

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, M. J. Scarmardo, Trustee, of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 406, Page 795, and designated herein as Villa West, Phase 4, Block A, Lots 1 & 2, in the City of Bryan, Texas and whose names are both 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. Scarmardo
M. J. Scarmardo, Trustee

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared M. J. Scarmardo, 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 purposes and consideration therein stated.

Given under my hand and seal of office this 21 day of October, 1983.

Notary Public
Notary Public in and for Brazos County

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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 group.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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

APPROVAL OF PLANNING COMMISSION

I, ROGER JACKSON, Chairman of the Planning Commission of the City of Bryan, Texas hereby certify that the attached plat was duly approved by the Commission on the 20th day of OCTOBER, 1983.

Roger Jackson
Chairman, Planning Commission

Attest:
Secretary

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.

Director
Director of Planning and Development
Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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 20 day of OCT, 1983.

WITNESS my hand and official seal, at my office in Bryan, Texas

Volume 648, Page 233

Frank Boriskie
Frank Boriskie, County Clerk
Brazos County, Texas

Section 14, Part J, of the Subdivision Control Ordinance will be met by the Developer at the time the site plan is submitted for approval for Block A, Lots 1 and 2.

Drainage plans will result in any increase run-off being handled at the detention basin on the property of First Freewill Baptist Church.

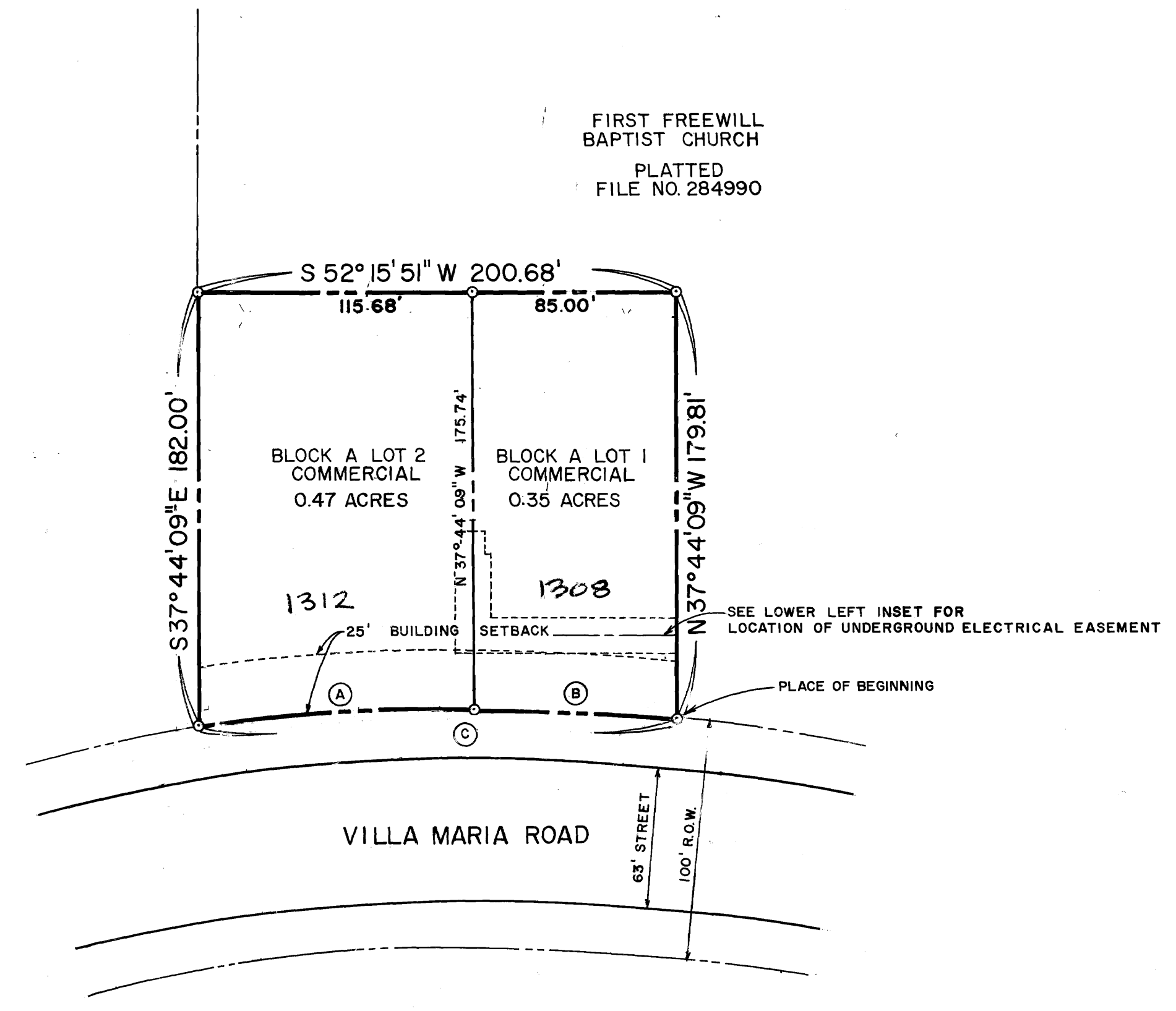
VILLA WEST SUBDIVISION, PHASE 4, BLOCK A, LOTS 1 & 2
0.82 Acre Tract
ZENO PHILLIPS LEAGUE NO. A-45
BRAZOS COUNTY, TEXAS

Being a 0.82 acre tract of land, lying and being situated in the Zeno Phillips League, Abstract 45, Brazos County, Texas, and being a portion of a 100.07 tract conveyed to Galco Engineering Ltd. by Ford D. Albritton, Jr. by deed recorded in Volume 355, Page 730, Deed Records, Texas, and being more particularly described by metes and bounds as follows, to-wit:

PLACE OF BEGINNING an iron rod found at the intersection of the northern right-of-way of Villa Maria Road with the western boundary of First Freewill Baptist Church as platted in Volume 525, Page 812, of the Brazos County Deed Records, said point being the easternmost corner of this 0.82 acre tract,

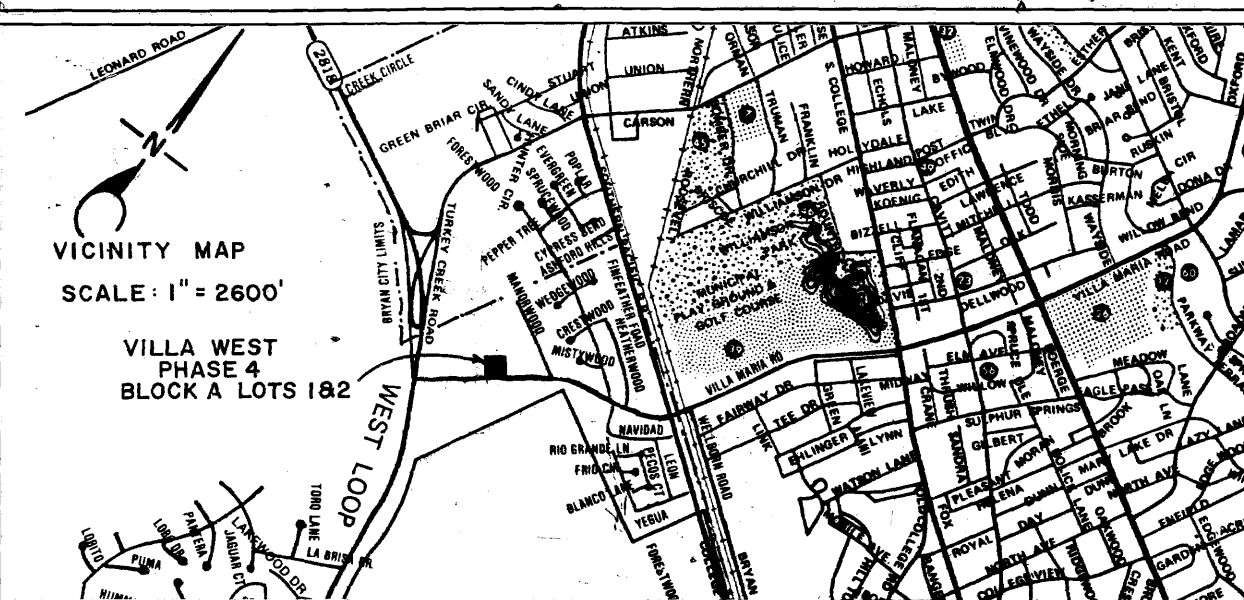
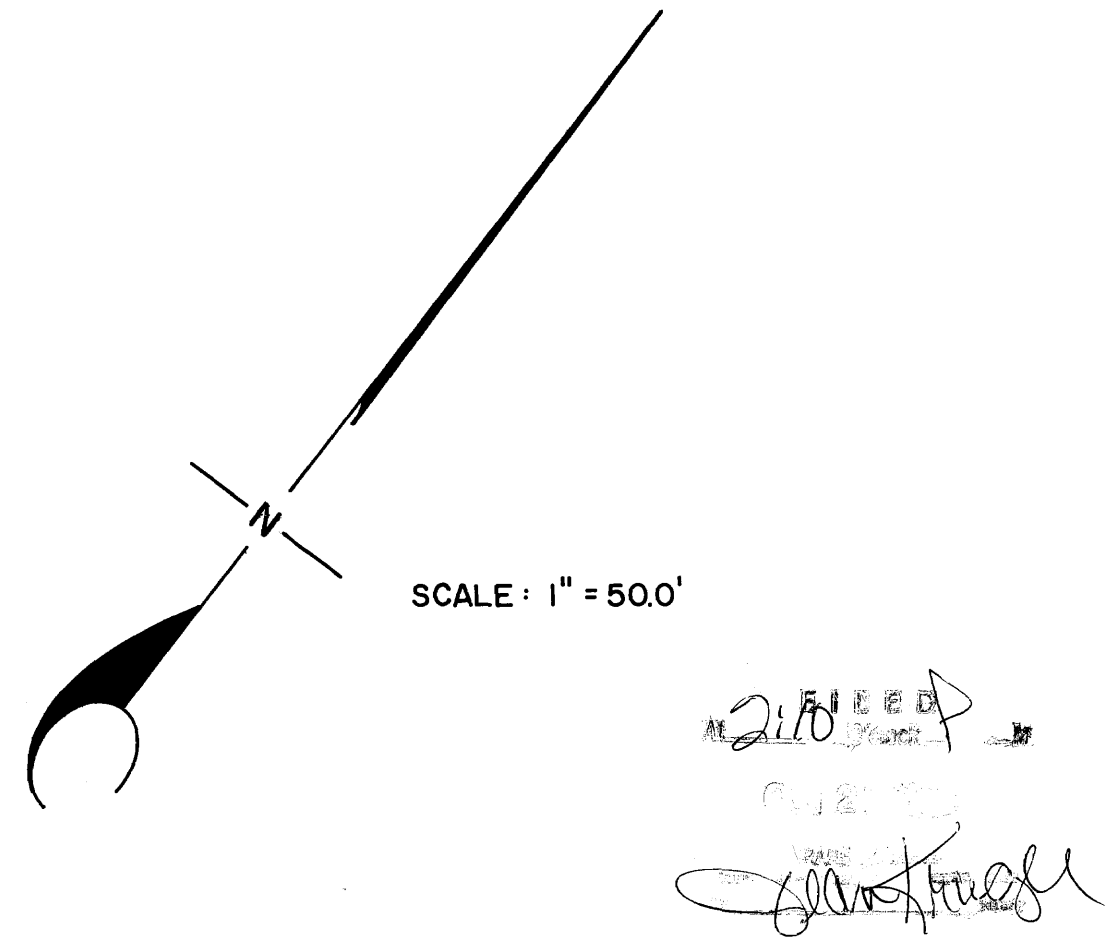
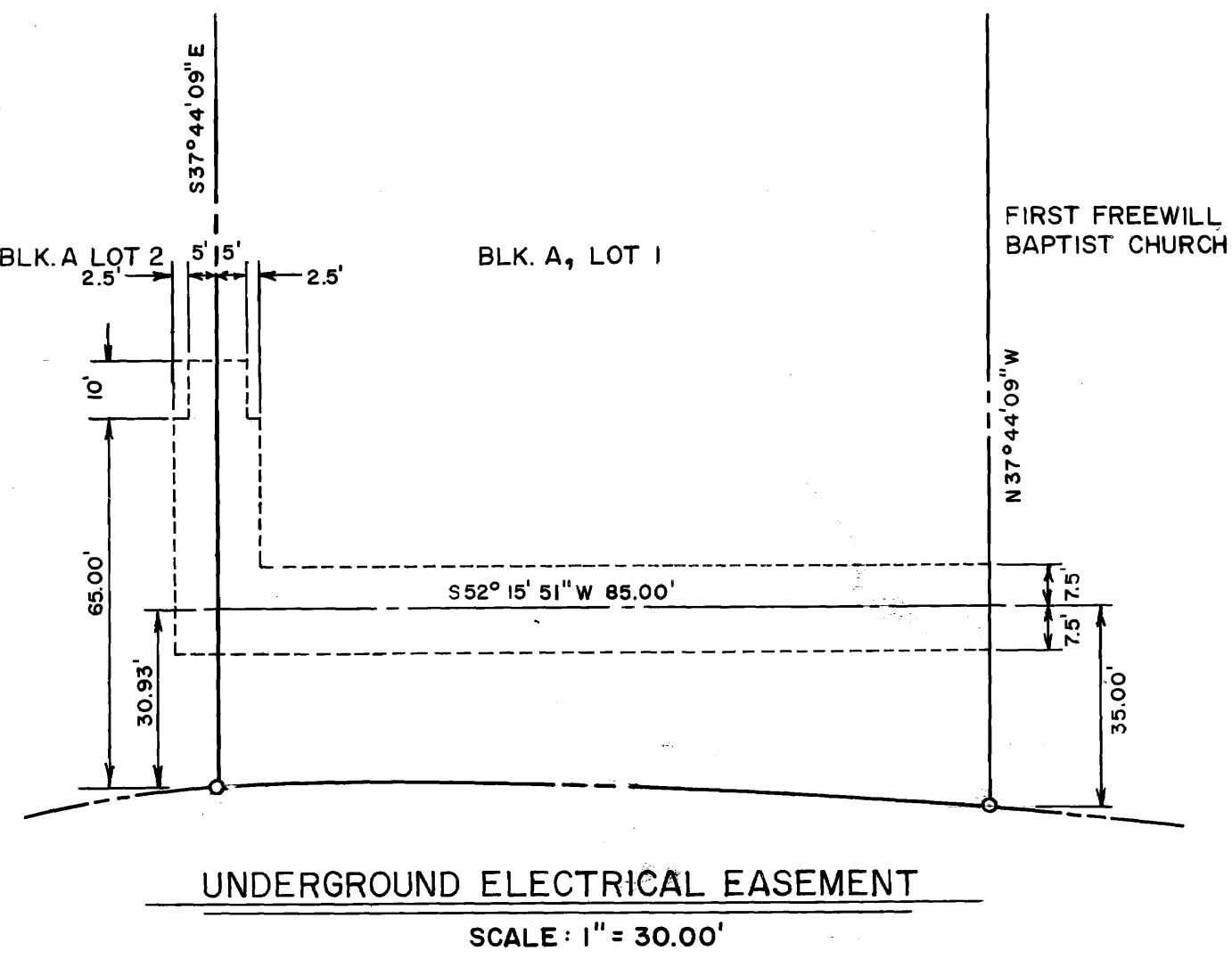
THENCE N 37° 44' 09" W for a distance of 179.81 feet;
S 52° 15' 51" W for a distance of 200.68 feet;
S 37° 44' 09" E for a distance of 182.00 feet;
N 51° 38' 20" E for a chord distance of 200.69 feet, and having the following data: central angle 11° 39' 52", radius 987.50 feet, tangent length 100.87 feet, arc length 201.04 feet to the PLACE OF BEGINNING, containing 0.82 acres more or less.

VILLA WEST
PHASE 4
BLOCK B LOT 1
COMMERCIAL
4.86 ACRES
UNPLATTED
VOL. 406 PG. 795



NOTE:
BOTH LOTS 1 AND 2 HAVE 5' SIDE AND REAR SETBACK.

CURVE DATA:							
CURVE	RADIUS	ANGLE	ARC	TAN.	DEF.	CHORD	CHORD BEARING
A	987.50	06° 43' 32"	115.92	56.02	03° 21' 46"	115.85	N 49° 10' 06" E
B	987.50	04° 56' 19"	85.12	42.59	02° 28' 10"	85.10	N 55° 00' 13" E
C	987.50	11° 39' 51"	201.04	100.87	5° 49' 56"	200.69	N 51° 38' 20" E



FINAL PLAT

VILLA WEST IV
PHASE I
BLOCK A, LOTS 1 & 2
0.82 ACRES
ZENO PHILLIPS LEAGUE NO. A-45
BRAZOS COUNTY, TEXAS

D & S CONSTRUCTION CO., INC.
1804 FINFEATHER
BRYAN, TEXAS 77801

SURVEYING & ENGINEERING CONSULTANTS
WINDER ASSOCIATES ENGINEERING INC.
1735 BRIARCREST DR. SUITE 211
BRYAN, TEXAS 77840

230827

SEPTEMBER, 1983