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 21 DAY OF JULY A.D. 1975 AND SAME WAS DULY APPROVED ON THE 7 DAY OF AUGUST A.D. 1975 BY SAID COMMISSION.

D.D. Williamson
CHAIRMAN OF THE CITY PLANNING COMMISSION
BRYAN, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

I, FRANK BORISKIE, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 7 DAY OF August A.D. 1975, TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 26 DAY OF August A.D. 1975 AT 11:45 O'CLOCK A.M. AND DULY RECORDED ON THE 27 DAY OF August A.D. 1975 IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 342, PAGE 522

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS, THIS 28 DAY OF August A.D. 1975.

FRANK BORISKIE
COUNTY CLERK, BRAZOS COUNTY, TEXAS.
BY: _____ DEPUTY

APPROVAL OF COMMISSIONERS COURT

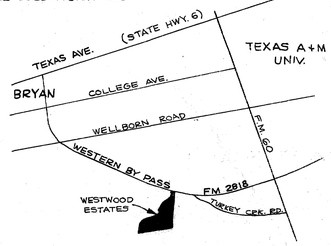
I, WILLIAM R. VANCE, COUNTY JUDGE IN AND FOR BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY COMMISSIONERS COURT ON THE 26th DAY OF August, 1975

William R. Vance
COUNTY JUDGE
BRAZOS COUNTY, TEX.

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, THE UNDERSIGNED, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

Hubert Nelson
HUBERT NELSON
DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS



STATE OF TEXAS
COUNTY OF BRAZOS } KNOW ALL MEN BY THESE PRESENTS:

THAT THE BRAVER CORPORATION, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN BRYAN, TEXAS, ACTING HEREIN BY AND THROUGH ITS PRESIDENT, RAMIRO A. GALINDO, OWNER OF THE HEREON DESCRIBED 89.33 ACRE TRACT OF LAND OUT OF THE ZENO PHILLIPS LEAGUE, BRAZOS COUNTY, TEXAS AND BEING CONVEYED TO US BY VIRTUE OF DEEDS RECORDED VOLUME 328, PAGE 498 AND VOLUME 329, PAGE 237, OF THE BRAZOS COUNTY DEED RECORDS, DO HEREBY ADOPT THIS MAP OR PLAT AS OUR SUBDIVISON TO BE KNOWN AS "WESTWOOD ESTATES", AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 21 DAY OF July A.D. 1975.

R.A. Galindo
RAMIRO A. GALINDO, PRESIDENT
THE BRAVER CORPORATION, INC.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED RAMIRO A. GALINDO KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF July A.D. 1975.

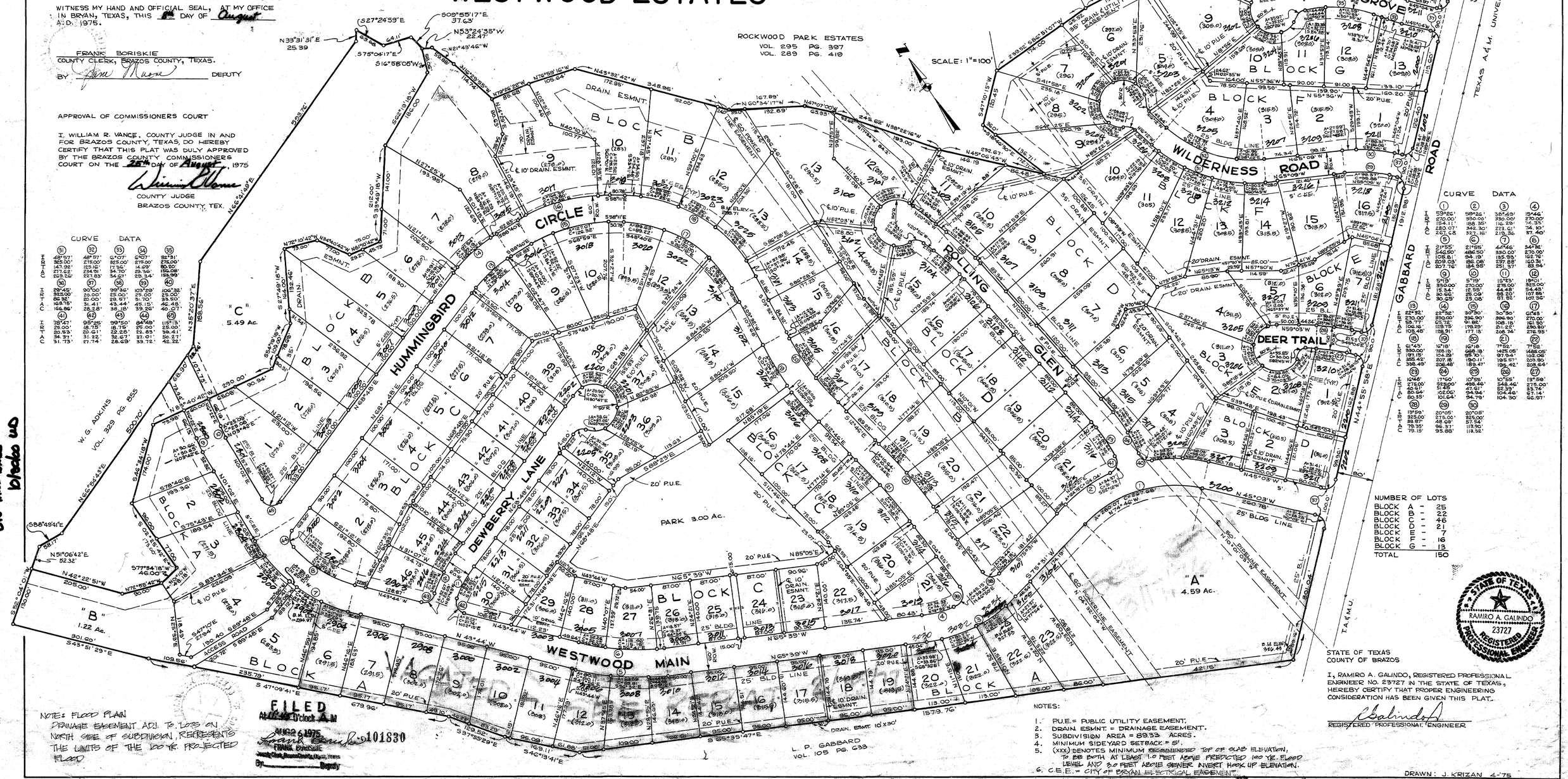
Dorothy R. Murphy
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

LOTS 1, 2, AND PART OF LOT 3, BLOCK G OF WESTWOOD ESTATES, AND RIGHT-OF-WAY DEDICATED TO WEST UNIVERSITY ROAD WAS FORMERLY LOT D12 ROCKWOOD PARK ESTATES AS RECORDED IN VOL. 295 PG. 397 OF THE PLAT RECORDS OF BRAZOS CO, TEXAS.

WESTWOOD ESTATES

ROCKWOOD PARK ESTATES
VOL. 295 PG. 397
VOL. 289 PG. 419

SCALE: 1"=100'



CURVE DATA

	(31)	(32)	(33)	(34)	(35)
I	48°57'	48°57'	62°07'	62°07'	82°31'
R	325.00'	275.00'	325.00'	275.00'	275.00'
T	147.92'	125.12'	191.07'	164.69'	226.50'
A	277.62'	234.91'	352.10'	298.06'	395.96'
C	263.50'	227.83'	334.92'	283.34'	362.93'
	(36)	(37)	(38)	(39)	(40)
I	29°45'	90°00'	99°36'	103°29'	100°36'
R	325.00'	20.00'	25.00'	25.00'	25.00'
T	85.92'	20.00'	29.67'	31.70'	33.50'
A	168.78'	31.41'	43.44'	49.15'	46.48'
C	166.86'	28.28'	38.18'	39.26'	40.07'
	(41)	(42)	(43)	(44)	(45)
I	78°47'	93°25'	99°50'	94°48'	118°13'
R	25.00'	18.75'	18.75'	25.00'	25.00'
T	20.93'	20.61'	22.26'	22.83'	39.41'
A	34.37'	31.22'	32.67'	37.01'	50.27'
C	31.73'	27.74'	28.69'	33.72'	42.22'

CURVE DATA

	(1)	(2)	(3)	(4)
I	59°26'	59°26'	38°49'	154°46'
R	270.00'	330.00'	330.00'	270.00'
T	154.11'	188.35'	116.29'	74.35'
A	280.07'	342.30'	223.61'	364.21'
C	267.68	327.18	219.36	527.40'
	(5)	(6)	(7)	(8)
I	21°55'	21°55'	44°46'	34°36'
R	246.80'	246.80'	330.00'	270.00'
T	108.81'	94.19'	135.93'	102.76'
A	207.76'	196.06'	257.88'	163.31'
C	206.47'	194.89'	251.37'	89.34'
	(9)	(10)	(11)	(12)
I	5°19'	5°19'	16°13'	90°01'
R	330.00'	270.00'	275.00'	325.00'
T	15.34'	12.53'	39.09'	54.40'
A	30.65'	25.08'	77.92'	51.03'
C	30.65'	25.08'	77.92'	51.03'
	(13)	(14)	(15)	(16)
I	22°52'	22°52'	90°50'	90°50'
R	270.00'	330.00'	275.00'	325.00'
T	53.77'	66.18'	131.78'	161.90'
A	106.16'	131.78'	249.80'	276.95'
C	105.48'	130.91'	223.91'	276.95'
	(17)	(18)	(19)	(20)
I	61°43'	10°18'	10°18'	77°52'
R	330.00'	725.16'	698.19'	275.00'
T	191.15'	65.43'	63.70'	214.29'
A	355.43'	207.18'	190.11'	373.81'
C	338.49'	206.48'	189.47'	345.64'
	(21)	(22)	(23)	(24)
I	10°48'	77°50'	10°55'	13°59'
R	275.00'	325.00'	498.46'	275.00'
T	26.41'	251.40'	47.61'	33.74'
A	50.94'	442.06'	94.94'	67.14'
C	50.85'	408.47'	94.79'	66.97'
	(25)	(26)	(27)	(28)
I	19°59'	20°05'	20°05'	90°50'
R	325.00'	275.00'	325.00'	275.00'
T	57.54'	48.69'	57.54'	131.78'
A	113.90'	96.37'	113.90'	218.52'
C	113.32'	95.88'	113.32'	

NUMBER OF LOTS

BLOCK A -	25
BLOCK B -	22
BLOCK C -	46
BLOCK D -	21
BLOCK E -	7
BLOCK F -	16
BLOCK G -	13
TOTAL	150

STATE OF TEXAS
RAMIRO A. GALINDO
23727
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, RAMIRO A. GALINDO, REGISTERED PROFESSIONAL ENGINEER NO. 23727 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

R.A. Galindo
REGISTERED PROFESSIONAL ENGINEER

NOTES: FLOOD PLAIN
DRAINAGE EASEMENT ADJ. TO LOTS ON NORTH SIDE OF SUBDIVISION, REPRESENTS THE LIMITS OF THE 100 YR. PROJECTED FLOOD

FILED
AT 10:40 O'clock A.M.
AUG 26 1975
FRANK BORISKIE
County Clerk, Brazos County, Texas
By _____ Deputy
101830

NOTES:
1. P.U.E.= PUBLIC UTILITY EASEMENT.
2. DRAIN. ESMNT. = DRAINAGE EASEMENT.
3. SUBDIVISION AREA = 89.33 ACRES.
4. MINIMUM SIDEYARD SETBACK = 5'.
5. (XXX) DENOTES MINIMUM RECOMMENDED TOP OF SLAB ELEVATION, TO BE BOTH AT LEAST 1.0 FEET ABOVE PREDICTED 100 YR. FLOOD LEVEL AND 3.0 FEET ABOVE SEWER INVERT HOOK UP ELEVATION.
6. C.E.E.= CITY OF BRYAN ELECTRICAL EASEMENT.

DRAWN: J. KRIZAN 4-'75

WESTWOOD ESTATES

59.75