



METES AND BOUNDS DESCRIPTION
OF A 4.058 ACRES TRACT OF LAND
OUT OF THE ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Zeno Phillips League, A-45, and being a part of the same tract of land conveyed to Paul J. & Cathy S. Batista, as recorded in Volume 3879, Page 328, of the Brazos County Official Records (B.C.O.R.), and now more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southwest corner of this tract, also being a point on the northwest right-of-way line of Villa Maria Road, also being the east corner of the Christopher W. Vander Hoya, Block 18, Lot 46, 5.7581 Acres, Vol. 1624, Page 141, and Vol. 2102, Page 157, of the B.C.O.R.;

THENCE North 11°14'21" West, a distance of 422.01 feet along the common line between this tract and said Villa Oaks West Condos for the northwest corner of this tract, also being the south corner of the Villa Oaks West Condos;

THENCE along the common line between this tract and said Villa Oaks West Condos for the following calls:

North 77°58'25" East, a distance of 132.87 feet to a 5/8" iron rod found for corner;

North 35°22'26" East, a distance of 211.53 feet to a 5/8" iron rod set for corner;

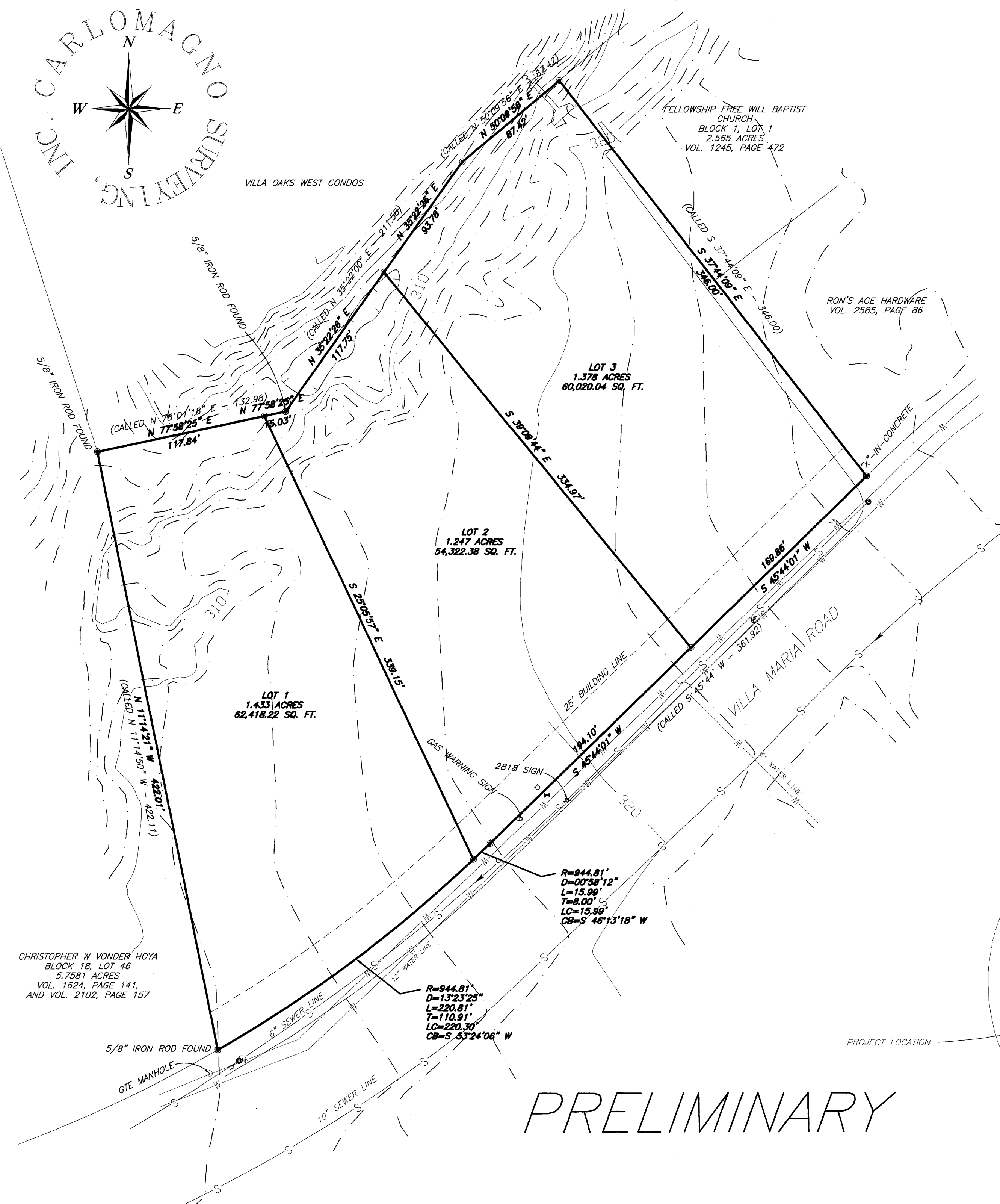
North 50°09'56" East, a distance of 87.42 feet to a 5/8" iron rod set for the north corner of this tract, also being the west corner of the Fellowship Free Will Baptist Church tract, Block 1, Lot 1, 2.565 Acres, as recorded in Vol. 1245, Page 472, of the B.C.O.R.;

THENCE South 37°44'09" East, a distance of 346.00 feet along the common line between this tract and said Baptist Church tract to an "X"-in-concrete found for the east corner of this tract, also being the south corner of Ron's Ace Hardware tract, as recorded in Vol. 2585, Page 86, of the B.C.O.R., also being a point on said north right-of-way line of Villa Maria Road;

THENCE along the common line between this tract and said right-of-way line for the following calls:

South 45°44'01" West, a distance of 363.96 feet to a 5/8" iron rod set for corner;

Around a curve to the right having a delta angle of 142°13'36", an arc distance of 236.80 feet, a radius of 944.81 feet, and a chord of South 52°55'01" West, a distance of 236.18 feet to the PLACE OF BEGINNING containing 176,761 square feet or 4.058 acres.



Doc 00825978 Bk BR Vol 5529 Pg 278

Filed for Record in:
BRAZOS COUNTY

On: Aug 14, 2003 at 10:53A

As a
Plats

Document Number: 00825978

Amount 55.00

Receipt Number - 224342

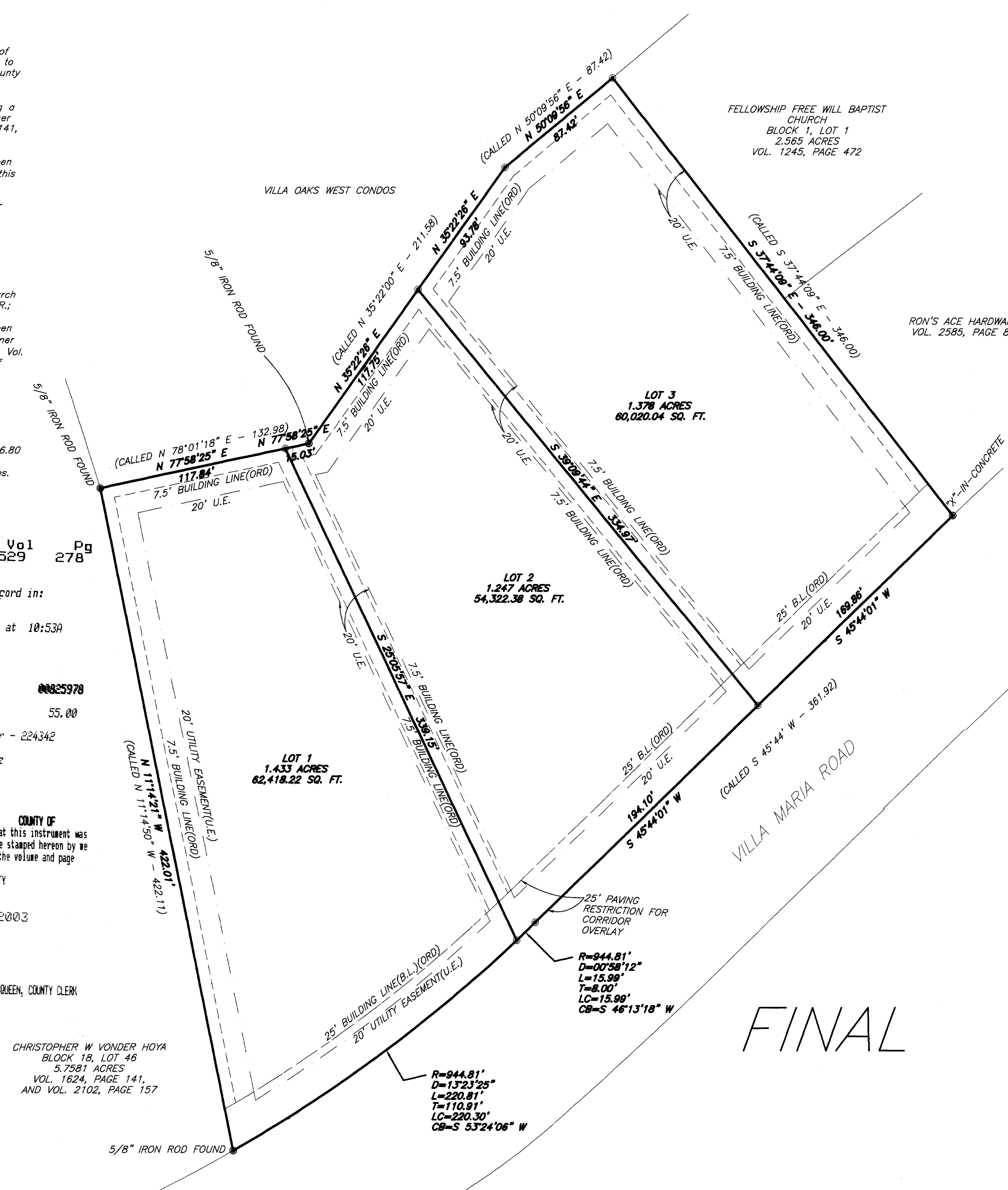
By:
Teresa Ramirez

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on 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.

Aug 14, 2003

HONORABLE WAREN MORSEEN, COUNTY CLERK
BRAZOS COUNTY

CHRISTOPHER W VONDER HOYA
BLOCK 18, LOT 46
5.7581 ACRES
VOL. 1624, PAGE 141,
AND VOL. 2102, PAGE 157



PRELIMINARY

FINAL

PLAT
VILLA PARK WEST SUBDIVISION
LOTS 1, 2, AND 3

4.058 TOTAL ACRES
VOL. 3879, PAGE 328
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50' **June 10th, 2003**

- NOTE:
- 1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED.
 - 2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 45041, PANEL MAP NO. 48041C0141 C, EFFECTIVE DATE: JULY 2, 1992.
 - 3) ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE #819.
 - 4) THIS PROPERTY IS ZONED R - RETAIL
 - 5) The bearing basis of this survey is the southeast line of the previous deed as recorded in Volume 3879, Page 328, of the Official Records of Brazos County, said bearing being N 45°00'00" E

STATE OF TEXAS
COUNTY OF BRAZOS
PAUL J. BATISTA, the owner and developer of the tract of land as being the tract of land as conveyed to them in the Official Records of Brazos County in Volume 3879, Page 328, and whose name is subscribed hereto, hereby declare to the use of the public forever of streets, alleys, parks, water courses, drains, easements and public places shown herein for the purposes intended.

Paul J. Batista
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen M. Queen, County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 14 day of August, 2003 in the Official Records of Brazos County in Volume 5529, Page 278.

Karen M. Queen
County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
I, Dante Carlo Magnano, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps, unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

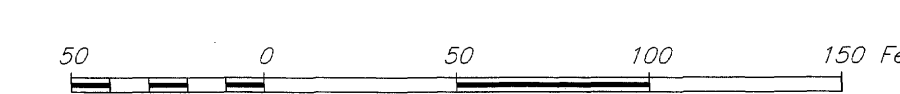
Dante Carlo Magnano
Texas Registered Professional Land Surveyor, Number 1562

LEGEND

- PROPERTY CORNER
- POWER POLE
- POWER BOX
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ LIGHT POLE
- SANITARY SEWER MANHOLE

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 9 day of August, 2003.

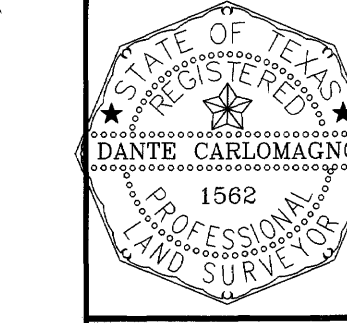
City Engineer, Bryan, Texas



File name: 03361-REPLAT.DWG Plot date: 06/11/03 at 10:06
Revised: 06/24/03
Revised: 07/22/03-changed access esmt.
Revised: 07/31/03-removed access esmt.

MELISSA CARPENTER
MY COMMISSION EXPIRES
SEPTEMBER 11, 2006

Melissa Carpenter
Notary Public, Brazos County, Texas



OWNER
PAUL J AND CATHEY S BATISTA
803 COPPERAS DRIVE
CALDWELL TX 77836-2102

CARLO MAGNANO Surveying Inc
2714 Finleather Road, Bryan, Texas 77801
www.CarloMagnanoSurveying.com
Phone (979)775-2873, Fax (979)775-4787, E-mail CS@CarloMagnanoSurveying.com

DRAWN BY: A. WALLACE DRAWING NO. 03361
SHEET 1 OF 1