

NOTES:

1. LOTS ARE TO HAVE THE REQUIRED 5' SIDE SETBACK.
2. LOTS ARE TO BE SINGLE FAMILY DWELLING.

MANORWOOD SUBDIVISION, SECTION II
2.10 ACRE TRACT
ZENO PHILLIPS LEAGUE NO. A-45
BRAZOS COUNTY, TEXAS

Being a 2.10 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 730, Deed Records, Texas, and being more particularly described by metes 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. 371, Page 220, of the Brazos County Deed Records.

- THENCE N 37° 44' 09" W for a distance of 840.57 feet to the PLACE OF BEGINNING
- THENCE N 40° 16' 32" W for a distance of 270.00 feet;
- S 52° 15' 50" W for a distance of 293.50 feet;
- S 32° 46' 27" E for a distance of 316.75 feet;
- N 44° 25' 31" E for a distance of 336.01 feet to the PLACE OF BEGINNING, containing 2.10 acres more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

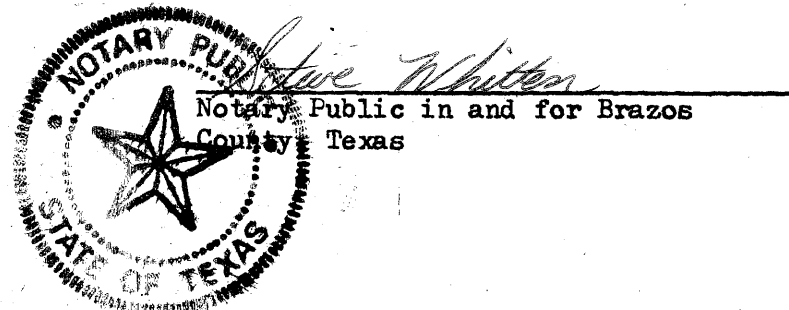
STATE OF TEXAS
COUNTY OF BRAZOS

I, M. J. Scarmardo, President, of the land shown on this final plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 473, Page 477, and designated herein as Manorwood Subdivision Section II, in the City of Bryan, Texas, and whose names are both 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
M. J. Scarmardo, President

STATE OF TEXAS
COUNTY OF BRAZOS

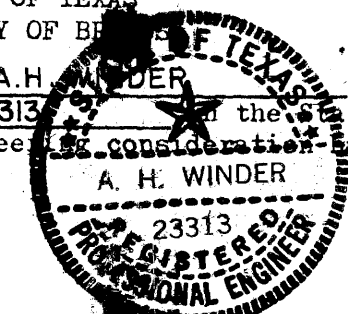
Before me, the undersigned authority, on this day personally appeared M. J. Scarmardo, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given under my hand and seal of office this 7 day of July, 1983.



A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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

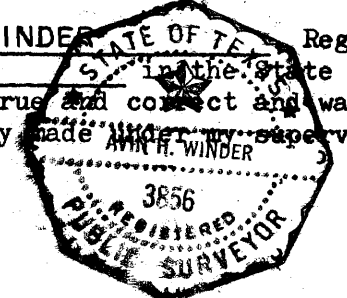


A. H. Winder
Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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



A. H. Winder
Registered Public Surveyor

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Bereski, 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 16 day of April, 1983, in the Deed Records of Brazos County in Vol. 694, Page 784.

Frank Bereski
County Clerk, Brazos County, Texas

Margaret Ward
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 this Ordinance.

[Signature]
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 6th day of July, 1983, and same was duly approved on the 21st day of July, 1983, by said Commission.

Roger Jackson
CHAIRMAN, City Planning Commission
Bryan, Texas

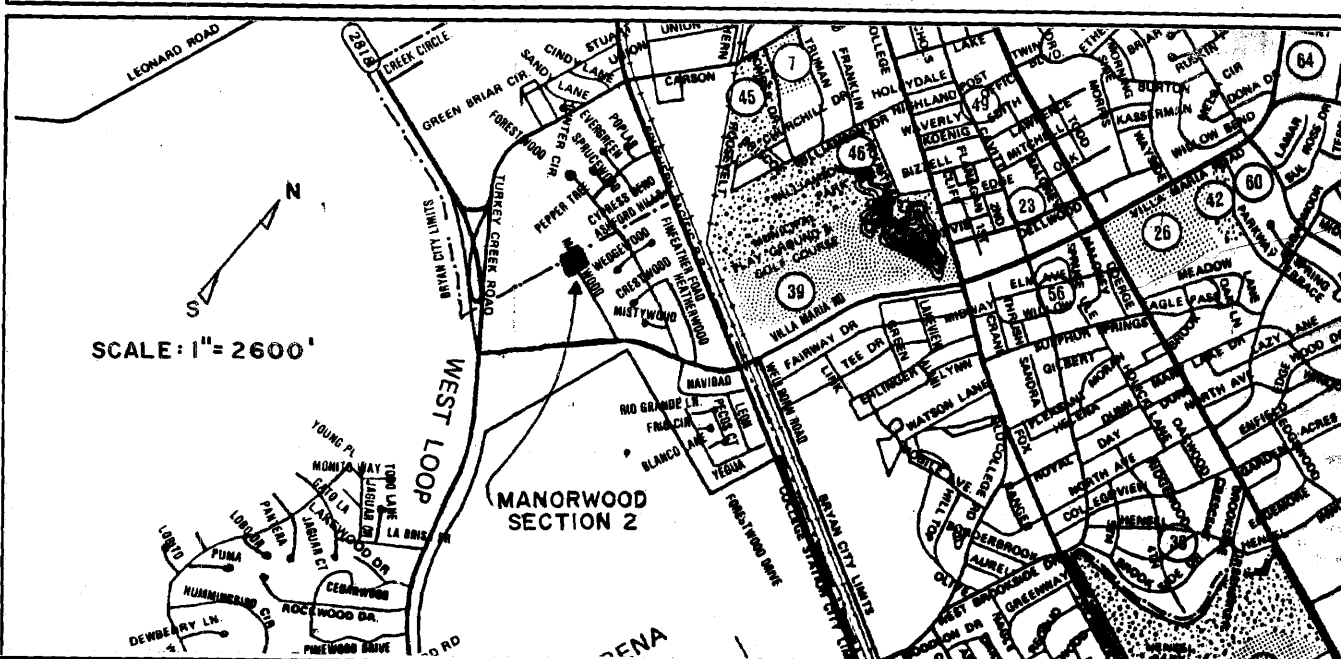
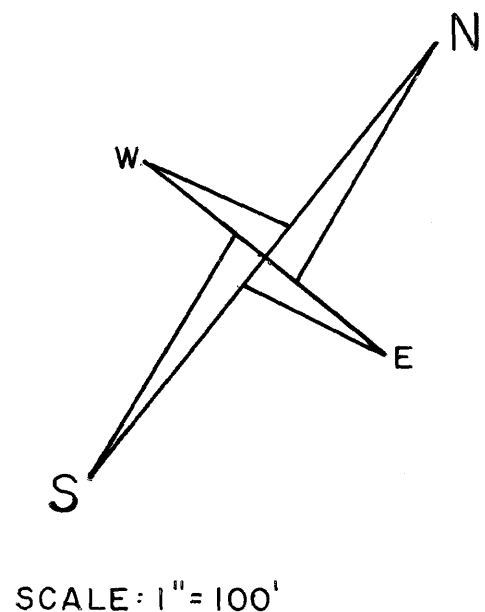
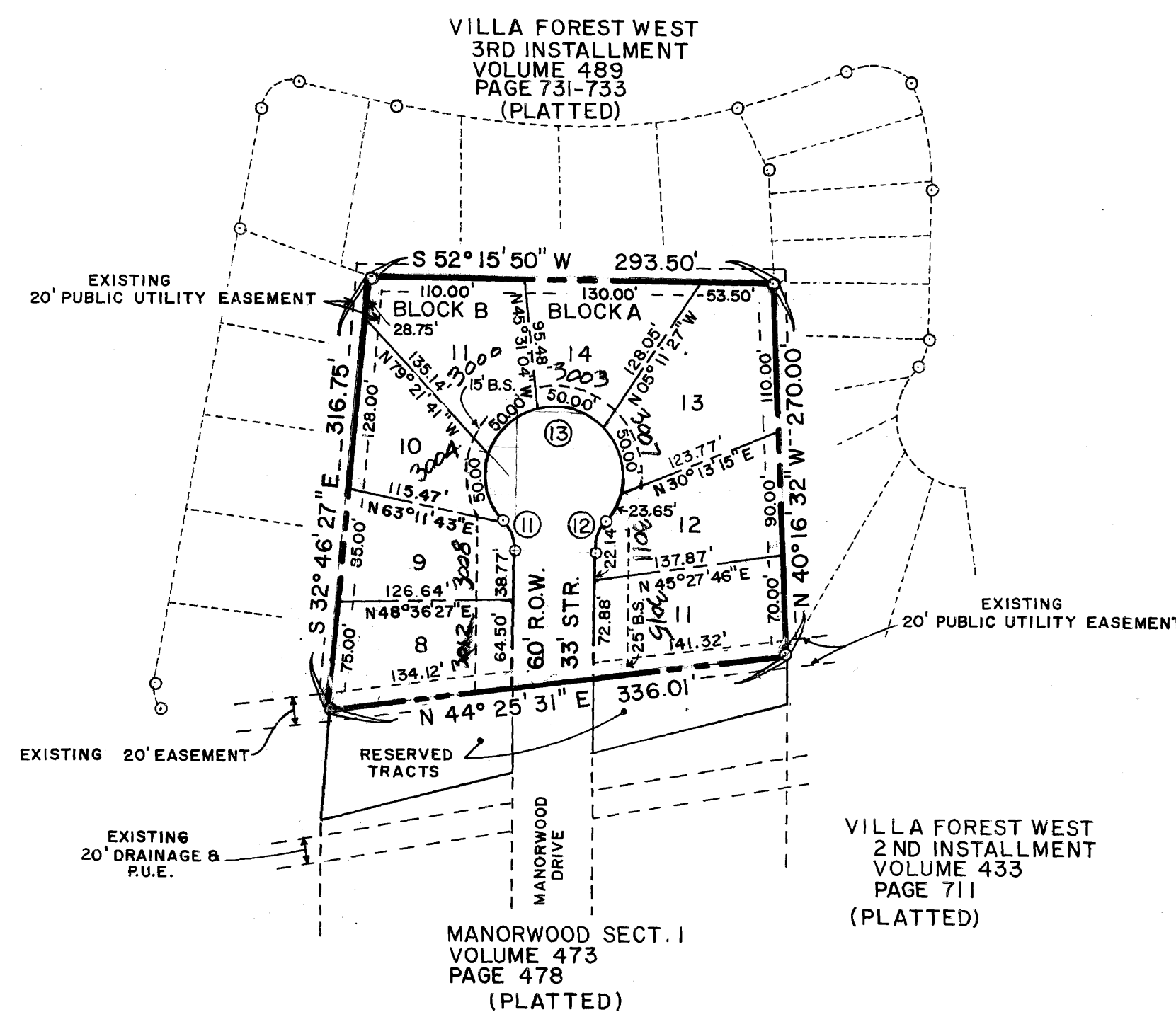
CERTIFICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT

I, the undersigned, Director of Planning and Development of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

[Signature]
DIRECTOR OF PLANNING AND DEVELOPMENT
Bryan, Texas

CURVE DATA

	Radius	Angle	Arc	Tan	Def.	Chord
11.	25.00	42° 50' 23"	18.69	9.81	21° 25' 11"	18.26
12.	25.00	42° 50' 23"	18.69	9.81	21° 25' 11"	18.26
13.	50.00	265° 40' 19"	231.84	-	132° 50' 09"	-



FINAL PLAT

MANORWOOD SUBDIVISION
SECTION 2
2.10 ACRES
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

JULY 1983

296330

FILED
APR 16 1984
FRANK BERESKI
County Clerk, Brazos County, Texas

on base blocks w/d

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