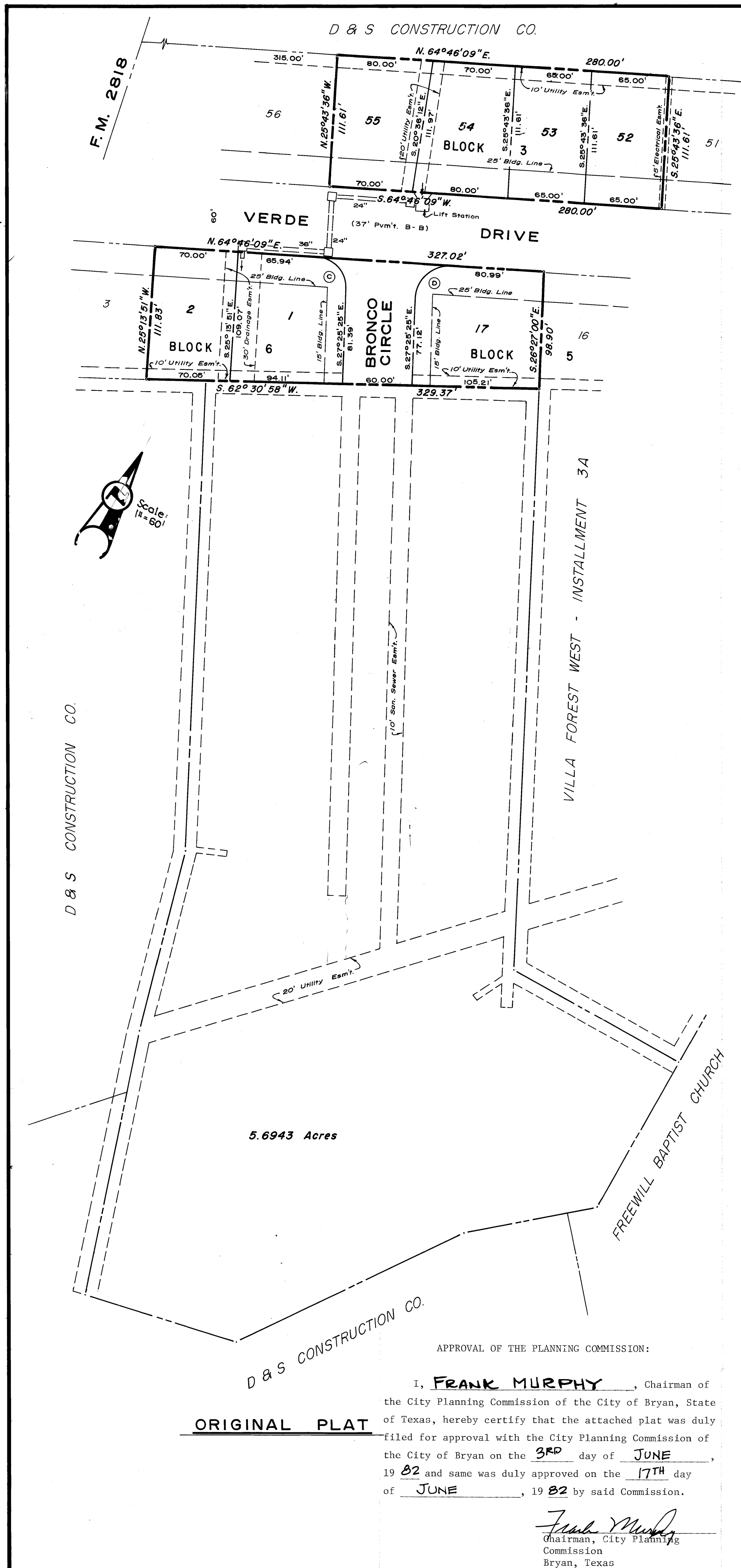


on embases
\$125.00
WD



ORIGINAL PLAT

APPROVAL OF THE PLANNING COMMISSION:

I, FRANK MURPHY, 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 3RD day of JUNE, 1982 and same was duly approved on the 17TH day of JUNE, 1982 by said Commission.

Frank Murphy
Chairman, City Planning Commission
Bryan, Texas

	Δ	R	T	Arc.	Chord
C	87°48'26"	25.00'	24.06'	38.31'	S. 71°19'38"E - 34.67'
D	92°11'34"	25.00'	25.98'	40.93'	N. 18°40'22"E - 36.03'

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), A. B. SYPTAK, Pres., owner (of) and developer (of) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us) in the Deed Records of Brazos County in Volume 507, Page 718, and designated herein as the VILLA FOREST WEST THIRD INSTALLMENT REPLAT 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.

A. B. Syptak
Owner
PRES. SYPTON CONSTRUCTION CORP.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared A. B. SYPTAK, 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 18th day of June, 1982.

Joy Ramsey
Notary Public in and for Brazos County, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), PHILLIP TREMONT, Pres., owner (of) and developer (of) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us) in the Deed Records of Brazos County in Volume 375, Page 174, and designated herein as the VILLA FOREST WEST THIRD INSTALLMENT REPLAT 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.

Phillip Tremont
Owner
PRES. MANORWOOD DEVELOPMENT CORP.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared PHILLIP TREMONT, Pres., 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.

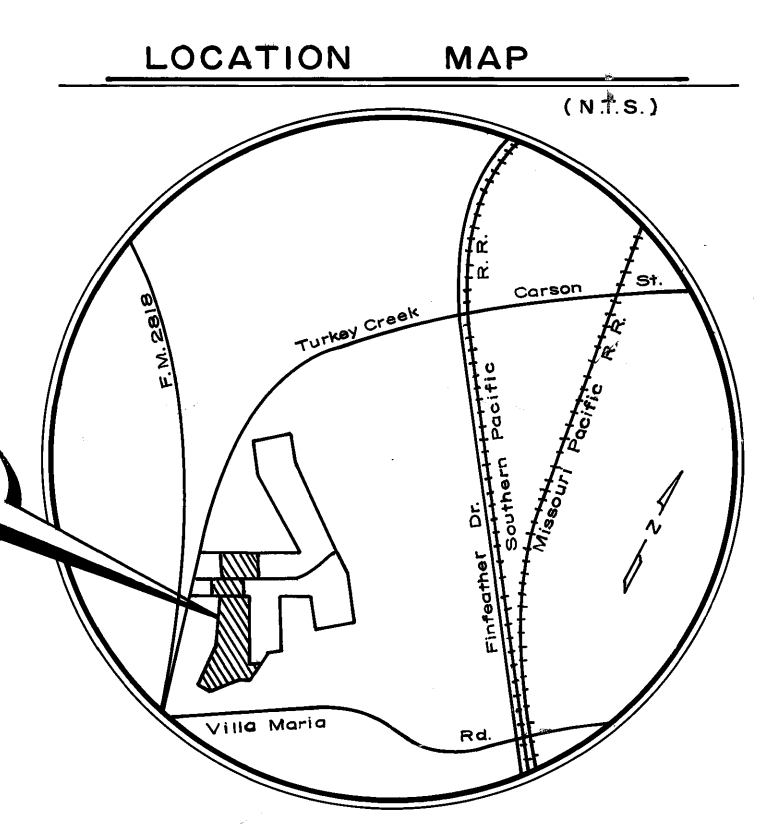
Given under my hand and seal of office this 18th day of June, 1982.

Joy Ramsey
Notary Public in and for Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.

Nehemiah Nelson
Director of Planning
Bryan, Texas



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE in Bryan, Brazos County, Texas and being a part of the 88.12 acre tract described in deed to Marion J. Scarmardo, Trustee, from Redman Building Products, Inc. recorded in Volume 375, Page 174, and being all of the 0.293 acre tract of land conveyed to Manorwood Development Corporation by M. J. Scarmardo, Trustee by deed recorded in Volume 473, Page 484, and being a part of that 9.034 acre tract conveyed to Manorwood Development Corporation by the Braver Corporation, Inc. by deed recorded in Volume 406, Page 730, and being all of Lots 1 and 2 of Block 6, Lot 17 of Block 5 and all of the Bronco Circle Right-of-way as described in the plat of VILLA FOREST WEST (Third Installation) as recorded in Volume 489, Page 733 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at an iron rod found marking the most northerly corner of said Lot 17, Block 5 of VILLA FOREST WEST (Third Installation), said iron rod also being in the southeast right-of-way line of Verde Drive;

THENCE: S 26° 27' 00" E - 589.95 feet along the southeast line of said Lot 17 and the southwest line of VILLA FOREST WEST - Installation 3A addition to the City of Bryan to an iron rod for corner;

THENCE: S 89° 30' 54" E - 158.23 feet along said addition to an iron rod found in the south line of the aforesaid 9.034 acre tract;

THENCE: S 00° 29' 06" W - 140.80 feet,
S 50° 11' 42" W - 114.73 feet,
S 35° 23' 55" W - 211.53 feet and
S 78° 19' 51" W - 132.78 feet continuing along the south line of said 9.034 acre tract to an iron rod for corner;

THENCE: N 17° 05' 55" W - 227.67 feet to an iron rod for corner, said iron rod also being in the northwest line of the said 9.034 acre tract;

THENCE: N 14° 36' 36" W - 156.71 feet and
N 26° 27' 00" W - 397.61 feet to an iron rod for corner, said iron rod also being the northwest corner of the aforesaid 0.293 acre tract and being in the south line of Lot 2, Block 6 of said VILLA FOREST WEST (Third Installation);

THENCE: S 62° 30' 58" W - 49.24 feet to an iron rod for corner, said iron rod also being the southwest corner of Lot 2, Block 6 in said VILLA FOREST WEST (Third Installation);

THENCE: N 25° 13' 51" W - 111.83 feet to an iron rod at the northwest corner of said Lot 2;

THENCE: N 64° 46' 09" E - 327.02 feet to the PLACE OF BEGINNING and containing 6.4880 acres of land.

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 21st day of JUNE, 1982, in the Deed Records of Brazos County in Volume 525, Page 643.

County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL R. MCCLURE, Registered Public Surveyor No. 2859 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Michael R. McClure
Registered Public Surveyor

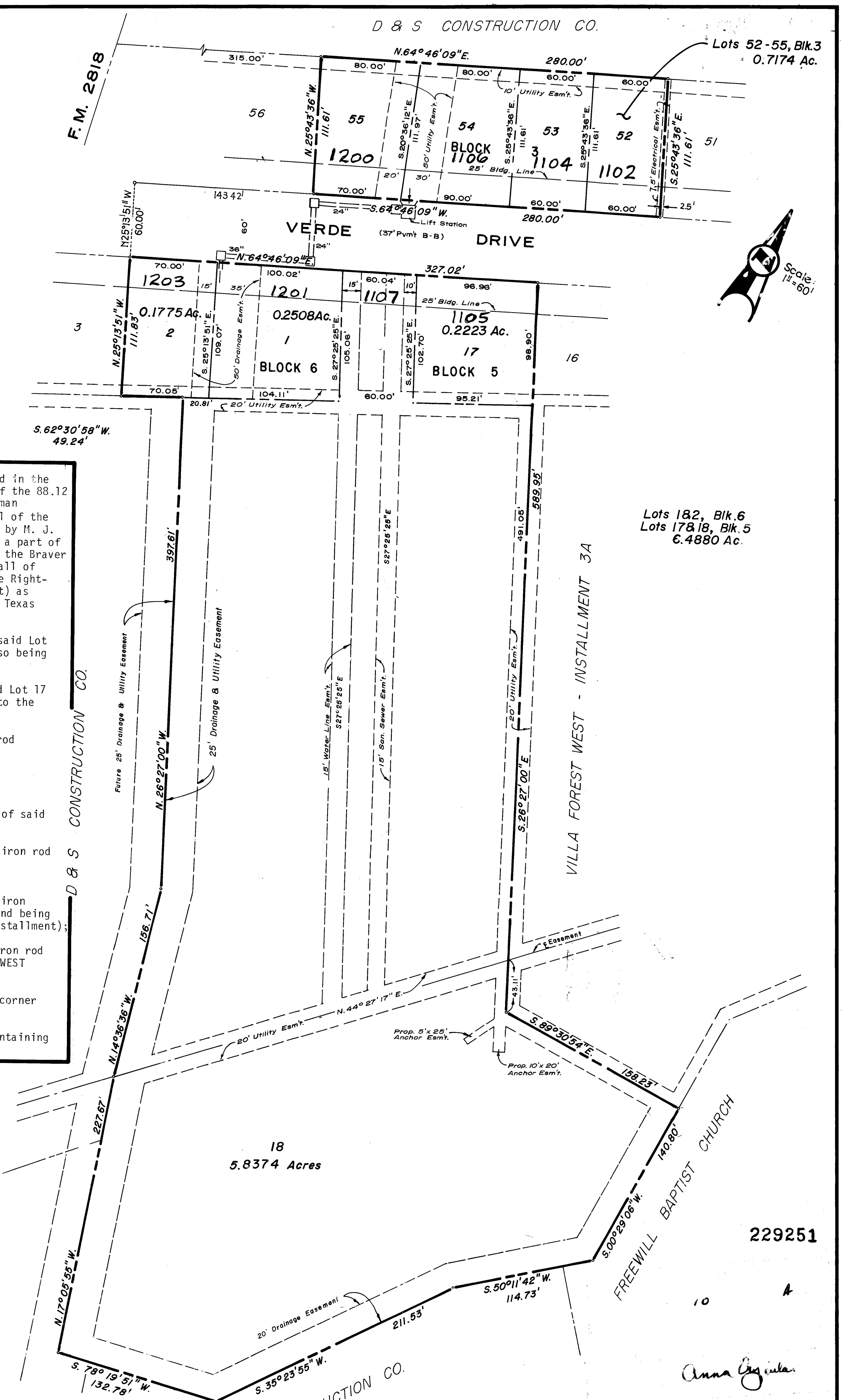
A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF TEXAS

FINAL & REVISED PLAT

I, MICHAEL R. MCCLURE, Registered Professional Engineer, No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Michael R. McClure
Registered Professional Engineer



FINAL & REVISED PLAT

REPLAT OF
LOTS 52 THRU 55 BLOCK 3,
LOT 17 BLOCK 5,
BRONCO CIRCLE R.O.W.,
LOTS 1 & 2 BLOCK 6, AND A FINAL PLAT OF A 5.6943 ACRE TRACT
TO BE INCLUDED AS PART OF LOT 18.

VILLA FOREST WEST ... THIRD INSTALLMENT
ZENO PHILLIPS LEAGUE ... ABSTRACT 48 ... BRYAN - BRAZOS COUNTY - TEXAS
DATE: MAY, 1982
OWNER & DEVELOPER: SYPTON CONSTRUCTION CORP. MANORWOOD DEVELOPMENT CORP.
ENGINEER & SURVEYOR: MCCLURE ENGINEERING, INC. 1736 BRIARCREST
BRYAN, TX.

Anna Egular