

VICINITY MAP

- LEGEND:**
- ELEV. 276** Indicates 100-Year Floodplain Elevation As Established By The U.S. Army Corps Of Engineers
 - (F)** Indicates Building Number
 - 41** Indicates Unit Number
 - Indicates Area On Conc. Foundation Slabs That Are Retained As Common Area.

- COMMON OWNERSHIP AREAS**
- 1) EXTERIOR GROUNDS
 - 2) PARKING, WALKS, DRIVES
 - 3) CONCRETE FOUNDATION SLAB
 - 4) PARTY WALLS
 - 5) EXTERIOR WALLS
 - 6) ROOFS AND ATTICS

on landline of easement

Curve Data
 $\Delta = 71^{\circ}33'24''$
 $R = 155.00'$
 $T = 215.05'$
 $L = 268.81'$

EXISTING CARTER CREEK PARKWAY

N. 25° 32' 15" E ~ 95.00'

ELEV. 276

Oak Village Subdivision
 Phase I
 V 312 / P 565

APPROVAL OF THE PLANNING COMMISSION

I, DD 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 24 day of April, 1978, and same was duly approved on the 4 day of May, 1978 by said Commission.

DD Williamson
 Chairman, City Planning Commission,
 Bryan, Texas

CERTIFICATE BY THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Bryan, Texas.

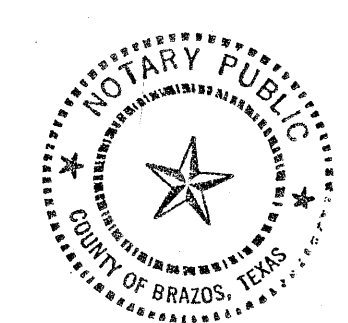
Richard Nelson
 City Planner, Bryan, Texas

BENCH MARK: Cut On Top Of Catch Basin At The Corner Of Briar Oaks Drive And Carter Creek Parkway. Elevation = 280.75

146517

145

Mary E. Osborn



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Frank Borwick, 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 30 day of June, 1978 in the Deed Records of Brazos County, Texas in Volume 400 Page 514.

Frank Borwick
 County Clerk, Brazos County, Texas

OWNERS ACKNOWLEDGMENT AND DEDICATION

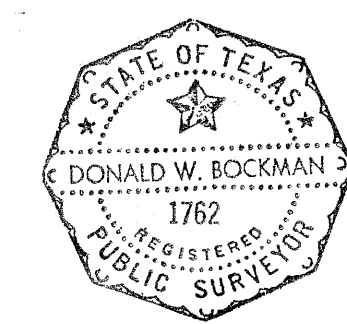
I, ANTHONY J. CAPORINA, Owner of the land shown on this plat and designated herein as the OAKWOOD TOWNHOME CONDOMINIUMS, hereby dedicate to the use of the public forever all easements shown on this plat for the purpose and consideration herein expressed.

STATE OF TEXAS
 COUNTY OF BRAZOS

Given under my hand and seal of office on this the 30th day of March, 1978.

Anthony J. Caporina
 Notary Public, Brazos County, Texas

Scale: 1"=20'



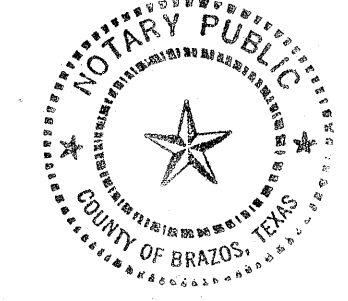
CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Donald W. Bockman, Registered Public Surveyor No. 1762, in the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey made on the ground under my supervision.

Donald W. Bockman
 Donald W. Bockman, R.P.S. No. 1762

Sworn and subscribed before me, the undersigned authority on this the 30th day of March, 1978.

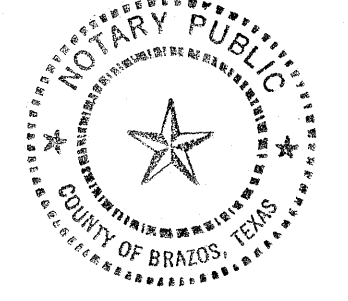


CERTIFICATION BY THE ENGINEER:

I, Edsel J. Burkhart, Registered Professional Engineer No. 7496, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Edsel J. Burkhart
 Edsel J. Burkhart, P.E. No. 7496

Sworn and subscribed before me, the undersigned authority on this the 30th day of March, 1978.



Edsel J. Burkhart
 Edsel J. Burkhart, P.E. No. 7496

I, JOHN MACKINNON, President of THE OAK VILLAGE RACQUET CLUB, Owner of the land to the southeast of this tract of land hereby dedicate to the use of the public forever for the purpose and consideration herein expressed.

John Mackinnon
 THE OAK VILLAGE RACQUET CLUB, John Mackinnon, President

STATE OF TEXAS
 COUNTY OF BRAZOS

Given under my hand and seal of office on this the 29th day of June, 1978.

Mary E. Osborn
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

NOTE: THE ELEVATIONS SHOWN ON THE FOUNDATION SLABS ARE EXISTING FINISHED FLOOR ELEVATIONS. ALL FINISHED FLOOR ELEVATIONS ARE ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION.

FINAL PLAT

OAKWOOD TOWNHOME CONDOMINIUMS
A RESUBDIVISION OF THE 3.00 ACRE, LOT 1
IN
THE OAK VILLAGE SUBDIVISION, PHASE I
RICHARD CARTER LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS
 OWNED AND DEVELOPED BY:
 ANTHONY J. CAPORINA

PREPARED BY:
 SPENCER J. BUCHANAN & ASSOCIATES, INC.
 CONSULTING ENGINEERS BRYAN, TEXAS

SCALE: 1"=20'
 APRIL, 1978

LOT 1 ~ BLOCK 16
 The Oaks ~ 3rd Installment
 V 276 / P 567

LOT 2 ~ BLOCK 16
 The Oaks ~ 3rd Installment
 V 307 / P 129

LOT 3

LOT 6

10' Wide Utility Easement

Patio (Typical)

36° 27' 45" E ~ 403.66'

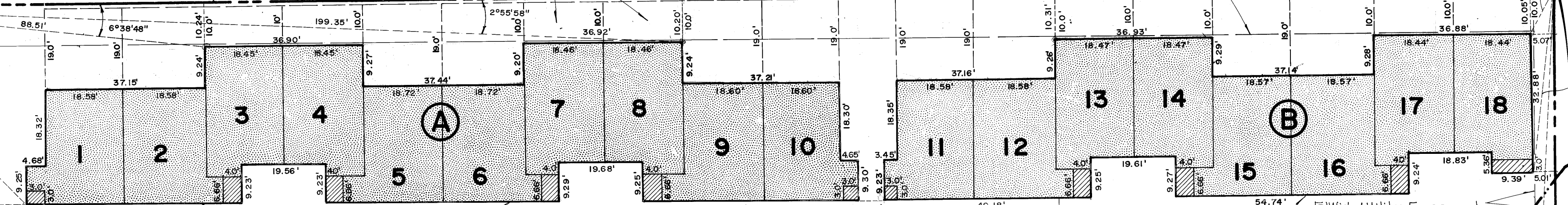
10' Wide Utility Easement

LOT 4

LOT 5

ELEV. 274

Remainder of
 Oak Village Subdivision
 Phase I
 V 312 / P 565



NOTE: THERE EXISTS A PATIO AS SHOWN BEHIND EACH UNIT EXCEPT UNITS 29-32. ACCESS TO THE PATIO AREA IS RESERVED FOR THE PURPOSE OF OUTSIDE BUILDING MAINTENANCE, TELEPHONE SYSTEM MAINTENANCE, ELECTRICAL SYSTEM MAINTENANCE, UTILITY SYSTEM MAINTENANCE, AND HEATING AND AIR CONDITIONING MAINTENANCE.

FINISHED FLOOR BUILDING "B"
 UNITS 11-15
 ELEV. 276.47
 UNITS 16-18
 ELEV. 276.00

FINISHED FLOOR BUILDING "C"
 UNITS 19-28
 ELEV. 274.65

FINISHED FLOOR BUILDING "D"
 UNITS 29-38
 ELEV. 276.30

FINISHED FLOOR BUILDING "E"
 UNITS 39-41
 ELEV. 275.03

FINISHED FLOOR BUILDING "F"
 UNITS 42-46
 ELEV. 276.79
 UNITS 47-51
 ELEV. 275.61

FINISHED FLOOR BUILDING "G"
 UNITS 52-61
 ELEV. 274.91

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Frank Borwick, 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 30 day of June, 1978 in the Deed Records of Brazos County, Texas in Volume 400 Page 514.

Frank Borwick
 County Clerk, Brazos County, Texas

