

ORIGINAL PLAT

NOTE: ALL DISTANCES SHOWN FOR "ORIGINAL PLAT" ARE PLAT CALL DISTANCES (BEARING - GRID NORTH)

VILLA OAKS WEST CONDOMINIUMS
5.8374 ACRES
613/540

LOT 1, BLOCK 1
FIRST FREE WILL BAPTIST CHURCH
532/819 (PLAT)

N/F FELLOWSHIP FREE WILL
BAPTIST CHURCH
1245/472

LOT 1

LOT 2

LOT 3

N/F JAMES H. WOODS
5549/192

N/F PAUL J. BATISTA AND
CATHY S. BATISTA
(LOTS 1 & 2)
3879/329

LOT 1

LOT 2

LOT 1

N/F CHRISTOPHER W. VONDER HOYA
5.7581 ACRE TRACT
2102/157

- LEGEND:
ELECTRICAL STUBOUT
SANITARY SEWER MANHOLE
LIGHT POLE
FIRE HYDRANT
WATER VALVE
WATER LINE
SANITARY SEWER LINE

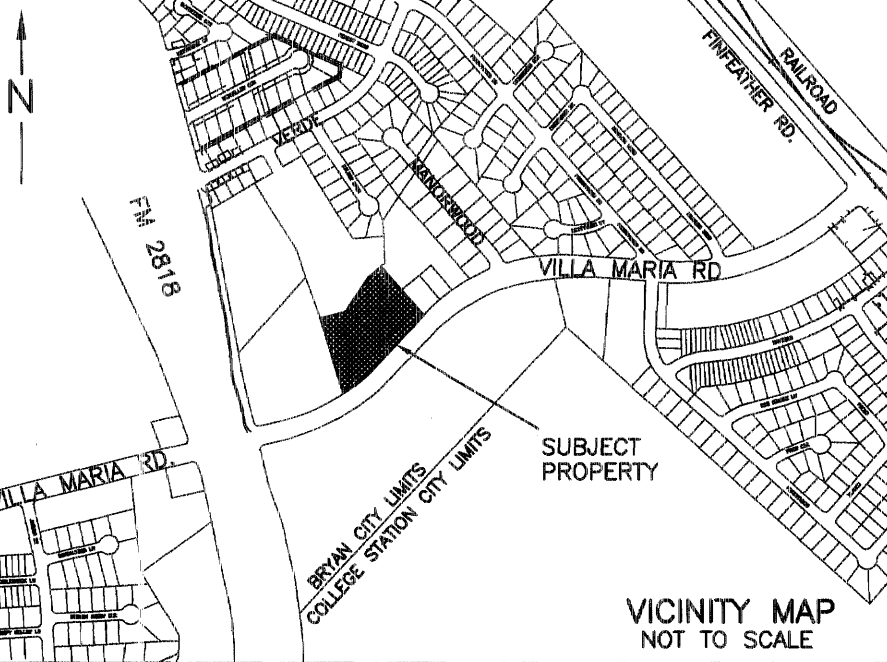
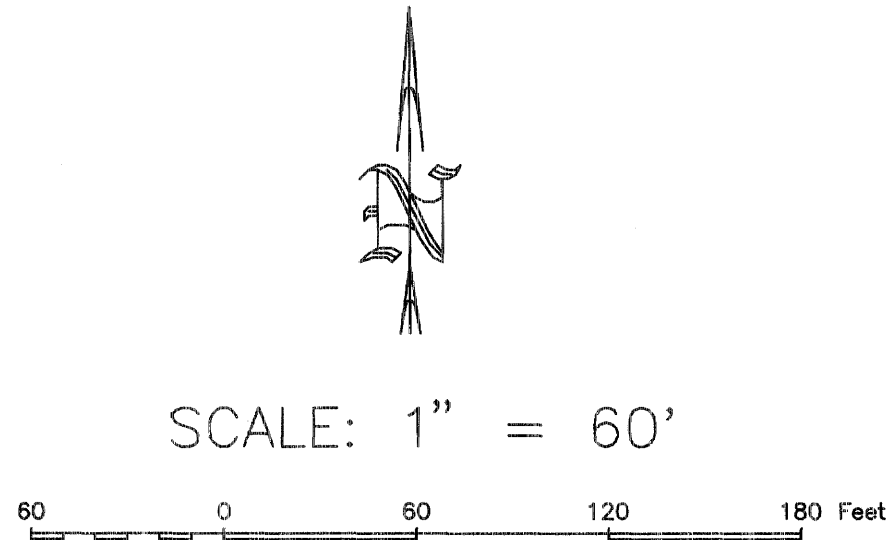


Table with columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Contains data for curves C1 and C2.

Doc 00875437 Bk BR Vol 6396 Pg 159

Filed for Record in:
BRAZOS COUNTY
On: Nov 19, 2004 at 02:51P

As a
Plats
Document Number: 00875437
Amount 58.00
Receipt Number - 255496
By,
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed in the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of:
BRAZOS COUNTY
as stamped herein by me.
Nov 19, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

REPLAT

NOTE: ALL DIMENSIONS SHOWN FOR "AMENDING PLAT" ARE MEASURED BASED ON MONUMENTS FOUND ON THE GROUND (BEARING - GRID NORTH)

VILLA OAKS WEST CONDOMINIUMS
5.8374 ACRES
613/540

LOT 1, BLOCK 1
FIRST FREE WILL BAPTIST CHURCH
532/819 (PLAT)

LOT 1

LOT 2

LOT 3R

LOT 2R

LOT 1R

1/2 INCH IRON ROD FOUND

5/8 INCH IRON ROD FOUND

20' P.U.E.

10' P.U.E.

5/8 INCH IRON ROD FOUND

5/8 INCH IRON ROD FOUND

1.372 acres
59778 sq ft

1.314 acres
57218 sq ft

1.366 acres
59523 sq ft

W. VILLA MARIA ROAD
100' R.O.W.
ASPHALT PAVEMENT - AVE. WIDTH 64'

GENERAL NOTES

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- 2. BUILDING SETBACK LINES PER CITY OF BRYAN S.D.F.O., ORDINANCE NO. 1431.
- 3. CONTOURS SHOWN HEREON ARE OVERLAID FROM CITY OF BRYAN DIGITAL MAPS.
- 4. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410141 C, DATED JULY 2, 1992.
- 5. LOCATION OF UNDERGROUND UTILITIES PER DIGITAL MAPS AND AS EVIDENCED ON THE GROUND.

CERTIFICATE OF OWNERSHIP AND DEDICATION

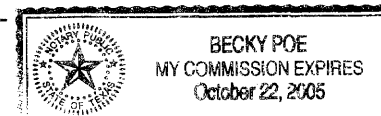
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS
I (We) Southwood West owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 1R and 2R, Villa Park West Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Christopher W. Vonder Hoya
Owner(s)

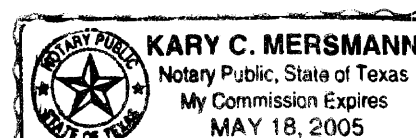
STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Paul J. Batista and Cathy S. Batista known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this 16th day of September, 2004.

Becky Poe
Notary Public, Brazos County, Texas



CERTIFICATE OF THE COUNTY CLERK

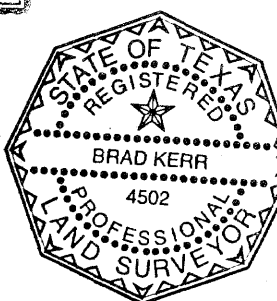
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Given under my hand and seal on this 16th day of September, 2004.



CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502



CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS
I, Karen McQueen, 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 on the day of November, 2004, in the Official Public Records of Brazos County, Texas, in Volume 16396, Page 159.

Karen McQueen
County Clerk
Brazos County, Texas

By: Susie L. Cohen
Deputy Clerk

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

[Signature]
City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 26th day of September, 2004.

Kim Casey
Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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]
Planning Administrator, City of Bryan

REPLAT OF LOTS 1, 2 AND 3 VILLA PARK WEST SUBDIVISION VOLUME 5529, PAGE 278 4.052 ACRES, ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 60 FEET SURVEY DATE: AUG. 2004 PLAT DATE: 08-24-04 REVISED: 09-02-04 JOB NUMBER: 04-0526 CAD NAME: 04-0526 CR5 FILE: VILLA (cont); 04-0526 (job)
PREPARED BY: KERR SURVEYING, LLC 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 288-3195
PREPARED FOR: CONSTANTINE BARBU 201 N. MAIN, SUITE B BRYAN, TEXAS 77801 PHONE (979) 775-5540