

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I WAJAHAT MIRZA, OWNER OF THE LAND SHOWN ON THIS PLAT WHICH IS DESIGNATED HEREIN AS THE "REPLAT OF THE MIRZA SUBDIVISION, LOT 1, BLOCK 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 SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER

LIENHOLDER APPROVAL (IF ANY)

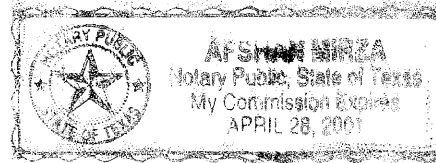
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WAJAHAT MIRZA, 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 ON THIS 2nd DAY OF March, 1998.

Wajahat Mirza

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, JOEY DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

Joey Dunn
PLANNING ADMINISTRATOR

APPROVAL OF THE DEVELOPMENT ENGINEER

I, LINDA HUFF, P.E., DEVELOPMENT ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Linda Huff
DEVELOPMENT ENGINEER

0654420

FILED FOR RECORD AT:
Brazos County, Texas
On: May 01, 1998 at 09:23A
Plate: 6534420
Document Number: 55,00
Receipt Number: 189749
Jo 6111ar, City Clerk

STATE OF TEXAS
COUNTY OF BRAZOS
I, MARY ANN WARD, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 1 DAY OF May, 1998, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 3105, PAGE 98.

CERTIFICATE OF 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 1 DAY OF May, 1998, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 3105, PAGE 98.

Mary Ann Ward by Deborah Johnson
COUNTY CLERK, BRAZOS COUNTY, TEXAS Deputy Clerk

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

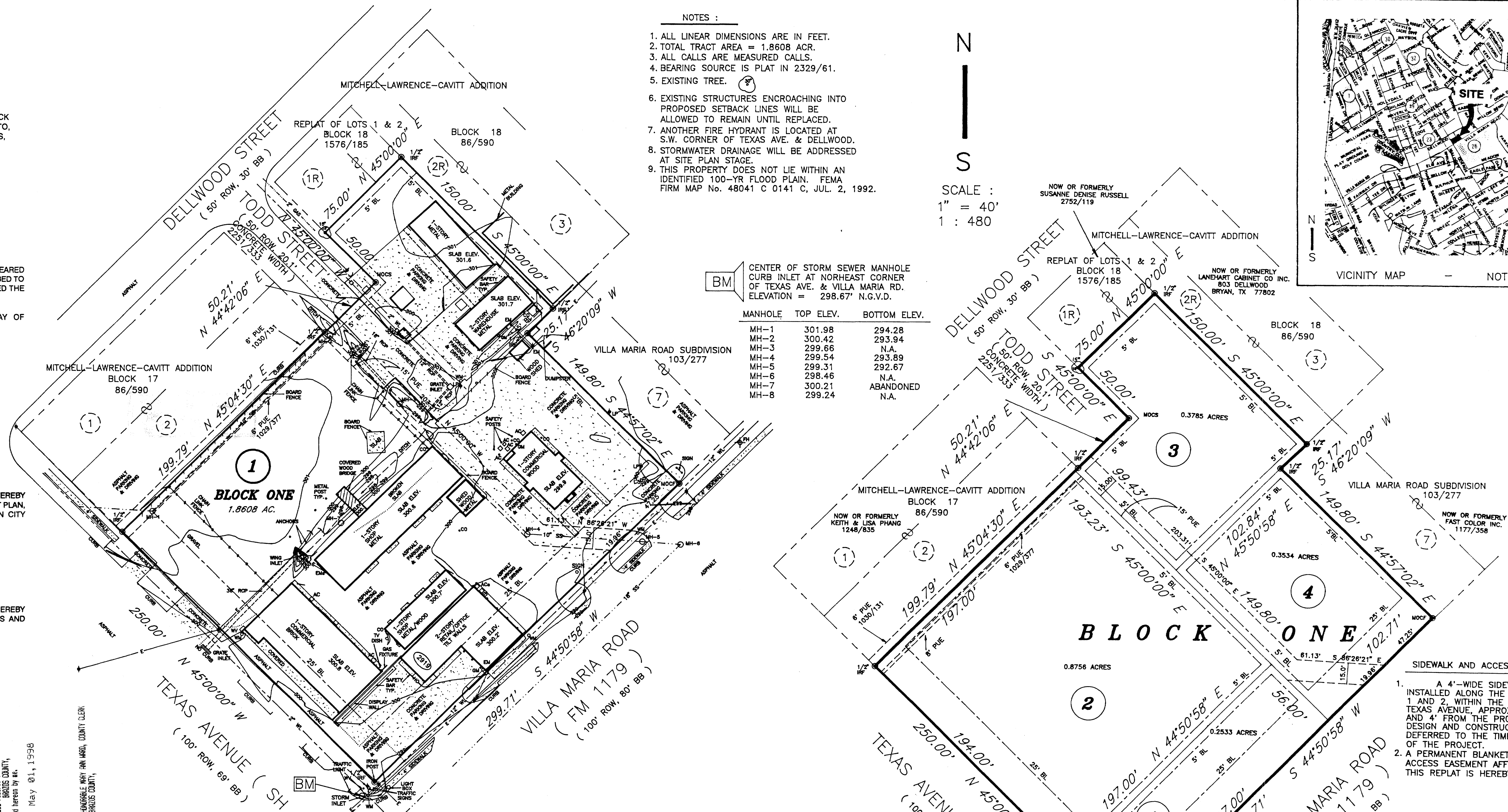
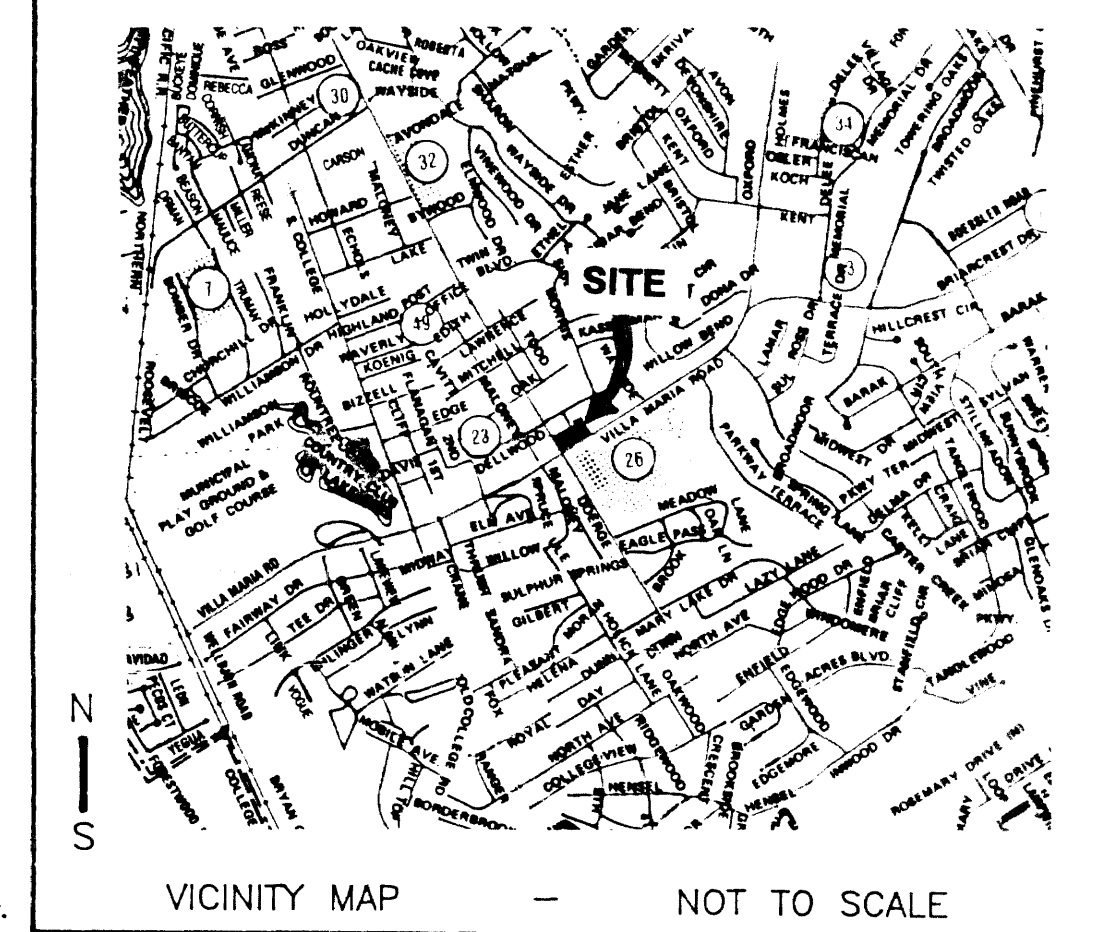
I, CHRISTIAN A. GALINDO, REGISTERED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo
REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES :

- ALL LINEAR DIMENSIONS ARE IN FEET.
- TOTAL TRACT AREA = 1.8608 ACR.
- ALL CALLS ARE MEASURED CALLS.
- BEARING SOURCE IS PLAT IN 2329/61.
- EXISTING TREE.
- EXISTING STRUCTURES ENCRUCHING INTO PROPOSED SETBACK LINES WILL BE ALLOWED TO REMAIN UNTIL REPLACED.
- ANOTHER FIRE HYDRANT IS LOCATED AT S.W. CORNER OF TEXAS AVE. & DELLWOOD.
- STORMWATER DRAINAGE WILL BE ADDRESSED AT SITE PLAN STAGE.
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN. FEMA FIRM MAP NO. 48041 C 0141 C, JUL. 2, 1992.

N
S
SCALE :
1" = 40'
1 : 480



BM CENTER OF STORM SEWER MANHOLE CURB INLET AT NORTHEAST CORNER OF TEXAS AVE. & VILLA MARIA RD. ELEVATION = 298.67' N.G.V.D.

MANHOLE	TOP ELEV.	BOTTOM ELEV.
MH-1	301.98	294.28
MH-2	300.42	293.94
MH-3	299.66	N.A.
MH-4	299.54	293.89
MH-5	299.31	292.67
MH-6	298.46	N.A.
MH-7	300.21	ABANDONED
MH-8	299.24	N.A.

LEGEND

- IR = IRON ROD
- IP = IRON PIPE
- CM = CONCRETE MARKER
- MOC = MARK ON CONCRETE
- S/F = SET OR FOUND
- FP = FENCE POST
- FC = FENCE CORNER
- ROW = RIGHT OF WAY
- BB = BACK TO BACK OF CURB
- BL = BUILDING LINE
- PUE = PUBLIC UTILITY EASMT.
- EE = ELECTRICAL EASEMENT
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- PAE = PARKING/ACCESS EASMT.
- EM = ELECTRIC METER
- ET = ELECTRIC TRANSFORMER
- E/P/L = ELECTRICAL/POLE/LIGHT
- MH = MANHOLE
- CO = CLEAN OUT
- WM = WATER METER
- W/V = WATER VALVE
- SS = SANITARY SEWER
- FH = FIRE HYDRANT
- GM = GAS METER
- T/B = TELEPHONE PEDESTAL
- C/T/V = CABLE TV
- AC = AIR CONDITIONER
- OH = OVERHEAD
- (M) = MEASURED
- (R) = RECORDED

- SIDEWALK AND ACCESS NOTES :**
- A 4'-WIDE SIDEWALK SHALL BE INSTALLED ALONG THE FRONT OF LOTS 1 AND 2, WITHIN THE RIGHT OF WAY OF TEXAS AVENUE, APPROXIMATELY PARALLEL AND 4' FROM THE PROPERTY LINE. ITS DESIGN AND CONSTRUCTION WILL BE DEFERRED TO THE TIME OF DEVELOPMENT OF THE PROJECT.
 - A PERMANENT BLANKET CROSS-PARKING AND ACCESS EASEMENT AFFECTING ALL LOTS IN THIS REPLAT IS HEREBY GRANTED.

CURRENT PLAT

**METES AND BOUNDS DESCRIPTION
1.8608-ACRE TRACT**

Being a 1.8608-acre tract or parcel of land lying and being situated in the Zeno Phillips League, Abstract 45, and being All of Lot 1, Block One, Mirza Subdivision, recorded in Volume 2329, Page 61, Official Records; Brazos County, Texas, and said 1.8608-acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the southernmost corner of the herein described Lot 1, Block One, Mirza Subdivision, said rod also marking the intersection of the northeasterly right of way line of Texas Avenue and the northwesterly right of way line of Villa Maria Road;

THENCE N 45°00'00" W, along the northwesterly right of way line of Texas Avenue, for a distance of 250.00' to a 1/2" iron rod found marking the southernmost corner of Lot 2, Block 17, Mitchell-Lawrence-Cavitt Subdivision recorded in Volume 86, Page 590, Dead Records, Brazos County, Texas;

THENCE N 45°04'30" E, along the southeasterly boundary line of said Lot 2, for a distance of 199.79' to a 1/2" iron rod found marking the easternmost corner of said Lot 2;

THENCE N 44°42'06" E, along the southern end of Todd Street as recorded in Volume 2251, Page 333, Official Records, Brazos County, Texas, for a distance of 50.21' to a mark on concrete set;

THENCE N 45°00'00" W, along the northeasterly right of way line of Todd Street, for a distance of 50.00' to a 15" magnolia tree;

THENCE N 45°00'00" E, through Lots 1R and 2R, Replat of Lots 1 & 2, Block 18, Mitchell-Lawrence-Cavitt Addition recorded in Volume 1576, Page 185, Official Records, Brazos County, Texas, for a distance of 75.00' to a 1/2" iron rod found within said Lot 2R;

THENCE S 45°00'00" E, through said Lot 2R, for a distance of 150.00' to a 1/2" iron rod found on the common boundary of the said Replat of Lots 1 & 2, Block 18, Mitchell-Lawrence-Cavitt Addition and the Villa Maria Road Subdivision recorded in Volume 103, Page 277, Dead Records, Brazos County, Texas;

THENCE S 46°20'09" W, along said common boundary, for a distance of 25.17' to a 1/2" iron rod found marking the westernmost corner of Lot 7 of said Villa Maria Road Subdivision;

THENCE S 44°57'02" E, along the southwesterly boundary line of said Lot 7, for a distance of 149.80' to a mark on concrete found on the northwesterly right of way line of Villa Maria Road which is also the southernmost corner of said Lot 7;

THENCE S 44°50'58" W, along said right of way line, to the POINT OF BEGINNING containing 1.8608 acres of land more or less.

Note: Bearing source is plat of the Mirza Subdivision recorded in Volume 2329, Page 61, Official Records, Brazos County, Texas.

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 409-846-8868

MIRZA SUBDIVISION
LOTS 1, 2, 3, 4, BLOCK ONE
1.8608 ACRES

OWNER/DEVELOPER: WAJAHAT MIRZA SOUNDWAVES 2919 TEXAS AVE. BRYAN, TX 77802 409-823-0944	A REPLAT OF LOT 1, BLOCK ONE, MIRZA SUBDIVISION ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS VOL. 2329, PG. 61 OFFICIAL RECORDS	DATE: DECEMBER 5, 1997 APPROVED BY: CAG REVISIONS: JANUARY 14, 1997	PROJECT 32-97
			SHEET 1 of 1