

DRAWING

VILLA FOREST 5/20/77

DRAWING

NUMBER

PLAN HOLD CORPORATION
REGISTERED BY N.P.
IRVINE CALIFORNIA
REGISTERED BY N.P.
IRVINE CALIFORNIA

APPROVAL OF THE PLANNING COMMISSION

I, P.P. Williams, 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 11 DAY OF MARCH A. D. 1977 AND SAME WAS DULY APPROVED ON THE 5 DAY OF MAY A. D. 1977 BY SAID COMMISSION.

P.P. Williams
CHAIRMAN OF THE CITY PLANNING COMMISSION BRYAN, TX

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriskie COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 20th DAY OF April A. D. 1977, TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 20th DAY OF May A. D. 1977 AT 4:15 O'CLOCK P.M. AND DULY RECORDED ON THE 20th DAY OF May A. D. 1977 IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 373 PAGE 471

WITNESS MY HAND AND OFFICIAL SEAL AT MY OFFICE IN BRYAN, TEXAS, THIS 20th DAY OF May A. D. 1977.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

Frank Boriskie
BY Kathy Stone DEPUTY

APPROVAL OF COMMISSIONERS COURT

I, William R. Vance, 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 25th DAY OF April, 1977

William R. Vance
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

Herbert Nelson
DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

KNOW ALL MEN BY THESE PRESENTS THAT I, MICHAEL K. DAVIS, TRUSTEE, ACTING HEREBY ON BEHALF OF VILLA FOREST JOINT VENTURE # 1, FORMED UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN BRYAN, TEXAS, OWNER OF THE HEREON DESCRIBED 25.91 ACRE TRACT OF LAND OUT OF ZENO PHILLIPS LEAGUE, ABSTRACT 45 BRAZOS COUNTY, TEXAS AND BEING CONVEYED TO US BY VIRTUE OF DEED RECORDING VOLUME 371 PAGE 220, OF THE BRAZOS COUNTY DEED RECORDS, DO HEREBY ADOPT THIS MAP OR PLAT AS OUR SUBDIVISION TO BE KNOWN AS "VILLA FOREST SECTION 1," AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 17th DAY OF May A. D. 1977

Michael K. Davis, Trustee
MICHAEL K. DAVIS, TRUSTEE
VILLAFORREST JOINT VENTURE

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 MICHAEL K. DAVIS 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 AND SEAL OF OFFICE THIS 17th DAY OF May A. D. 1977

Notary Public
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

NOTES:

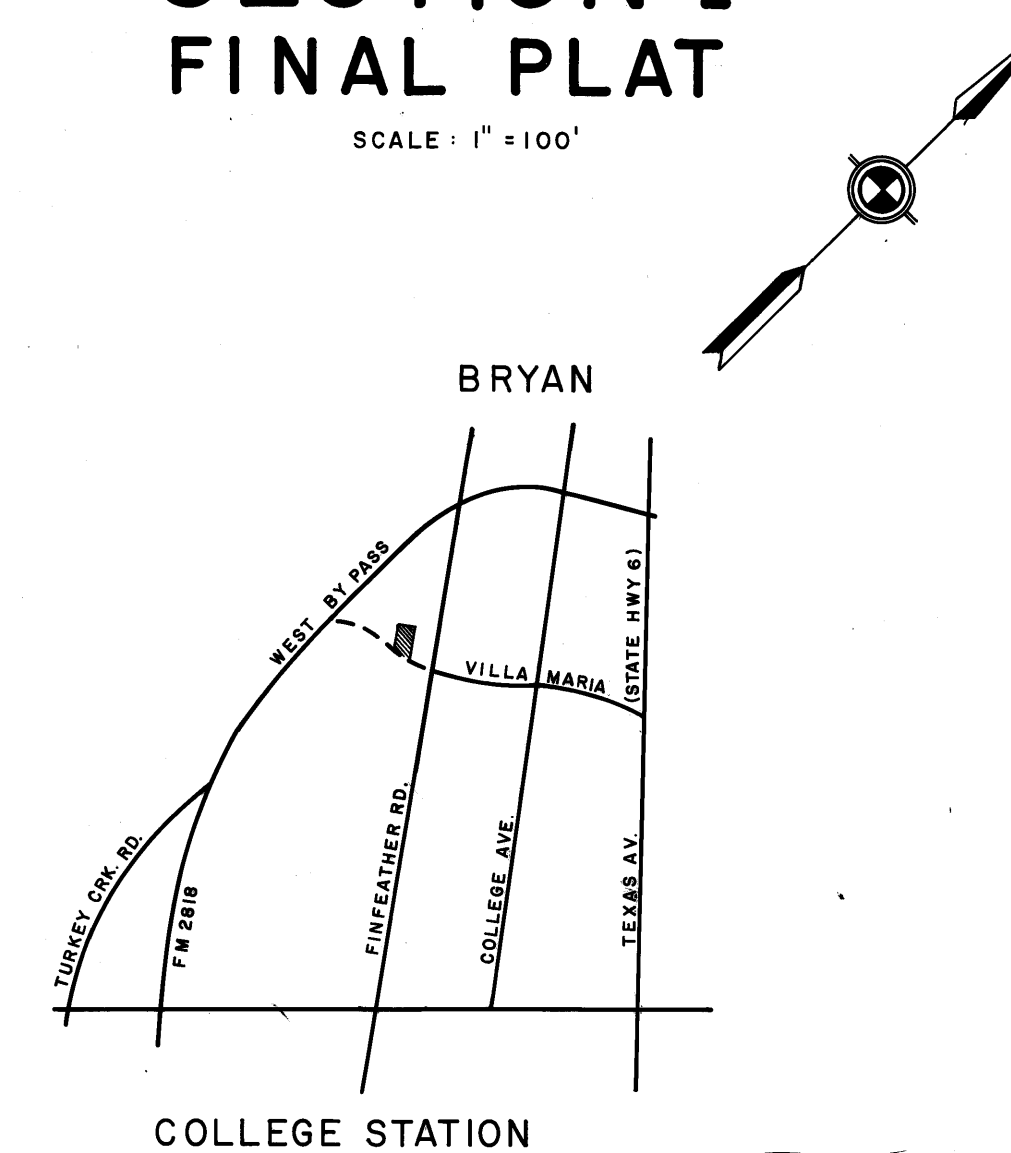
1. P.U.E. = PUBLIC UTILITY EASEMENT.
2. DRAIN. ESMNT + DRAINAGE EASEMENT.
3. SUBDIVISION AREA = 25.91 ACRES.
4. MINIMUM SIDEYARD SETBACK = 5'
5. C. E. E. = CITY OF BRYAN ELECTRICAL EASEMENT.
6. B. L. = BUILDING LINE SETBACK.
7. ALL LOTS IN THIS SUBDIVISION ARE WITHIN THE BOUNDARIES OF BRAZOS 06. MUNICIPAL UTILITY DISTRICT NO. 1
8. PROPERTY OWNER'S LOT MAINTENANCE RESPONSIBILITY EXTENDS TO CURB LINE.
9. SMALL ROUND CIRCLES DEMOTE IRON PINS ON THE GROUND

REDMAN INDUSTRIES
VOL 274 PG 861

GALCO ENG.
VOL 356 PG 730

VILLA FOREST SUBDIVISION
SECTION 1
FINAL PLAT

SCALE: 1" = 100'

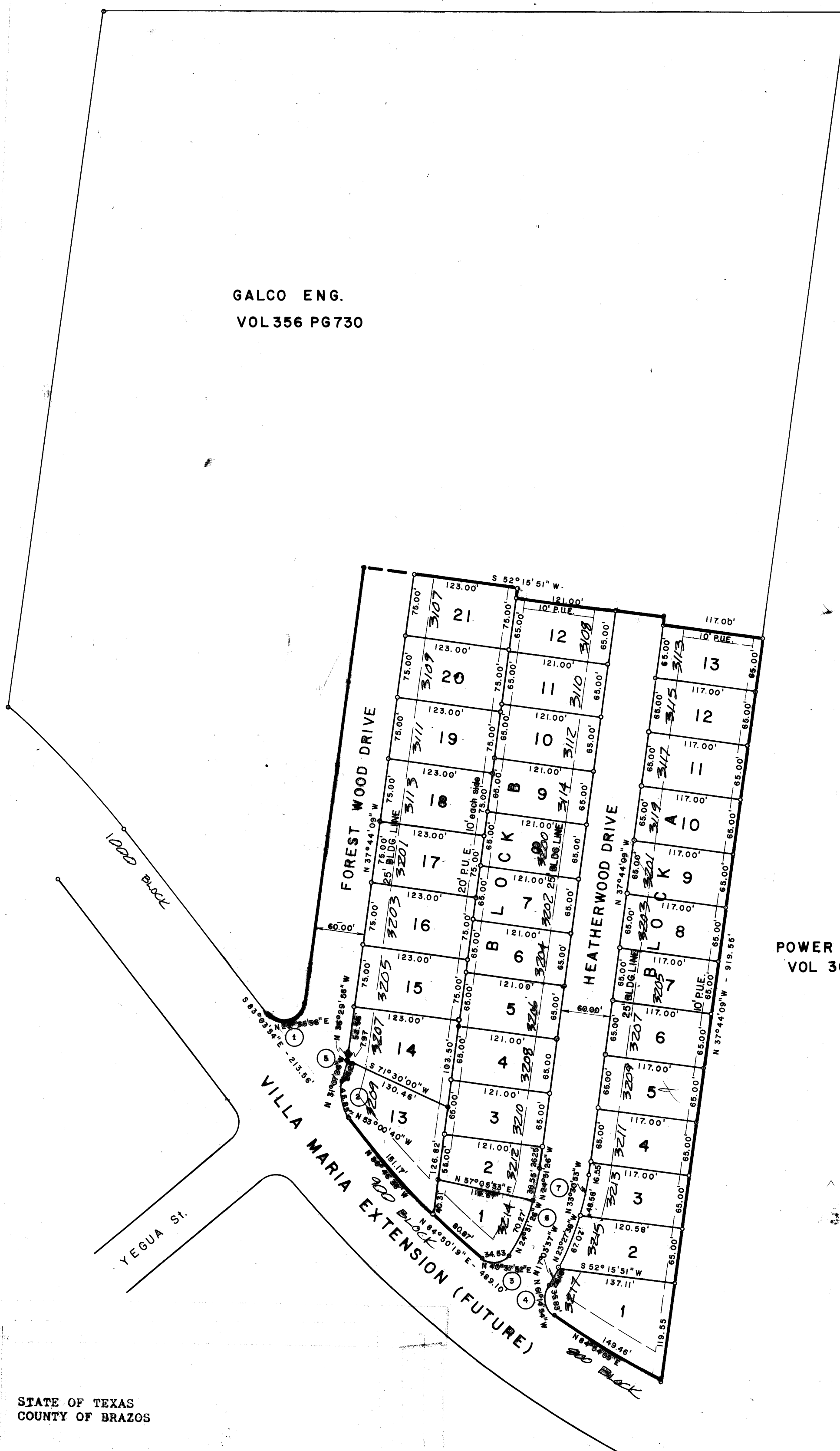


ROY POWER
VOL 369 PG 283

POWER SUBDIVISION
VOL 369 PG 280

CURVE DATA

1	2	3	4	5	6	7
I: 134°40'15"	58°54'04"	88°44'08"	91°36'50"	10°45'09"	28°06'28"	24°59'19"
R: 25.06'	48.96'	25.11'	24.31'	184.54'	370.00'	330.00'
T: 80.00'	28.85'	26.00'	25.00'	17.367'	82.83'	72.12'
A: 58.85'	48.85'	38.82'	38.85'	34.65'	104.32'	142.00'
C: 48.24'	48.85'	34.65'	38.85'	34.68'	108.31'	140.91'

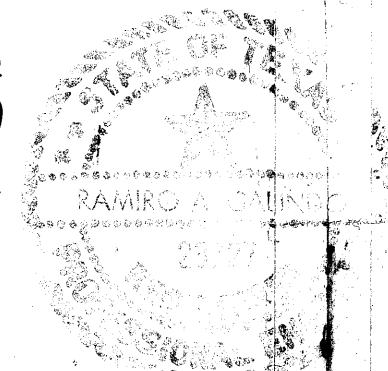


STATE OF TEXAS
COUNTY OF BRAZOS

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.

REGISTERED PROFESSIONAL ENGINEER

R. Galindo



on base sheet 40

125/22

FILED
At 4:15 O'clock P.M.
MAY 20 1977
FRANK BORISKIE
County Clerk, Brazos County, Texas