

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, Marion J. Scarmardo and Mike Davis, Owners and Developers of the land shown on this plat and designated herein as WESTPARK PHASE III, 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 *Michael K. Davis*
Marion J. Scarmardo Mike Davis

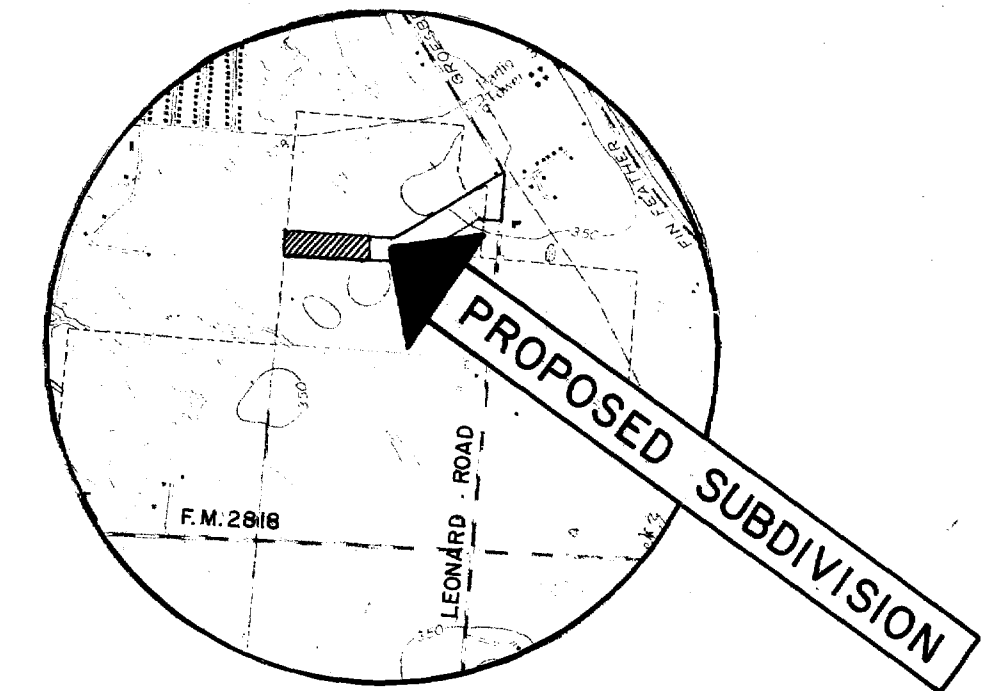
STATE OF TEXAS
COUNTY OF BRAZOS

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

THOMAS HEIGHTS ADDITION
VOL. 156, PG. 350 D/R



VICINITY MAP

SCALE: 1"=200'

NOTES: IRON RODS SET AT ALL LOT CORNERS.
5' MINIMUM SIDELINE CLEARANCE REQUIRED.
5.896 ACRES WITH 26 LOTS

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

Field notes of a 5.896 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Brazos County, Texas, and being Tract Two, 5.896 acres, conveyed by Jeff Parker, Trustee, to Manorwood Development Corporation, in the deed described in Volume 508, Page 599, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the cedar post fence corner found marking the north corner of the beforementioned 5.896 acre tract;

THENCE S 44° 29' 18" E along the common line between the beforementioned 5.896 acre tract and the Thomas Heights Addition, according to the plat recorded in Volume 156, Page 350, of the Deed Records of Brazos County, Texas, for a distance of 886.75 feet to an iron rod set for corner;

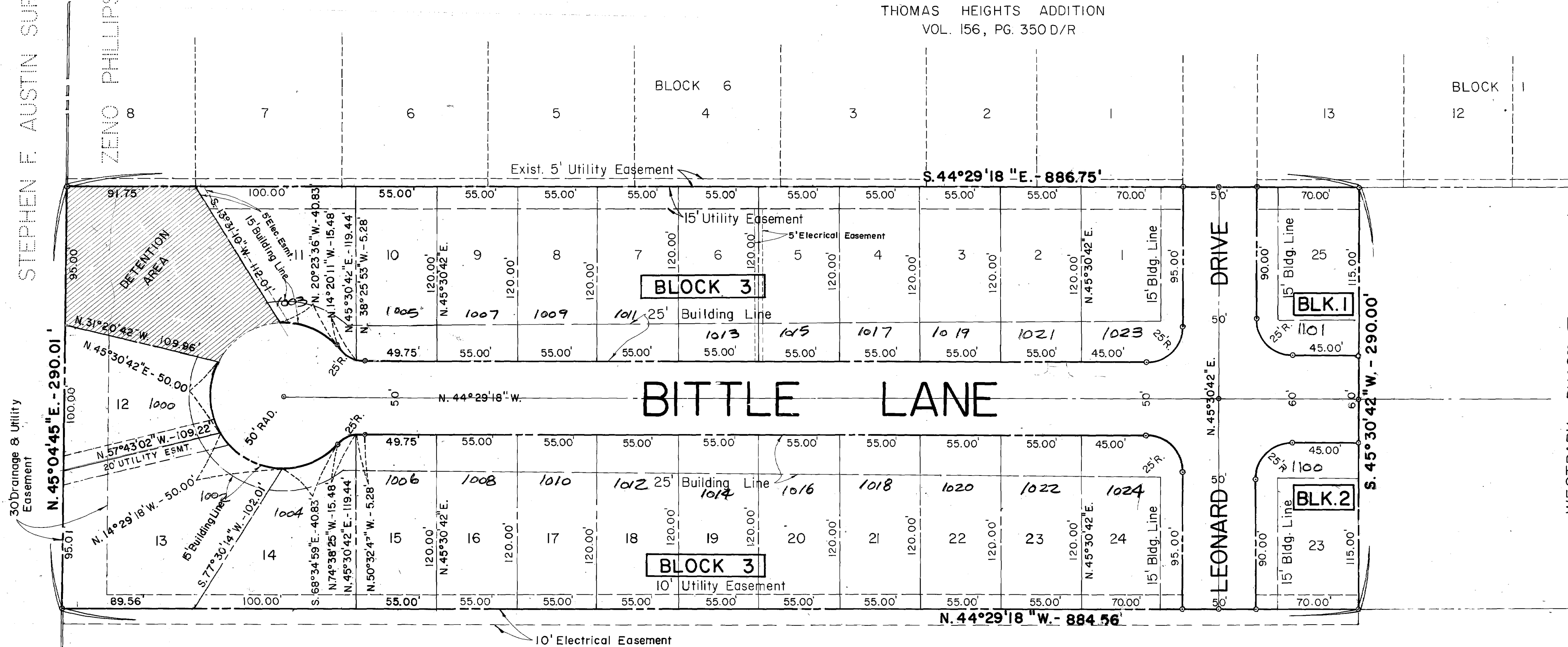
THENCE S 45° 30' 42" W along the southeast line of the beforementioned 5.896 acre tract, for a distance of 290.00 feet to an iron rod set for corner at the south corner of the said 5.896 acre tract;

THENCE N 44° 29' 18" W along the southwest line of the beforementioned 5.896 acre tract, for a distance of 884.56 feet and corner at the west corner of the said 5.896 acre tract;

THENCE N 45° 04' 45" E along the northwest line of the beforementioned 5.896 acre tract, adjacent to a fence, for a distance of 290.01 feet to the PLACE OF BEGINNING, containing 5.896 acres of land, more or less.

STEPHEN F. AUSTIN SURVEY NO. 9, A-62
ZENO PHILLIPS SURVEY A-45

NOW OR FORMERLY
HICKORY HILLS MOBILE
HOME PARK



Remainder of 97.2714 Ac. - V. 290, Pg. 250 D/R
(Don Mauro, Trustee)

CERTIFICATE BY THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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 20th day of June, 1979.

Janita C. Brothers
Notary Public, Brazos County, Texas

CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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

CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, FRANK BORISKE, 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 6th day of April, 1979, in the Deed Records of Brazos County in Volume 515, Page 287.

FRANK BORISKE *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.

Hubert Nelson
City Planner, Bryan, Texas

FINAL PLAT

WESTPARK SUBDIVISION

PHASE III

5.896 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



458206

4:30 P

Cheryl Thompson