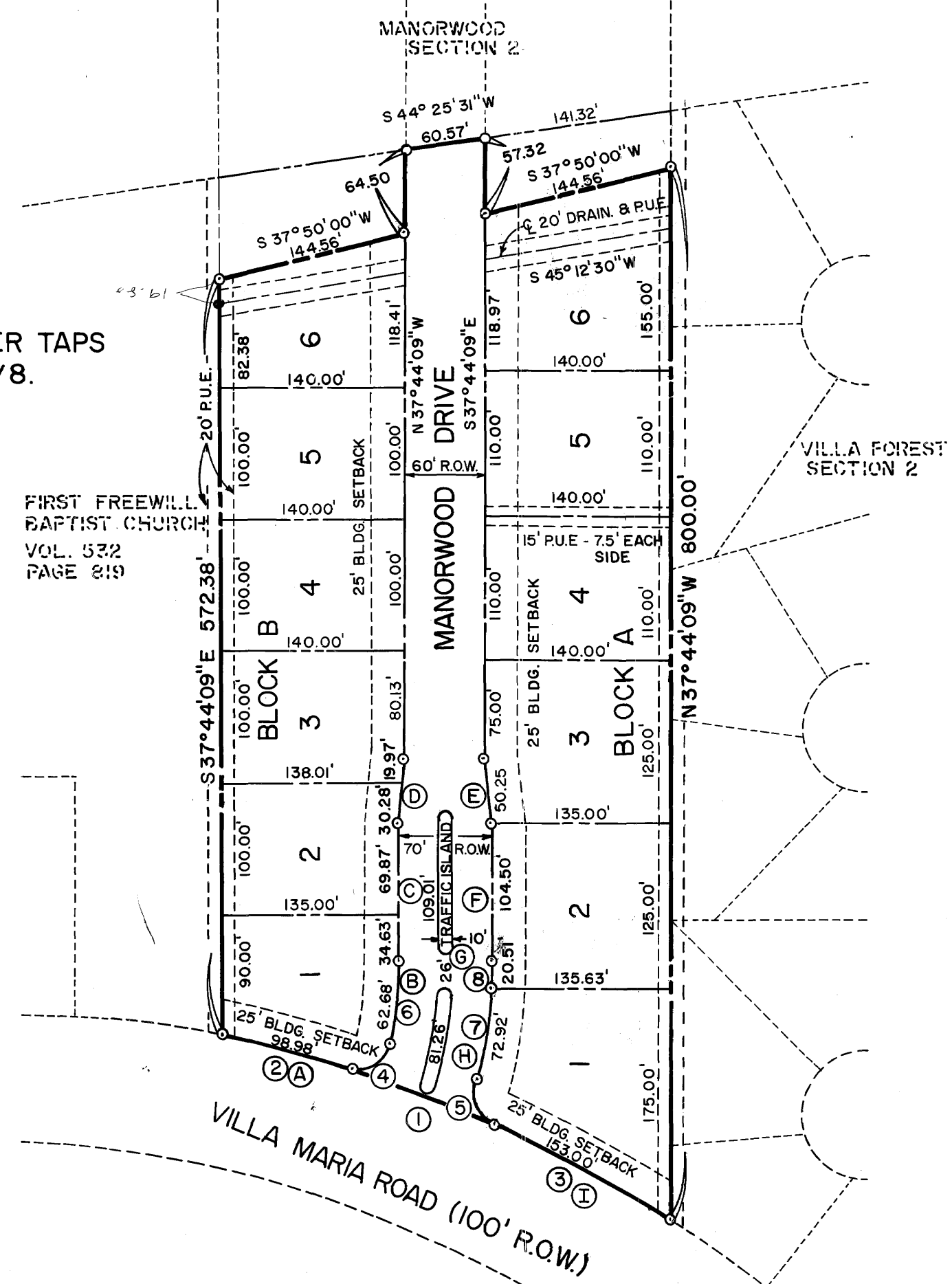
311225

ZENO PHILLIPS LEAGUE NO. A-45
BRAZOS COUNTY, TEXAS

OWNER & DEVELOPER:
D & S CONSTRUCTION CO.
3914 OLD COLLEGE ROAD
BRYAN, TEXAS 77840

SURVEYING & ENGINEERING CONSULTANTS
WINDER & ASSOCIATES ENGINEERING INC.
1735 BRIARCREST DR. SUITE 211
BRYAN, TEXAS 77801

JUNE, 1983



NOTE:
1. FOR SANITARY SEWER TAPS
REFER TO SHEET 8/8.

NOTE:
1. ALL LOTS ARE TO
BE SINGLE-FAMILY
DWELLING.

ORIGINAL PLAT

25-A2

26.2051