

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

THE WEST UNIVERSITY VENTURE LTD., OWNER OF THE TRACT OF LAND LOCATED IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, SHOWN AND DESCRIBED ON THIS PLAT, SAID TRACT OF LAND HAVING BEEN CONVEYED TO IT BY THOSE DEEDS BEARING FILE NUMBERS 340756, 340757, AND 340758

OF THE OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, HEREBY DEDICATE FOREVER TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

West University Venture, Ltd by its General Partner  
OWNER  
West University Oaks, Inc.  
OWNER  
by: Ramiro A. Galindo  
OWNER  
President

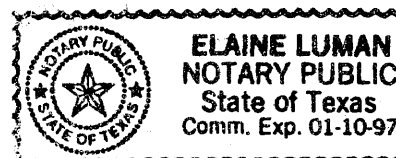
Joint Commission Report by Juan Olson, EUD  
LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ramiro A. Galindo, 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 ON THIS 20th DAY OF December, 1993.

Elaine Luman  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATION OF CITY PLANNER

I, RAFEK SHAMAA, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

Rafeek Shamaa  
CITY PLANNER, CITY OF BRYAN

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ART KING, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 20th DAY OF DECEMBER, 1993, AND SAME WAS DULY APPROVED ON THE 6th DAY OF JANUARY, 1994.

Art King  
CHAIR, PLANNING AND ZONING COMMISSION

APPROVAL OF THE CITY ENGINEER

I, BOUCE KARR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Bouce Karr  
CITY ENGINEER, CITY OF BRYAN

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

Mary Ann Ward, 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 January, 1994, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 2017, PAGE 221.

Mary Ann Ward by Barbara Johnson  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS  
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, REGISTERED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, 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, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian A. Galindo  
CHRISTIAN A. GALINDO, P.E., R.P.L.S.



METES AND BOUNDS DESCRIPTION

Being a 5.8146-acre tract of land known as Block 1 (Reserve), Villawest Section 1, an addition to the City of Bryan, Texas, according to the plat recorded in Volume 370, Page 849, Deed Records, Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at the easternmost corner of this tract, said rod also marking the rear property corner between this tract and Lot 1, Block 1, Villawest Section 1;

THENCE S 72° 38' 25" W along the common boundary between Blocks 1 and 2, Villawest Section 1, which is a curve to the right with the following data: chord 996.07', radius 1,506.98', arc 1,015.16', delta 38° 35' 48", tangent 527.69', to a 3/8" iron rod found;

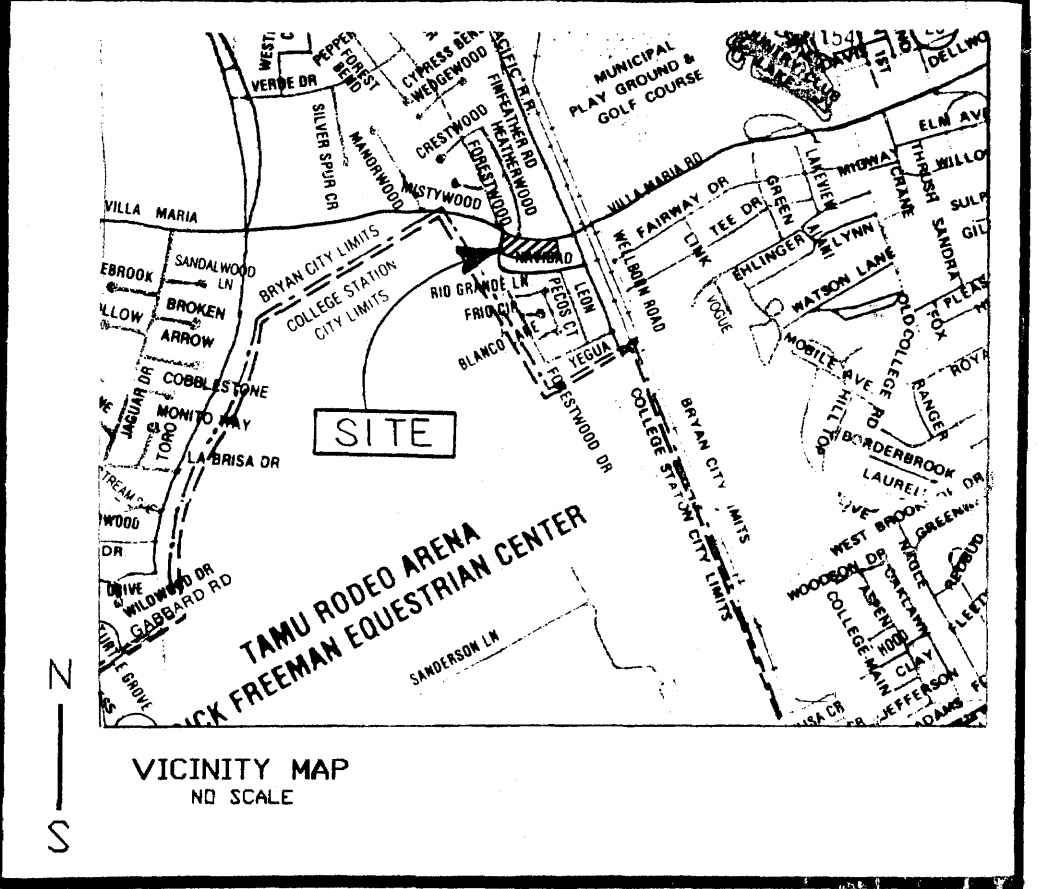
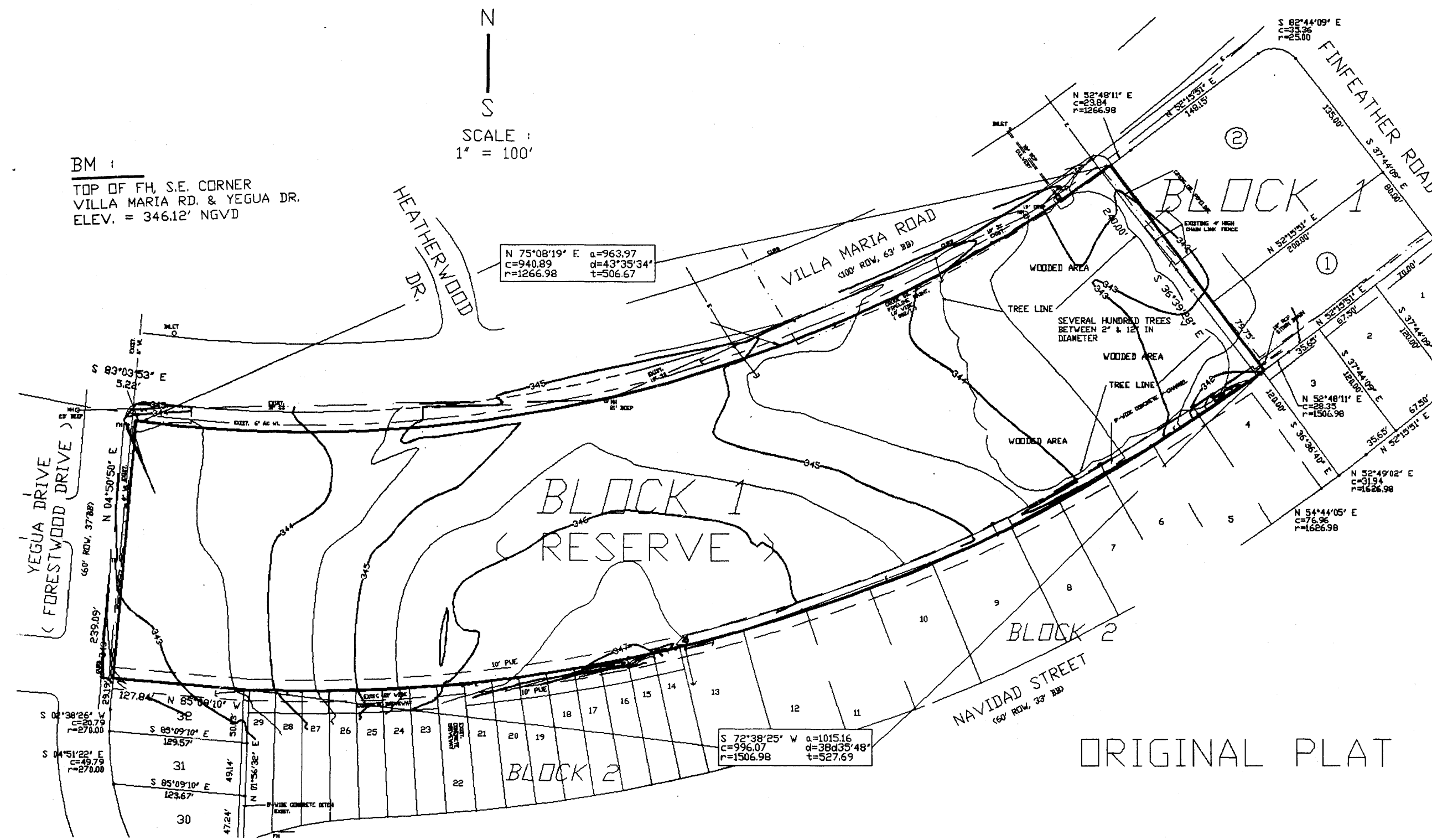
THENCE continuing along said boundary between Blocks 1 and 2, for a distance of 127.84' to a 3/8" iron rod found which marks the southwesternmost corner of this tract and which is also located on the easterly right of way line of Yegua Drive (also called Forestwood Drive);

THENCE N 4° 50' 50" E, along said easterly right of way line, for a distance of 239.09' to a 3/8" iron rod set which also marks the intersection of the easterly right of way line of Yegua Drive and the southerly right of way line of Villa Maria Road;

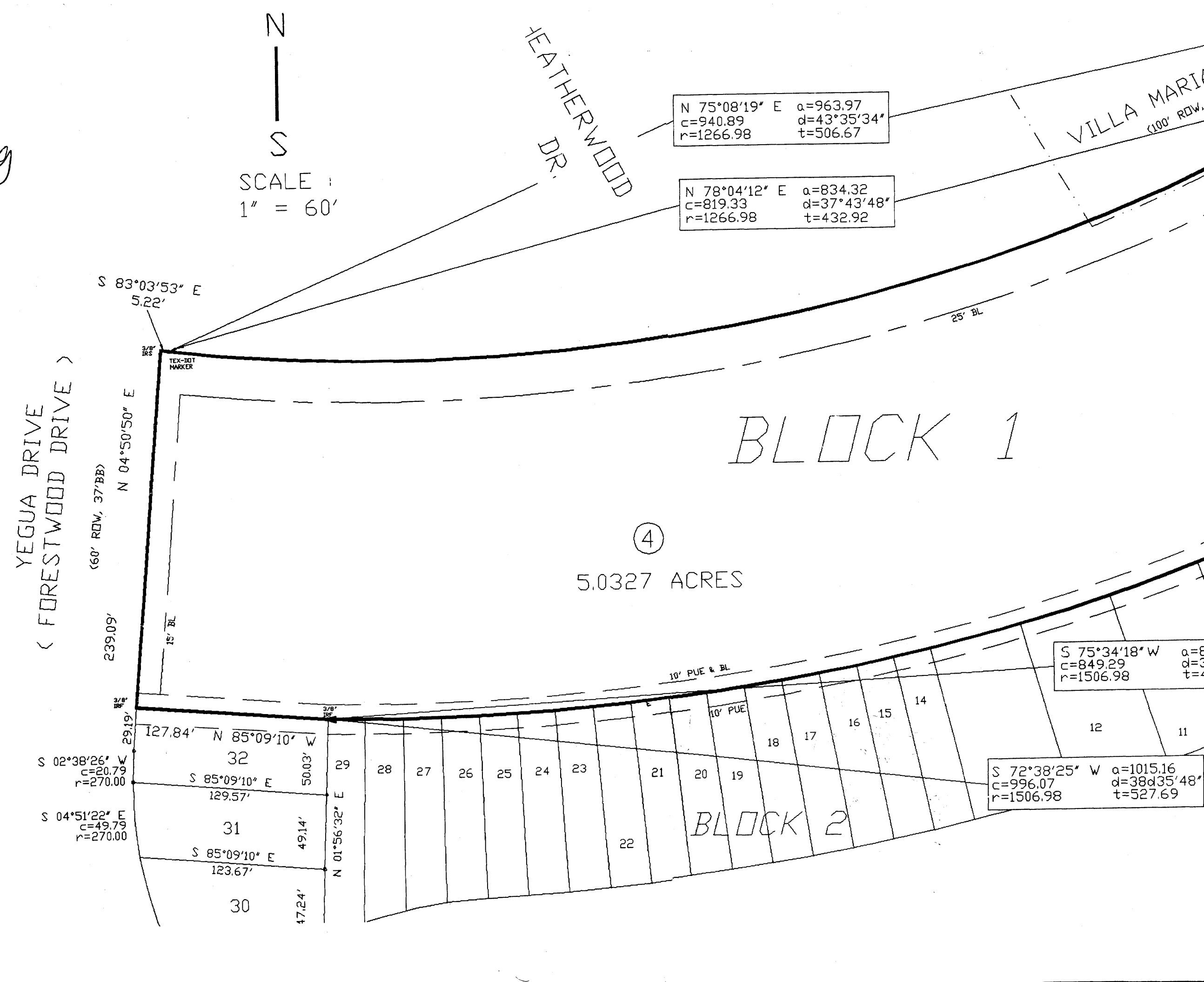
THENCE S 83° 03' 53" E, along the southerly right of way line of Villa Maria Road, for a distance of 5.22' to a TEX-DOT highway marker;

THENCE N 75° 08' 19" E continuing along the southerly right of way line of Villa Maria Road which is a curve to the left with the following data: chord 940.89', radius 1,266.98', arc 963.97', delta 43° 35' 34", tangent 506.67', to a 3/8" iron rod set which also marks the common front corner with Lot 2, Block 1, Villawest Section 1;

THENCE S 36° 39' 28" E, along the common boundary with Lot 2 and said Lot 1, Block 1, for a distance of 240.00' to the POINT OF BEGINNING containing 5.8146 acres of land more or less.



540442  
FILED  
JAN 21 1994  
BRYAN, TEXAS  
Christina Galindo  
COUNTY CLERK



PROPERTY SOLD  
REF. VOL. 9406, PG. 236  
NOV. 25, 2009

REPLAT OF  
BLOCK 1 (RESERVE)  
VILLAWEST SECTION 1  
5.8146 ACRES  
BRYAN, TEXAS

|  |   |   |  |   |
|--|---|---|--|---|
|  | <b>GALINDO ENGINEERS &amp; PLANNERS</b><br>3833 S. TEXAS AVE., SUITE 280<br>BRYAN, TX 77802<br>409-846-8868 | <b>OWNER / DEVELOPER:</b><br>R. A. Galindo, Inc.<br>1900 West Villa Maria Road<br>Bryan, TX 77807<br>409-423-1919 | <b>DATE:</b> DEC. 9, 1993<br><b>DRAWN BY:</b><br><b>APPROVED BY:</b><br><b>REVISIONS:</b> DEC. 16, 1993<br>DEC. 30, 1993 | <b>PROJECT</b><br>12-93-1<br><br><b>SHEET</b><br>OF |
|  |   | <b>BLOCK ONE (RESERVE), VILLAWEST SECTION 1</b><br>VOL. 370, PG. 849 - DEED RECORDS<br>BRAZOS COUNTY, TEXAS       |  |   |

59,4002