

LOCATION MAP
NTS

NOTE: 1/2" STEEL REINFORCING ROD
@ CONCRETE MONUMENT
ALL DISTANCES SHOWN ON CURVES
ARE ARC DISTANCES

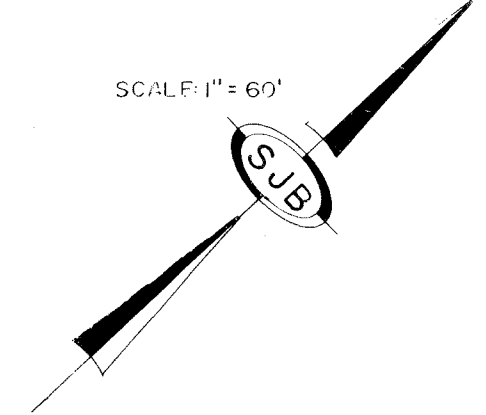
TOTAL NO. of LOTS - 52

THERE IS A MINIMUM FIVE FOOT SETBACK LINE ON ALL SIDE AND BACK LOT LINES.

BENCH MARKS: SPIKE IN POWER POLE AT SOUTHEAST CORNER OF VILLA MARIA ROAD AND NALL LANE
ELEVATION = 332.14

"SQUARE" CUT INTO TOP OF EXISTING CONCRETE CURB EAST SIDE END OF LONG DRIVE, PHASE I
PAINTED PINK NO. 1.
ELEVATION = 333.97

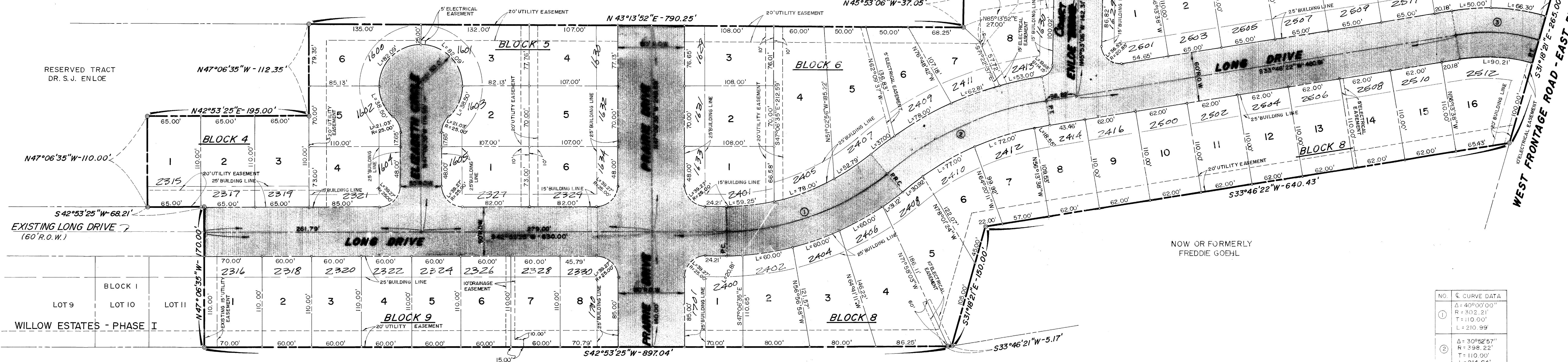
SCALE: 1" = 60'



PROPOSED WILLOW ESTATES - PHASE II

NOW OR FORMERLY
JAMES D. INGRAM

NAME CHANGED BY
ORD #1273
3/13/01



RESERVED TRACT DR. S. J. ENLOE	N47°06'35"W - 112.35'		
N42°53'25"E - 195.00'			N47°06'35"W - 110.00'
N47°06'35"W - 110.00'			N47°06'35"W - 170.00'
EXISTING LONG DRIVE (60' R.O.W.)			542°53'25"W - 68.21'
LONG DRIVE			542°53'25"W - 850.00'
LOT 9	LOT 10	LOT II	
WILLOW ESTATES - PHASE I			542°53'25"W - 897.04'

NOW OR FORMERLY
FREDDIE GOEHL

NOW OR FORMERLY
BERGER

NO.	Δ	R	T	L
1	40°00'00"	302.21'	110.00'	210.99'
2	30°52'57"	398.22'	110.00'	214.64'
3	24°55'17"	237.40'	52.46'	103.26'

OWNERS' ACKNOWLEDGMENT AND DEDICATION

WE, HAMILTON-WOODARD & CO., and JOE COURTNEY, INC., Owners and Developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County, Texas, in Volume 429, Page 85, and designated herein as the WILLOW ESTATES PHASE II SUBDIVISION in the City of Bryan, Texas, and whose names are subscribed hereto hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places hereon shown for the purpose and consideration herein expressed.

M. F. Hamilton, Jr.
HAMILTON-WOODARD & COMPANY
Morris F. Hamilton, Jr., Partner

G. L. Woodard
HAMILTON-WOODARD & COMPANY
Gary L. Woodard, Partner

Joe Courtney
JOE COURTNEY, INC.
Joe Courtney, President

THE STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MORRIS F. HAMILTON, JR., GARY L. WOODARD and JOE COURTNEY, known to me to be the persons and officers whose names are subscribed to the foregoing instruments, and acknowledged to me that they executed the same as the act of said HAMILTON-WOODARD & COMPANY and JOE COURTNEY, INC., for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on this the 6th day of DECEMBER, 1979.

Sue M. Rae
Notary Public, Brazos County, Texas

CERTIFICATION BY THE ENGINEER

I, Edsel J. Burkhart, Registered Professional Engineer No. 7496, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Edsel J. Burkhart
Edsel J. Burkhart, R.P.E. No. 7496

Subscribed and sworn to before me, the undersigned authority on this the 6th day of DECEMBER, 1979.

Sue M. Rae
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, *Frank Bourislie*, 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 30 day of May, 1979, in the Deed Records of Brazos County, Texas in Volume 430, Page 295.

Frank Bourislie
County Clerk, Brazos County, Texas
By Cheryl Niles

APPROVAL OF THE PLANNING COMMISSION

I, *D.D. Williams*, 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 18 day of October, 1979, and same was duly approved on the 18 day of November, 1979, by said Commission.

D.D. Williams
Chairman, City Planning Commission,
City of Bryan, Texas

CERTIFICATION 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.

Hubert Nelson
City Planner, City of Bryan, Texas

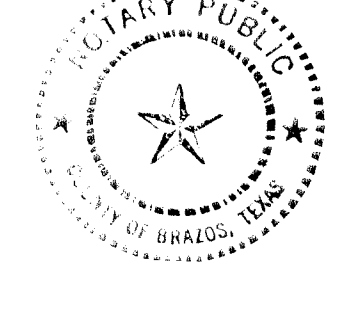
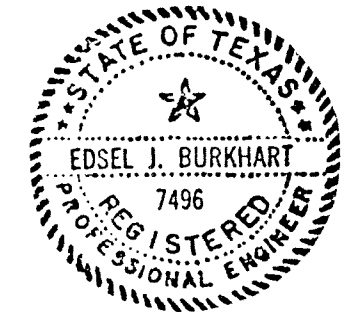
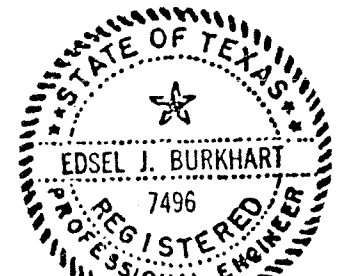
CERTIFICATION BY THE SURVEYOR

I, Edsel J. Burkhart, Registered Professional Engineer No. 7496 in the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey made on the ground under my supervision.

Edsel J. Burkhart
Edsel J. Burkhart, R.P.E. No. 7496

Subscribed and sworn to before me, the undersigned authority on this the 6th day of DECEMBER, 1979.

Sue M. Rae
Notary Public, Brazos County, Texas



**WILLOW ESTATES
PHASE II**

12.591 ACRES

**JOHN AUSTIN LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS**

Owned and Developed By:
WILLOW ESTATES - A JOINT VENTURE

PREPARED BY:
SPENCER J. BUCHANAN & ASSOCIATES, INC.
CONSULTING ENGINEERS BRYAN, TEXAS

SCALE: 1" = 60'
SEPTEMBER, 1979