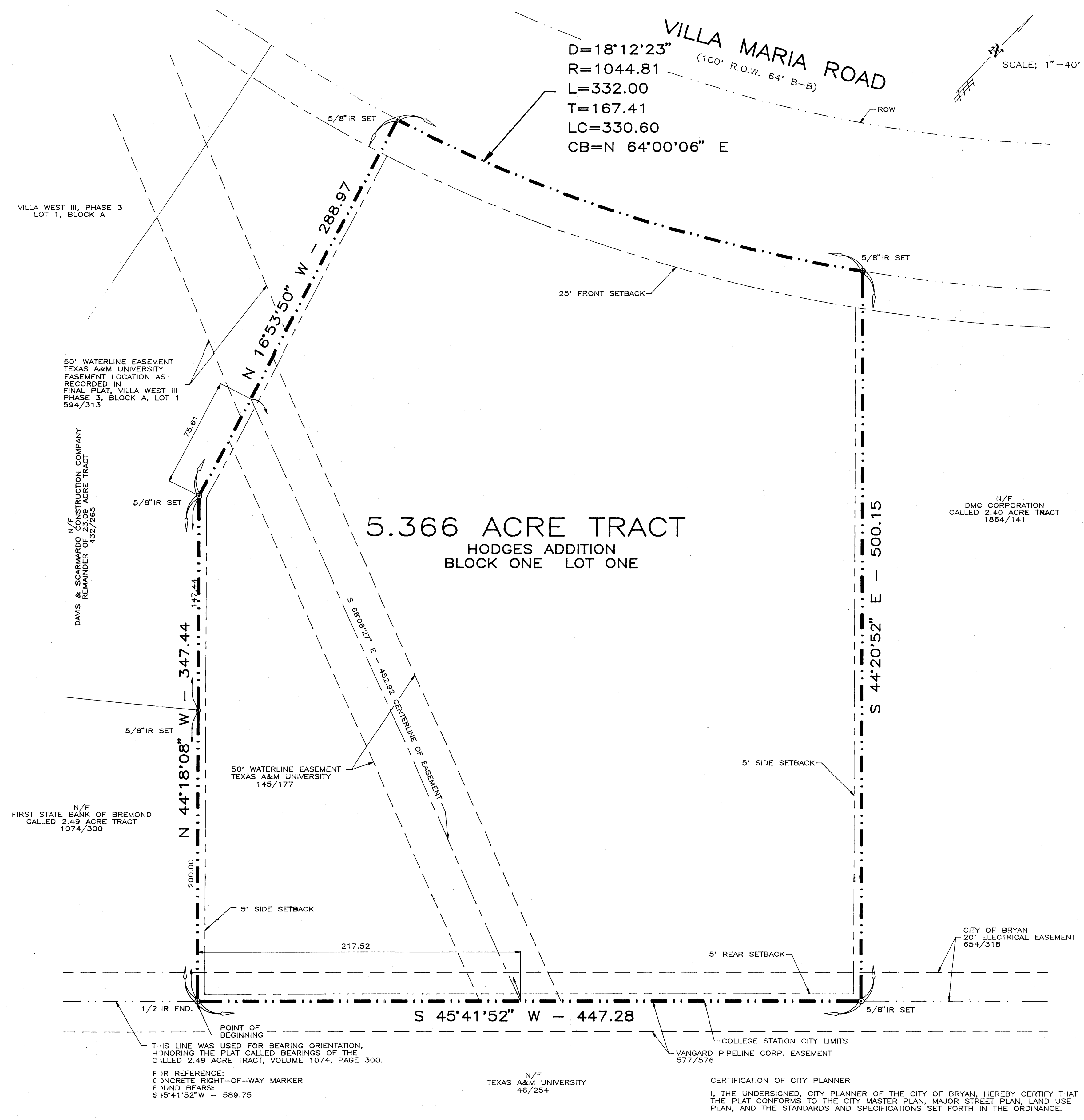


ON LAVA BASE  
SHELFERS UP



VILLA MARIA ROAD  
D=18°12'23"  
R=1044.81  
L=332.00  
T=167.41  
LC=330.60  
CB=N 64°00'06" E

SCALE: 1"=40'

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY  
STATE OF TEXAS  
I, LAWRENCE B. HODGES, JR., OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY, COUNTY CLERK FILE NO. 580791, AND DESIGNATED HEREIN AS HODGES ADDITION BLOCK ONE LOT ONE IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LAWRENCE B. HODGES, JR.  
OWNER

STATE OF TEXAS  
COUNTY OF BRAZOS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE B. HODGES, JR., 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 AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF JUNE, 1995.

Laura Hughes  
Notary Public, State of Texas  
My Commission Expires  
NOV. 29, 1996

NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

CERTIFICATION BY THE ENGINEER  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, MICHAEL G. HESTER, REGISTERED PROFESSIONAL ENGINEER NO. 69104 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

MICHAEL G. HESTER  
REGISTERED PROFESSIONAL ENGINEER  
69104

MICHAEL G. HESTER, P.E.

CERTIFICATION OF THE SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, BRAD KERR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502 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 AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

BRAD KERR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502

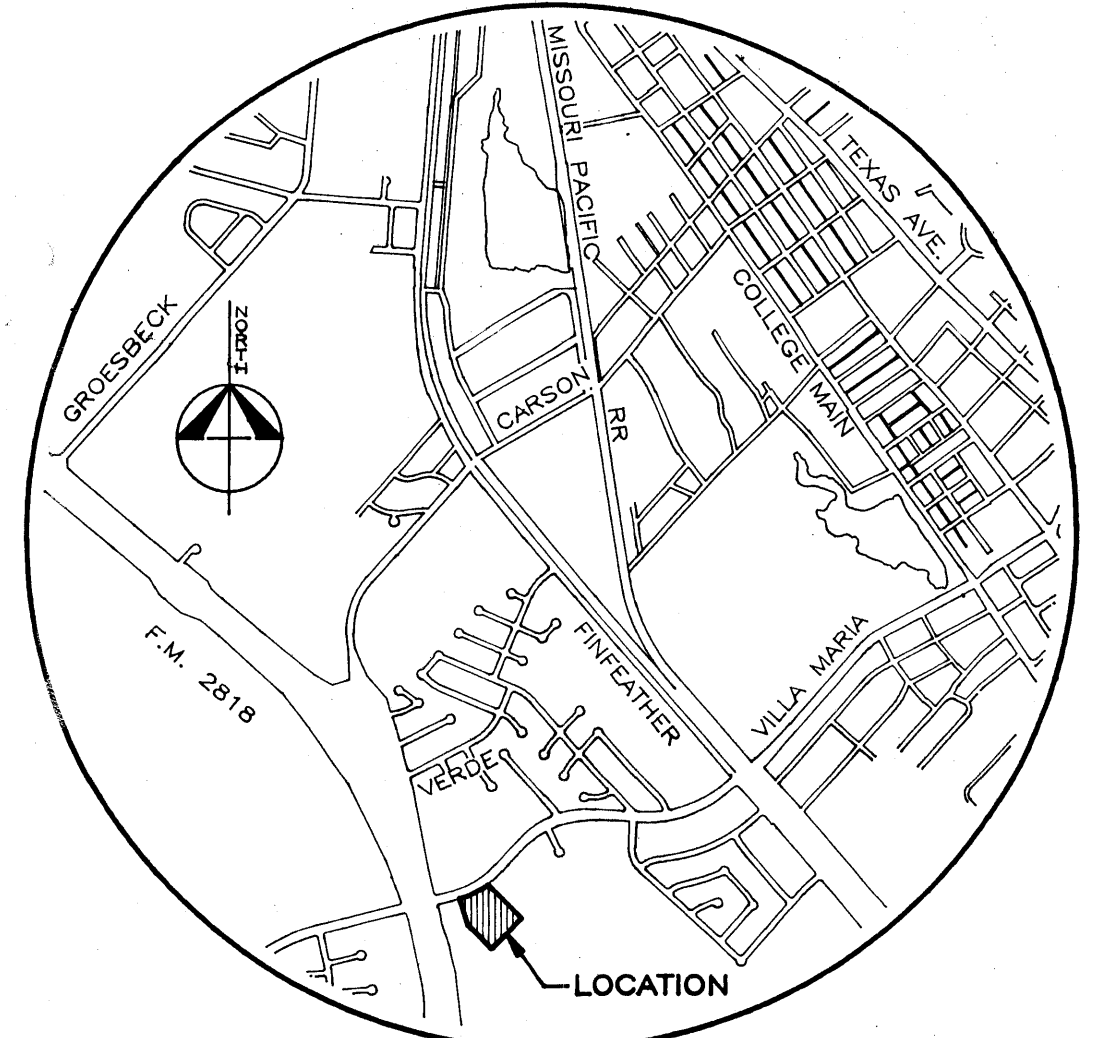
BRAD KERR, R.P.L.S. NO. 4502

CERTIFICATION BY THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, MARY ANN WARD, 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 DAY OF JUNE, 1995, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 2472, PAGE 21.

MARY ANN WARD  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

FILED  
COUNTY CLERK  
585920

EASEMENT AND SETBACK INFORMATION:  
NOTE: THE FOLLOWING DO APPLY TO THIS TRACT:  
EASEMENT TO SINCLAIR REFINING COMPANY, 132/35, ALTHOUGH THE PIPELINE DOES NOT PHYSICALLY CROSS SUBJECT TRACT  
BLANKET EASEMENT TO CITY OF BRYAN, 229/71  
BLANKET EASEMENT TO CITY OF BRYAN, 141/493  
NOTE: THE FOLLOWING DO NOT APPLY TO THIS TRACT:  
EASEMENT TO SOUTHWESTERN BELL TELEPHONE CO., 239/498  
ELECTRICAL EASEMENT TO THE CITY OF BRYAN, 187/353  
ELECTRICAL EASEMENT TO THE CITY OF BRYAN, 276/824  
NOTE:  
BUILDING LINE PER PLAT OF VILLA MARIA ROAD EXTENSION, 346/79.



KEY MAP

- GENERAL NOTES:
1. ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED MF.
  2. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
  3. ALL ANGLE POINTS, POINTS OF CURVE AND BOUNDARY CORNERS OF THE TRACT SHALL BE MARKED BY A 5/8" IRON ROD SET IN CONCRETE.
  4. SIDEWALK SHALL BE INSTALLED ALONG VILLA MARIA ROAD RIGHT-OF-WAY PER CITY OF BRYAN ORDINANCE REQUIREMENTS.
  5. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED AS PER A SURVEY MADE ON THE GROUND IN APRIL, 1995.

ALL LOTS ARE OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 48041C0141 C, EFFECTIVE DATE JULY 2, 1992.

METES AND BOUNDS DESCRIPTION  
OF A  
5.366 ACRE TRACT  
ZENO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain tract or parcel of land, lying and being situated in the Zeno Phillips League, Abstract No. 45, Bryan, Brazos County, Texas. Said tract being the same tract as described by a Sheriff's Deed to Shober Jaffer, recorded in Volume 2090, Page 111 of the Official Public Records of Brazos County, Texas.

Said tract being more particularly described by the metes and bounds as follows:  
BEGINNING at a 1/2 inch iron rod found marking the South corner of this tract, the East corner of a called 2.49 acre tract as described by a Sheriff's Deed to First State Bank of Bremond, recorded in Volume 1074, Page 300 of the Official Records of Brazos County, Texas and on a Northwest line of Texas A&M University property, for reference a concrete Right-of-Way marker found marking the South corner of said 2.49 acre tract and the intersection of said Northwest line of Texas A&M University property with the East Right-of-Way line of Farm to Market Road No. 2818, bears: 45° 41' 52" W for a distance of 589.75 feet. (Note: This line was used for bearing orientation, having the deed called bearing of said 2.49 acre tract and as monumented on the ground.)  
THENCE: N 44° 18' 08" W along the common line of this tract and said 2.49 acre tract, at 2.00 feet pass a 5/8 inch iron rod set marking the North corner of said 2.49 acre tract, continue along the Southerly Southwest line of this tract and through a remainder of a called 2.39 acre tract as described by a deed to Davis and Scarmardo Construction Company, Incorporated, recorded in Volume 435, Page 265 of the Deed Records of Brazos County, Texas for a total distance of 3.744 feet to a 5/8 inch iron rod set marking an angle point;  
THENCE: N 16° 53' 50" W continuing along the Northerly Southwest line of this tract and through said 2.39 acre tract for a distance of 288.97 feet to a 5/8 inch iron rod set on the South at Right-of-Way line of Villa Maria Road (100' R.O.W.), said iron rod being in a curve in a counter-clockwise direction and having a radius of 1044.81 feet;  
THENCE: along said curve for an arc length of 332.00 feet, having a Delta angle of 18° 12' 2" and a tangent length of 167.41 feet, to a 5/8 inch iron rod set marking the end of this curve, the Chord for this curve bears: N 64° 00' 06" E for a distance of 330.60 feet, said iron rod also marking the West corner of a called 2.40 acre tract as described by a Special Warranty Deed to DMC Corporation, recorded in Volume 1864, Page 141 of the Official Public Records of Brazos County, Texas;  
THENCE: S 44° 20' 52" E along the common line of this tract and said 2.40 acre tract for a distance of 500.15 feet to a 5/8 inch iron rod set marking the South corner of said 2.40 acre tract on the Northwest line of said Texas A&M University tract;  
THENCE: S 45° 41' 52" W along said Northwest line for a distance of 447.28 feet to the POINT OF BEGINNING, containing 5.366 acres of land as surveyed on the ground, April, 1995. For further descriptive information, see plat prepared April, 1995.

Brad Kerr  
Registered Professional  
Land Surveyor No. 4502

FINAL PLAT  
HODGES ADDITION  
BLOCK ONE LOT ONE  
5.366 ACRES  
ZENO PHILLIPS LEAGUE  
ABSTRACT NO. 45  
BRYAN, BRAZOS COUNTY, TEXAS  
MAY, 1995

PREPARED BY:  
KERR ENGINEERING COMPANY  
7607 EASTMARK DRIVE, SUITE 250  
COLLEGE STATION, TX 77840  
(409) 693-1100

SURVEYED BY:  
KERR SURVEYING COMPANY  
505 CHURCH STREET  
COLLEGE STATION, TX 77841  
(409) 268-3195

APPROVAL OF THE CITY ENGINEER  
I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.  
BRUCE M. KARR  
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF CITY PLANNER  
I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.  
RAFEEL SHANAA  
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING COMMISSION  
I, JOHN CADREAU, 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 DAY OF JUNE, 1995 AND SAME WAS DULY APPROVED ON THE 1ST DAY OF JUNE, 1995 BY SAID COMMISSION.  
JOHN CADREAU  
CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS