

APPROVAL OF THE PLANNING COMMISSION:
 I, ROGER JACKSON, Chairman of the City of 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 21 day of APRIL, 1983 and same was duly approved on the 27 day of JUNE, 1983 by said Commission.

Roger Jackson
 CHAIRMAN, City Planning Commission
 Bryan, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT
 I, the undersigned, Director of Planning and Development 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]
 DIRECTOR OF PLANNING AND DEVELOPMENT
 Bryan, Texas

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS I
 COUNTY OF BRAZOS I

I, A. H. (Holland) Winder, Registered Public Surveyor No. 3856, 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.

A. H. Winder
 A. H. (Holland) Winder
 Registered Public Surveyor

CERTIFICATE OF ENGINEER
 STATE OF TEXAS I
 COUNTY OF TEXAS I

I, A. H. (Holland) Winder, Registered Professional Engineer, No. 23313, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

A. H. Winder
 A. H. (Holland) Winder
 Registered Professional Engineer

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, M. J. Scarmario, PRES., of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 408, Page 795, and designated herein as Villa West III, Phase 3, Block A, LOT 1, 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.

M. J. Scarmario
 H. J. Scarmario, PRESIDENT

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared M. J. Scarmario, 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 19 day of APRIL, 1983.

Murray F. Schmitt
 Notary Public in and for Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS I
 COUNTY OF BRAZOS I

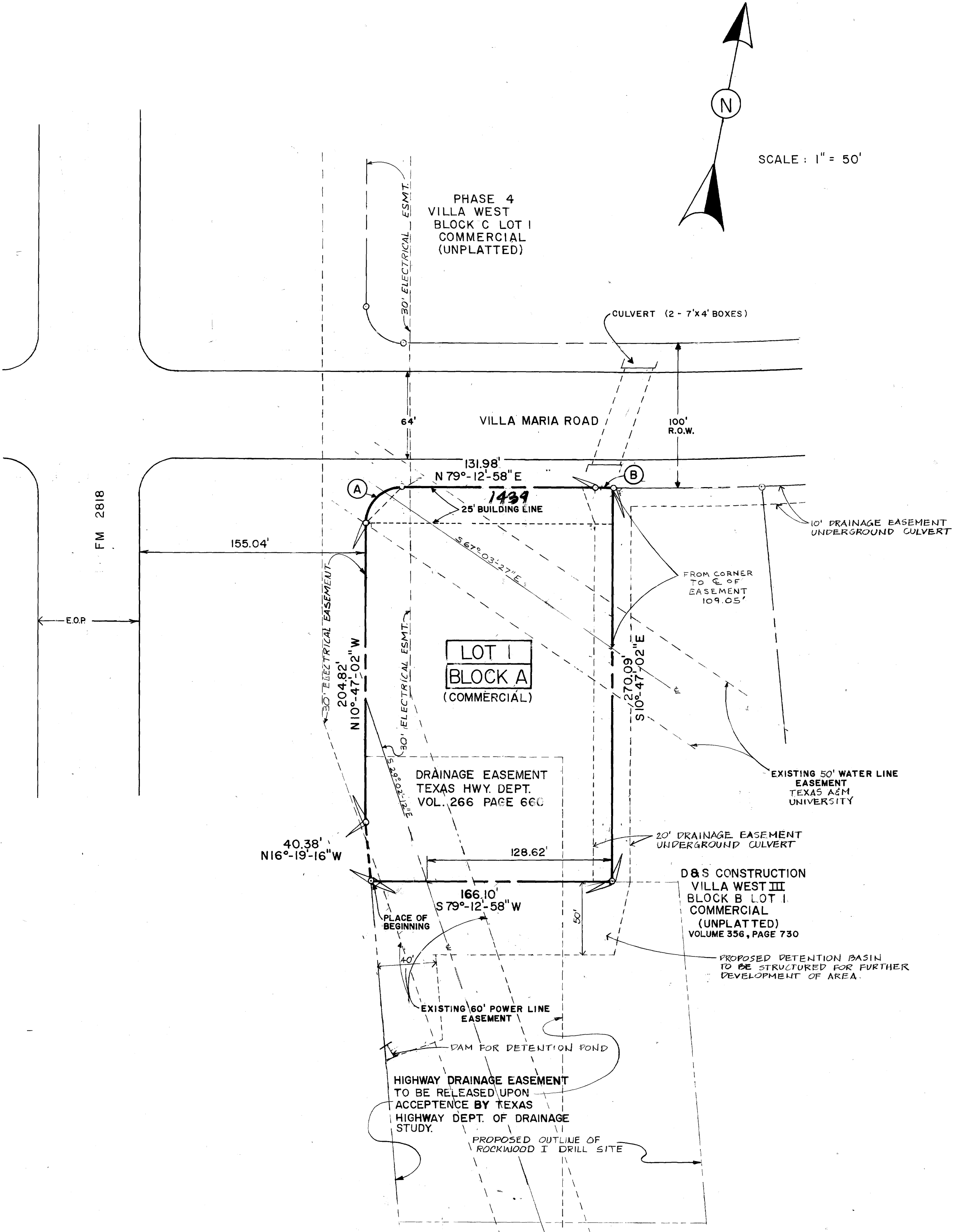
I, Frank Boriskie, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 18 day of July, 1983.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

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 Pg. 313

Frank Boriskie
 FRANK BORISKIE, COUNTY CLERK
 BRAZOS COUNTY, TEXAS

SETBACK LINES
 -SIDE SETBACK - 5'
 -REAR SETBACK - 5'
 -FRONTAGE STREET SIDE SETBACK
 IS 20' IF STRUCTURE FRONTS VILLA MARIA,
 25' IF STRUCTURE FRONTS FRONTAGE RD.



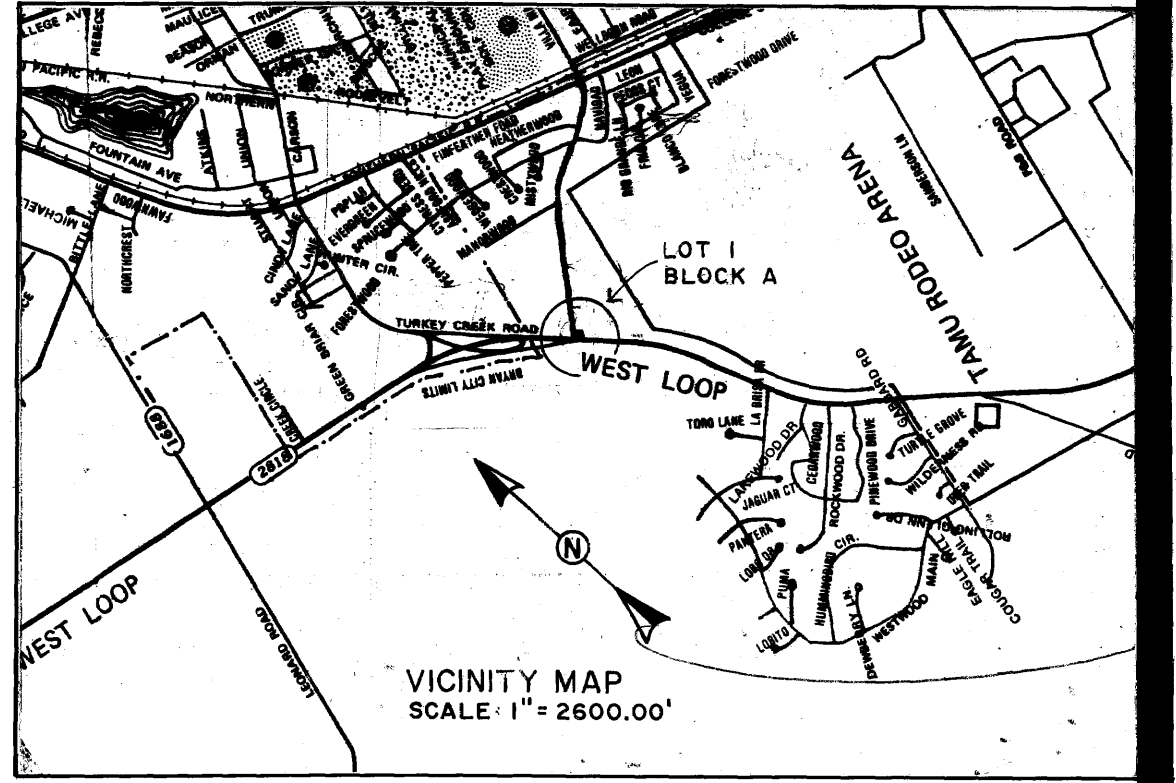
VILLA WEST SUBDIVISION
 LOT 1
 1.05 Acre Tract
 Zeno Phillips League No. 45
 Brazos County, Texas

Field notes of a 1.05 acre tract or parcel of land, being a part of a 23.08 acre tract or parcel of land, lying and being situated in the Zeno Phillips League, Abstract 45, Brazos County, Texas and being a portion of a 100.07 acre tract conveyed to Galco Engineering Ltd. by Ford D. Albritton, Jr., by Deed recorded in Volume 356, Page 730, Deed Records, Brazos County, Texas and being more particularly described by metes and bounds as follows, to-wit:

Starting at a concrete monument for a point marking the intersection of FM 2818 with the northernmost boundary of Texas A & M University Dairy Farm, THENCE N 00° 24' 49" W for a distance of 164.86 feet.
 THENCE N 12° 33' 40" W for a distance of 304.98 feet to a point.
 THENCE N 16° 19' 16" W for a distance of 160.45 feet to the PLACE OF BEGINNING.
 THENCE N 16° 19' 16" W for a distance of 40.38 feet.
 THENCE N 10° 47' 02" W for a distance of 204.82 feet.
 THENCE a distance of 39.27 feet along a curve to the right, said curve being the radial intersection of the southern right-of-way of FM 2818, and having the following data, central angle 90° 00' 00", radius 25.00 feet, tangent 25.00 feet, chord length 35.36 feet, chord bearing N 34° 12' 58" E;
 THENCE N 79° 12' 58" E for a distance of 131.98 feet;
 THENCE a distance of 13.02 feet along a curve to the left having the following data, central angle 00° 42' 52", radius 1044.81 feet, tangent 6.51 feet, chord length 13.02, chord bearing N 78° 51' 33" E;
 THENCE S 10° 47' 02" E for a distance of 270.09 feet;
 THENCE S 79° 12' 58" W for a distance of 166.10 feet, back to the PLACE OF BEGINNING, containing an approximate area of 1.05 acres, more or less.

CURVE DATA

	RADIUS	ANGLE	CHORD	ARC	TAN	DEF
A	25.00'	90°-00'-00"	35.36'	39.27'	25.00'	45°-00'-00"
B	1044.81'	00°-42'-50"	13.02'	13.02'	6.51'	00°-21'-25°



FINAL PLAT

VILLA WEST III
 PHASE 3 BLOCK A LOT 1
 1.05 ACRES

ZENO PHILLIPS LEAGUE NO. A-45
 BRAZOS COUNTY, TEXAS
 D & S CONSTRUCTION (OWNER)
 3914 OLD COLLEGE ROAD
 BRYAN, TEXAS 77801

270030

FILED
 JUL 18 1983
 FRANK BORISKIE
 COUNTY CLERK

SURVEYING & ENGINEERING CONSULTANTS
 WINDER & ASSOCIATES ENGINEERING INC.
 1735 BRIARCREST DR. SUITE 211
 BRYAN, TEXAS 77801

APRIL 1983

on base 3/28/83