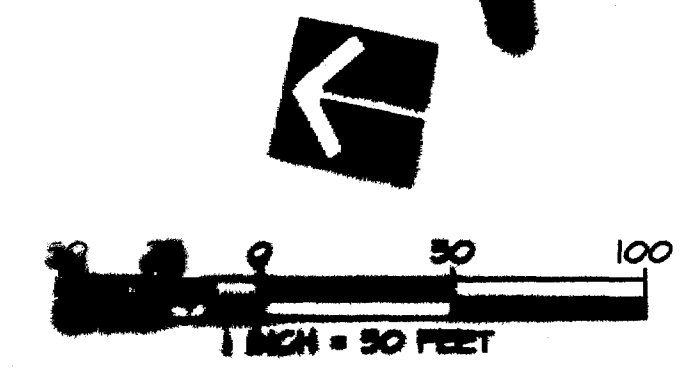
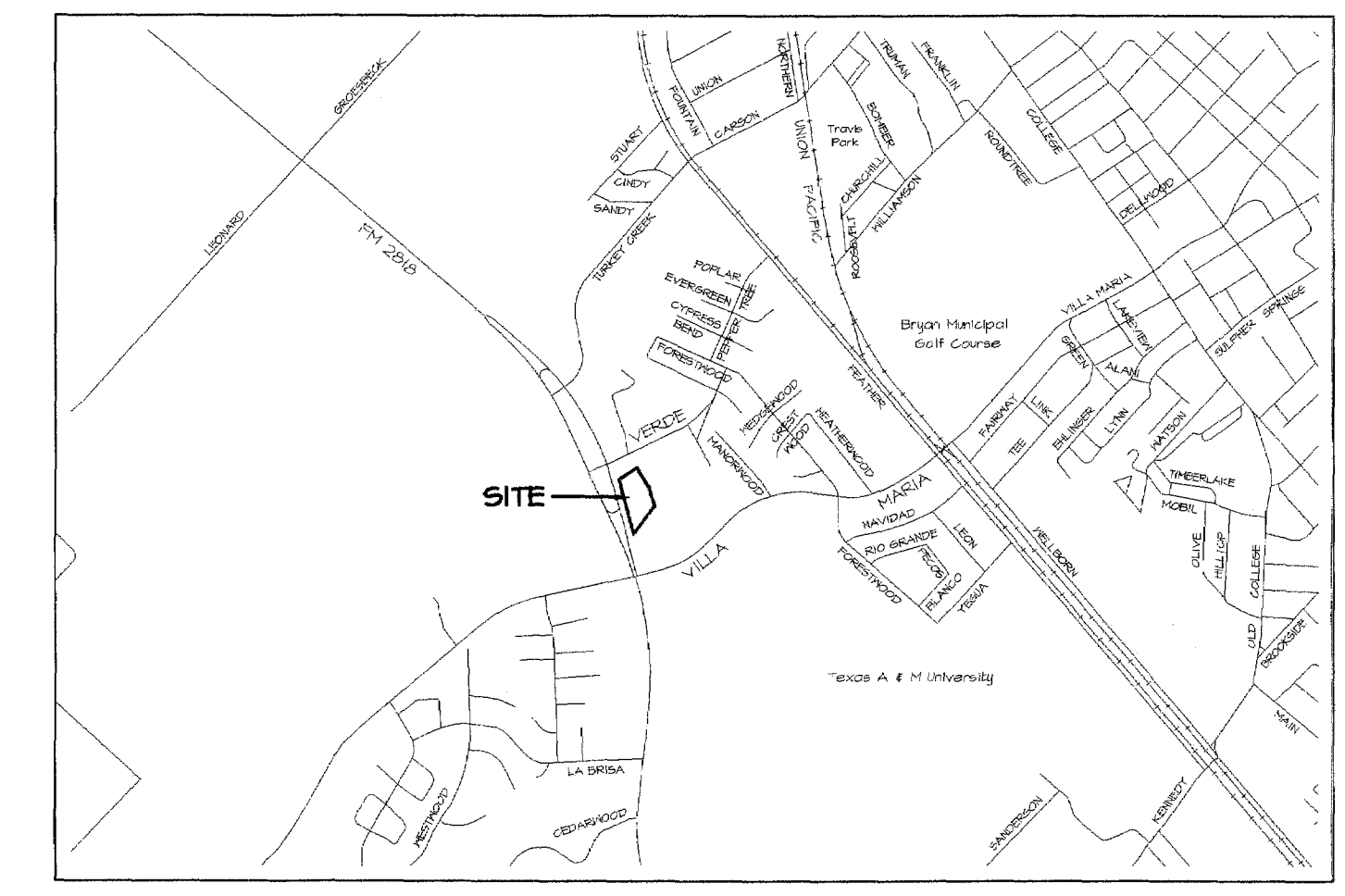


# FINAL PLAT of Lots 1 through 17, Block 1, of WESTERN OAKS

5.56 Acres, being part of the ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, In the City of Bryan, Brazos County, Texas

OWNERS: BRIAN BACHIK and JENNIFER BACHIK  
708 INDIAN SPRINGS DRIVE  
WACO, TEXAS 76708  
Tel. (254) 756-6112

LOT NO.	MINIMUM FINISHED FLOOR ELEVATION
1	325.5
2	325.5
3	325.0
4	324.5
5	322.0
6	323.5
7	324.5
8	321.0
9	326.0
10	324.0
11	322.0
12	321.5
13	320.0
14	321.0
15	321.0
16	321.0
17	321.5



DATUM BENCHMARK: CITY OF BRYAN MONUMENT NO. 695-10  
ELEVATION = 334.41'  
Brass disk in concrete found on north side of Villa Maria Road, 300' east of Manorwood St.

SITE BENCHMARK: ELEVATION = 336.91'  
Railroad spike set N.W. side of power pole, 15' east of northwest property corner of this tract (as shown).

- 1/2" IRON ROD WITH CAP MARKED "ALL COUNTY" SET
- 1/2" IRON ROD WITH CAP MARKED "ALL COUNTY" IN CONCRETE
- Joint Access Easement

VILLA FOREST WEST PH 3



Doc 00768639 OR Vol 4512 Pg 44

Filed for Record in: BRAZOS COUNTY  
On: Mar 01, 2002 at 03:57P

As a Plat

Document Number: 00768639

Amount: \$5,000

Receipt Number: 189692

By: Jaime Kelley

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 record books of BRAZOS COUNTY as stamped herein by me.

Mar 01, 2002

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

Surveyor's Field Notes for WESTERN OAKS, for:

5.56 Acres, being part of the ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, in the City of Bryan, Brazos County, Texas, being all of that certain called 5.40 acre tract described in a deed from Joseph B. Barrychuck et. al. to BRIAN BACHIK and wife, JENNIFER BACHIK, of record in Volume 3742, Page 197 of the Deed Records of Brazos County, Texas, and being all of that certain called 0.1634 acre tract described in a deed from Marion J. Scamardo, Trustee, to BRIAN BACHIK and spouse JENNIFER BACHIK, of record in Volume 3948, Page 195 of said Deed Records, and being more particularly described by these metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the east right-of-way of a public maintained roadway known as F. M. 2818, said right-of-way was created by the conveyance of that certain called 4.61 acre tract to the STATE OF TEXAS by deed of record in Volume 266, Page 666 of said Deed Records, said iron rod being the northwest corner of said 5.40 acre tract, same being the southwest corner of Lot 5, Block 6, VILLA FOREST WEST (THIRD INSTALLMENT), a subdivision of record in Volume 484, Page 793 of said Deed Records.

THENCE in an easterly direction, leaving the east right-of-way of said F. M. 2818, with the north line of said 5.40 acre tract (record call N 62 deg 30 min 44 sec E, 265.00 feet), same being the south line of said Lot 5 (record call N 62 deg 30 min 58 sec E, 10.05 feet), Lot 4 of said Block 6 (record call N 62 deg 30 min 58 sec E, 10.05 feet), and Lot 2, Block 6, REPLAT OF LOTS 52 THROUGH 55, BLOCK 5, LOT 17, BLOCK 5, BRONCO CIRCLE ROAD, LOTS 1 & 2, BLOCK 6, VILLA FOREST WEST (THIRD INSTALLMENT), a subdivision of record in Volume 525, Page 648 of said Deed Records (record call N 62 deg 30 min 58 sec E, 10.05 feet), NORTH 62 deg 28 min 11 sec EAST, a distance of 204.85 feet to a 1/2" iron rod found for the northeast corner of said 5.40 acre tract, same being the northwest corner of Lot 18 of said REPLAT, from which a 1/2" iron rod found for the southeast corner of Lot 1, Block 6 of said REPLAT bears NORTH 62 deg 11 min 47 sec EAST, a distance of 124.42 feet.

THENCE in a southerly direction, leaving the south line of Block 6 of said REPLAT, with the east line of said 5.40 acre tract (record call S 26 deg 27 min 00 sec E, 247.17 feet) and the east line of said 0.1634 acre tract (record call S 26 deg 27 min 00 sec E, 100.44 feet), same being the west line of said Lot 18 (record call S 26 deg 27 min 00 sec E, 347.61 feet), SOUTH 26 deg 32 min 54 sec EAST, a distance of 347.50 feet to a 5/8" iron rod with plastic cap marked "All County" set for a called angle point in the east line of said 0.1634 acre tract, same being a called angle point in the west line of said Lot 18.

THENCE in a southerly direction, leaving the south line of said 0.1634 acre tract (record call S 44 deg 27 min 17 sec N, 46.00 feet) and the south line of said 5.40 acre tract (record call S 44 deg 24 min 02 sec N, 478.85 feet), same being the north line of said VONDER HOYA tract (record call S 44 deg 26 min 57 sec N, 527.73 feet), SOUTH 44 deg 23 min 00 sec WEST, a distance of 526.68 feet to a 5/8" iron rod with plastic cap marked "All County" set in the east right-of-way of said F. M. 2818 for the southwest corner of said 5.40 acre tract, same being the northwest corner of said VONDER HOYA tract, from which a 1/2" iron rod found bears SOUTH 64 deg 01 min 00 sec WEST, a distance of 0.51 feet, and also from which a concrete monument found for an angle point in the east right-of-way of said F. M. 2818 bears SOUTH 07 deg 41 min 00 sec EAST, a distance of 131.08 feet.

THENCE in a westerly direction, with the south line of said 0.1634 acre tract (record call S 44 deg 27 min 17 sec N, 46.00 feet) and the south line of said 5.40 acre tract (record call S 44 deg 24 min 02 sec N, 478.85 feet), same being the north line of said VONDER HOYA tract (record call S 44 deg 26 min 57 sec N, 527.73 feet), SOUTH 44 deg 23 min 00 sec WEST, a distance of 526.68 feet to a 5/8" iron rod with plastic cap marked "All County" set in the east right-of-way of said F. M. 2818 for the southwest corner of said 5.40 acre tract, same being the northwest corner of said VONDER HOYA tract, from which a 1/2" iron rod found bears SOUTH 64 deg 01 min 00 sec WEST, a distance of 0.51 feet, and also from which a concrete monument found for an angle point in the east right-of-way of said F. M. 2818 bears SOUTH 07 deg 41 min 00 sec EAST, a distance of 131.08 feet.

THENCE in a northerly direction, with the west line of said 5.40 acre tract (record call N 07 deg 34 min 57 sec W, 758.82 feet) and the west line of said F. M. 2818 (record call N 07 deg 41 min W, 755.1 feet), NORTH 07 deg 41 min 00 sec WEST, a distance of 758.82 feet to the Point of Beginning, Containing 5.56 Acres.

Survey monuments found along the east right-of-way of said F. M. 2818 were used for directional control. Surveyed March 31, 2000.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48041C016, dated July 2, 1992, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, BRIAN BACHIK AND JENNIFER BACHIK, THE OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE DEED OF RECORDS OF BRAZOS COUNTY IN VOLUME 3742, PAGE 197 AND VOLUME 3948, PAGE 195, AND DESIGNATED HEREIN AS WESTERN OAKS, IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEVOTATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

*Brian Bachik*  
BRIAN BACHIK, OWNER

*Jennifer Bachik*  
JENNIFER BACHIK, OWNER

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, the undersigned, Planning Administrator of the Planning & Zoning Commission of the City of Bryan, Texas, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 26th day of February, 2002.

*[Signature]*  
Planning Administrator  
Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

Kim C. Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 7th day of June, 2000 and same was duly approved on the 20th day of November, 2000 by said Commission.

*[Signature]*  
Chairman, Planning and Zoning Commission  
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, 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 and was approved on the 5th day of February, 2002.

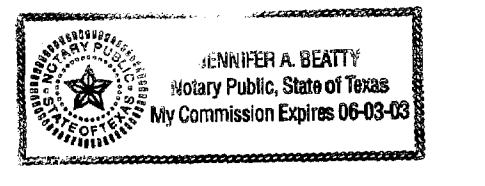
*[Signature]*  
City Engineer  
Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN BACHIK, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 16 DAY OF October, 2001.

*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

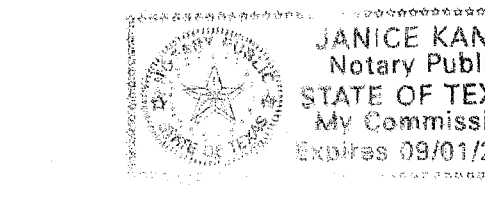


STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JENNIFER BACHIK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 28 DAY OF February, 2002.

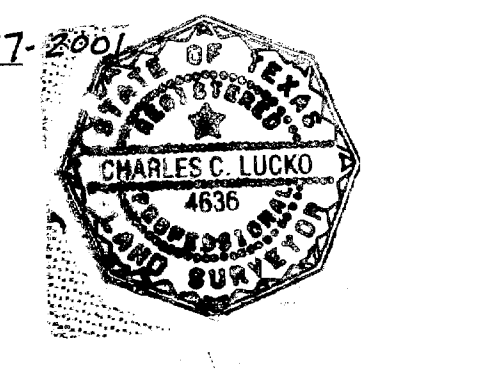
*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS



CERTIFICATE OF SURVEYOR

I, Charles C. Lucko, Registered Professional Land Surveyor No. 4636 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

*[Signature]*  
Charles C. Lucko, R.P.L.S. No. 4636



CERTIFICATE OF ENGINEER

I, Anthony Tomchesson, Registered Professional Engineer No. 85608, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

*[Signature]*  
Anthony Tomchesson, P.E. No. 85608

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 the 5th day of March, 2002 in the Official Records of Brazos County in Volume 4512, Page 44.

*[Signature]*  
County Clerk  
Brazos County, Texas

*[Signature]*  
By: Jaime Kelley

NOTES:

Subject property currently zoned "R (Retail District)".

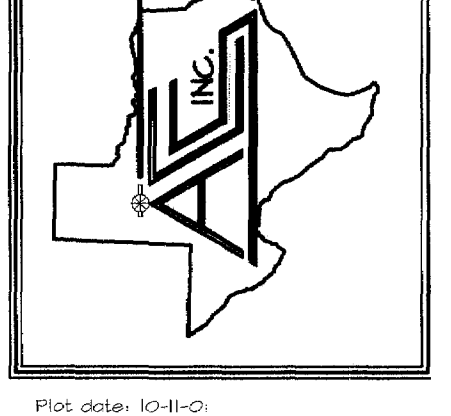
All lots must conform to City of Bryan Commercial Landscaping Standards.

Access to each lot must be by way of Joint Access Easement.

NO.	DELTA	CHORD DIR.	RADIUS	ARC	CHORD
C1	70°53'14"	N 08°55'23" E	125.00	154.65	144.95
C2	70°53'14"	S 08°55'23" W	175.00	216.52	202.97
C3	130°02'00"	N 63°28'48" E	30.00	126.90	30.00
C4	05°13'06"	S 46°58'35" W	175.00	15.44	15.43
C5	89°54'18"	N 43°34'08" W	50.00	74.97	69.14
C6	64°05'42"	N 31°25'52" E	50.00	55.93	53.06
C7	54°21'07"	S 06°50'44" E	50.00	51.74	44.51
C8	82°04'44"	S 16°07'46" E	50.00	71.63	65.66
C9	08°54'04"	S 28°14'11" W	50.00	1.48	1.47
C10	11°42'24"	S 11°44'56" E	175.00	53.08	52.88
C11	21°01'07"	S 01°21'50" W	175.00	64.15	63.74
C12	18°43'12"	S 21°13'11" W	175.00	57.18	56.42
C13	13°44'15"	S 31°28'25" W	175.00	42.11	42.01

FINAL PLAT OF  
**WESTERN OAKS**

ALL COUNTY SURVEYING, INC.  
1303 South 21st Street, Temple, Texas 76504  
(254) 778-2272 FAX (254) 774-7608



Plot Date: 10-11-01

Job No: 991659  
Date: 3-31-00  
Drawing No: 991659P3  
Drawn By: JMB  
Checked By: CCL

on base  
wd 4/19/02