

STATE OF TEXAS I
COUNTY OF BRAZOS I

CERTIFICATE OF OWNERSHIP AND DEDICATION
We, Marion J. Scarmardo and Mike Davis, Owners and Developers of the land shown on this plat and designated herein as WESTPARK PHASE II, to the City of Bryan, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

Marion J. Scarmardo
Marion J. Scarmardo
Michael K. Davis
Mike Davis

STATE OF TEXAS I
COUNTY OF BRAZOS I

Before me, the undersigned authority, on this day personally appeared Marion J. Scarmardo and Mike Davis, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein stated.

Given under my hand and seal on this 19th day of June, 1979.

Mary Anne Oliver
Notary Public, Brazos County, Texas

STATE OF TEXAS I
COUNTY OF BRAZOS I

CERTIFICATE BY THE SURVEYOR
I, S. M. Kling, Registered Public Surveyor No. 2003 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.

S. M. Kling
S. M. Kling
Registered Public Surveyor No. 2003

Sworn and subscribed before me, the undersigned authority, on this the 19th day of June, 1979.

Santa C. Brooks
Notary Public, Brazos County, Texas

STATE OF TEXAS I
COUNTY OF BRAZOS I

CERTIFICATE BY THE ENGINEER
I, B. J. Kling, Registered Professional Engineer No. 24705, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

B. J. Kling
B. J. Kling
Registered Professional Engineer No. 24705

Sworn and subscribed before me, the undersigned authority, on this the 19th day of June, 1979.

Mary Anne Oliver
Notary Public, Brazos County, Texas

STATE OF TEXAS I
COUNTY OF BRAZOS I

CERTIFICATE BY THE COUNTY CLERK
I, *Frank Borickie*, 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 11 day of March, 1979, in the Deed Records of Brazos County in Volume 509, Page 529.

Frank Borickie By Cheryl Thompson
County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING COMMISSION

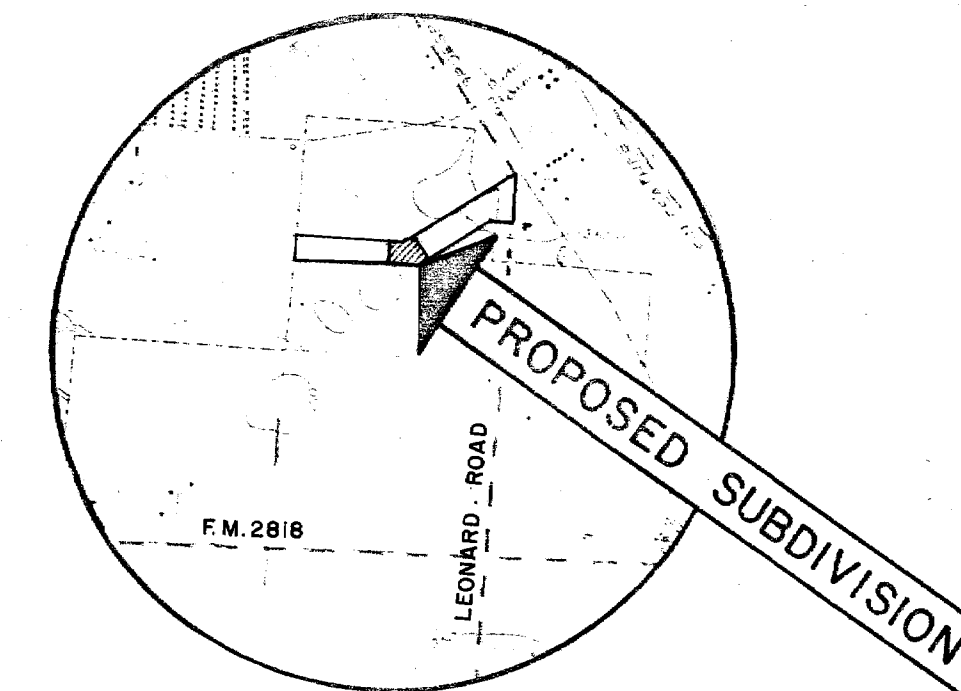
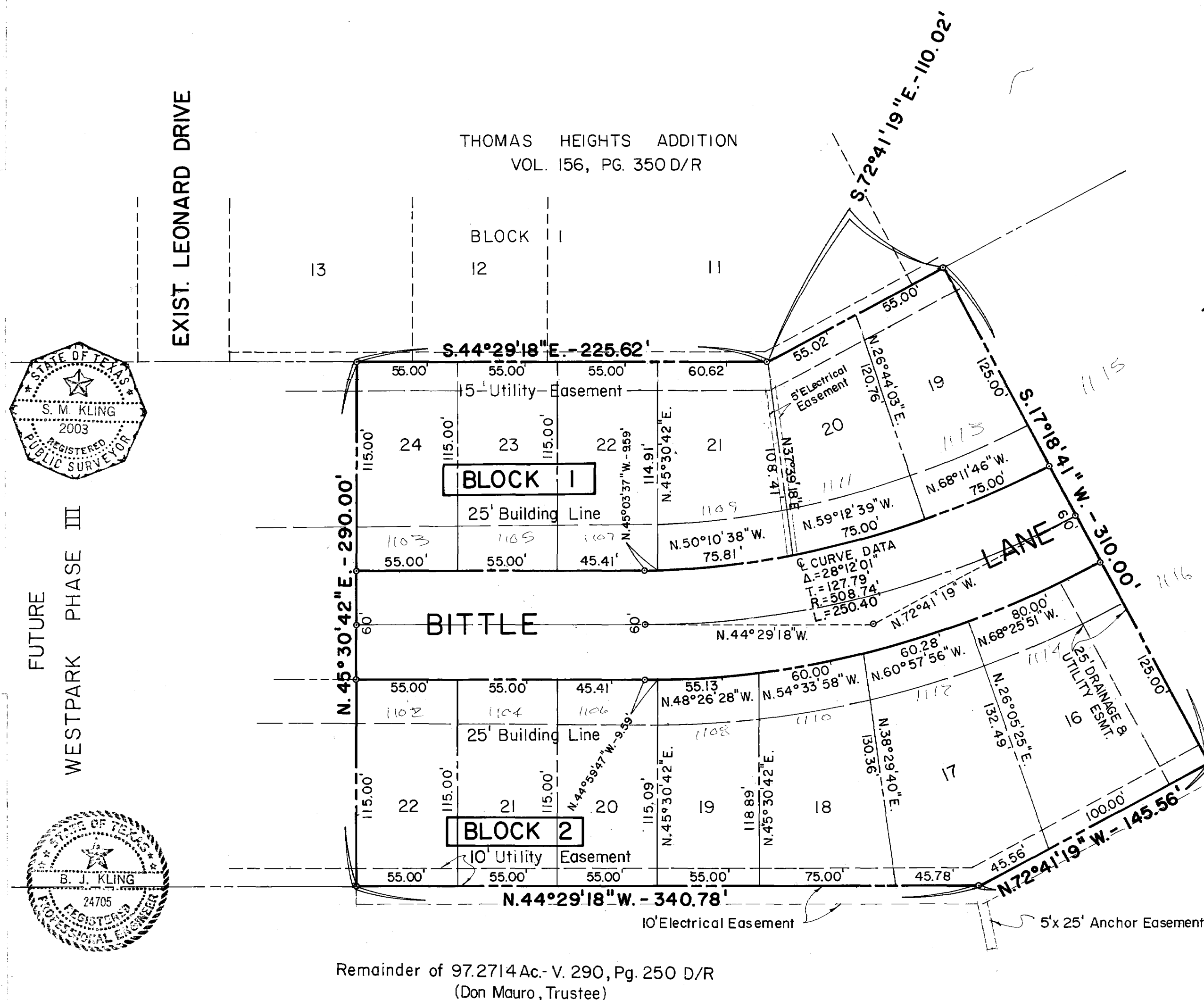
I, *D. D. Williamson*, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 21st day of JUNE, 1979, and same was duly approved on the 5th day of JULY, 1979, by said Commission.

D. D. Williamson
Chairman, City Planning Commission, Bryan

CERTIFICATE BY THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Bryan, Texas.

Hilbert Nelson
City Planner, Bryan, Texas



VICINITY MAP
SCALE: 1"=2000'

NOTE: IRON RODS SET AT ALL LOT CORNERS.
5' MINIMUM SIDELINE CLEARANCE REQUIRED.
2.795 ACRES WITH 13 LOTS.

Westpark Subdivision - Phase 2
2.795 Acre Tract
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 2.795 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being part of the 97.2714 acre tract described in the deed to M. K. Davis and M. J. Scarmardo from J. M. Szabuniewicz and Charles H. Szabuniewicz, as recorded in Volume 409, Page 376, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the iron rod set at the west corner of Westpark Subdivision, according to the plat recorded in Volume 424, Page 911, of the Deed Records of Brazos County, Texas, said iron rod lying in the southwest line of the 16.118 acre tract described in the deed to M. K. Davis and M. J. Scarmardo, as recorded in Volume 409, Page 376, of the Deed Records of Brazos County, Texas;

THENCE along the southwest line of the beforementioned 16.118 acre tract as follows:

N 72° 41' 19" W for a distance of 145.56 feet to an iron rod for corner,
N 44° 29' 18" W for a distance of 340.78 feet to an iron rod set for corner at the south corner of the 5.896 acre Tract Two described in the deed to Manorwood Development Corp. from Jeff Parker, Trustee, as recorded in Volume 508, Page 599, of the Deed Records of Brazos County, Texas;

THENCE N 45° 30' 42" E along the southeast line of the beforementioned 5.896 acre tract for a distance of 290.00 feet to an iron rod set for corner at the east corner of the said 5.896 acre tract, said iron rod being in a northeast line of the beforementioned 97.2714 acre tract;

THENCE along the northeast line of the beforementioned 97.2714 acre tract, same being the common line with the Thomas Heights Addition, according to the plat recorded in Volume 156, Page 350, of the Deed Records of Brazos County, Texas, as follows:

S 44° 29' 18" E for a distance of 225.62 feet to a fence post,
S 72° 41' 19" E for a distance of 110.02 feet to an iron rod set for corner at the north corner of the beforementioned Westpark Subdivision;

THENCE S 17° 18' 41" W along the northwest line of the beforementioned Westpark Subdivision for a distance of 310.00 feet to the PLACE OF BEGINNING, containing 2.795 acres of land, more or less.

FINAL PLAT
WESTPARK SUBDIVISION
PHASE II
2.795 ACRES
ZENO PHILLIPS SURVEY A-45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'

JUNE, 1979
(REVISED FEBRUARY, 1983)

OWNED & DEVELOPED BY:
MIKE DAVIS & M.J. SCARMARDO

PREPARED BY: KLING ENGINEERING & SURVEYING
BRYAN, TEXAS

FILED
MAR 11 1980
FRANK BORICKIE
County Clerk, Brazos County, Texas

257235

59.62

on base
6/21/79
WD