

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Kim Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 16 day of December, 2004.

Kim Casey
 Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

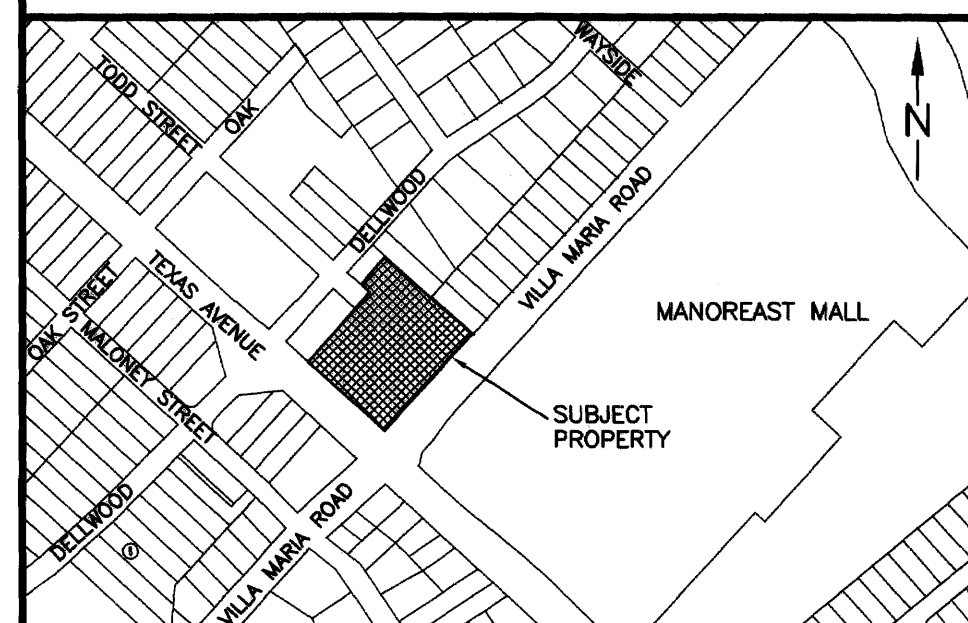
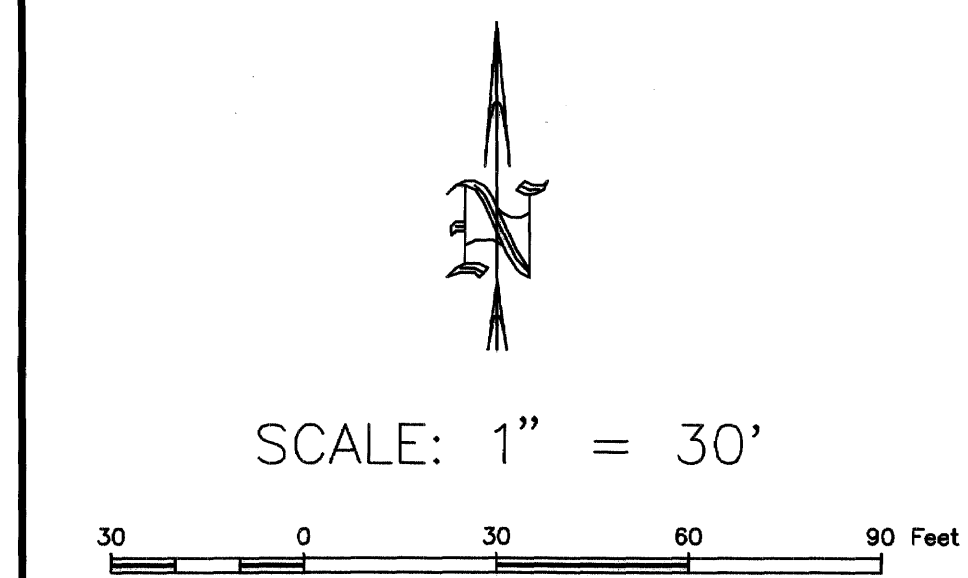
I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Kevin Russell
 Planning Administrator, City of Bryan

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.

Jim McCall
 City Engineer, City of Bryan



VICINITY MAP
 NOT TO SCALE

METES AND BOUNDS DESCRIPTION
 OF A 1.8608 ACRE TRACT
 ZENO PHILLIPS LEAGUE, A-45
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 1, 2, 3 AND 4, BLOCK 1, MIRZA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3105, PAGE 98 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE SOUTH CORNER OF SAID LOT 1, SAME BEING THE INTERSECTION OF THE NORTHWEST LINE OF VILLA MARIA ROAD (100' R.O.W.) AND THE NORTHEAST LINE OF TEXAS AVENUE (100' R.O.W.);

THENCE: N 45° 00' 00" W ALONG THE NORTHEAST LINE OF TEXAS AVENUE FOR A DISTANCE OF 250.00 FEET TO THE WEST CORNER OF SAID LOT 2, SAME BEING THE SOUTH CORNER OF LOT 2, BLOCK 17, MITCHELL-LAWRENCE-CAVITT ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 86, PAGE 590 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 45° 04' 30" E ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1, AND LOT 2, BLOCK 17, FOR A DISTANCE OF 199.79 FEET TO THE EAST CORNER OF LOT 2, BLOCK 17, SAME BEING ON THE NORTHWEST LINE OF SAID LOT 3;

THENCE: N 44° 42' 08" E ALONG THE NORTHWEST LINE OF SAID LOT 3 FOR A DISTANCE OF 50.21 FEET TO AN INTERIOR WEST CORNER OF LOTS, SAME BEING THE MOST EASTERLY CORNER OF THE REMAINDER OF TODD STREET (50' R.O.W.);

THENCE: N 45° 00' 00" W ALONG THE NORTHEAST LINE OF TODD STREET FOR A DISTANCE OF 50.00 FEET TO A SOUTH CORNER OF THE REMAINDER OF LOT 1R, BLOCK 18, MITCHELL-LAWRENCE-CAVITT ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1576, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 45° 00' 00" E ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 1R FOR A DISTANCE OF 75.00 FEET TO THE NORTH CORNER OF LOT 3;

THENCE: S 45° 00' 00" E ALONG THE NORTHEAST LINE OF SAID LOT 3 FOR A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTHWEST LINE OF LOT 7, VILLA MARIA ROAD SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 103, PAGE 277 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF SAID LOT 3;

THENCE: S 46° 20' 09" W ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 7 FOR A DISTANCE OF 25.17 FEET TO THE NORTH CORNER OF SAID LOT 4;

THENCE: S 44° 57' 02" E ALONG THE COMMON LINE OF SAID LOT 4 AND SAID LOT 7 FOR A DISTANCE OF 149.80 FEET TO THE EAST CORNER OF SAID LOT 4, SAME BEING ON THE NORTHWEST LINE OF VILLA MARIA ROAD;

THENCE: S 44° 50' 58" W ALONG THE NORTHWEST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 299.71 FEET TO THE POINT OF BEGINNING CONTAINING 1.8608 ACRES OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF MIRZA SUBDIVISION, 3105/98.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

Doc 00902813 Bk 6901 Vol 123 Pg
 Filed for Record in:
 BRAZOS COUNTY
 On: Aug 30, 2005 at 11:47a
 As a
 Plat
 Document Number: 00902813
 Amount: 58.00
 Receipt Number: 274295
 By:
 Flo Workman

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped herein by me.
 Aug 30, 2005
 HONORABLE LOREN MCKENZIE, COUNTY CLERK
 BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (We) Texas-Villa Maria Retail, L.P., owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 1-4, Block 1, Mirza Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Texas-Villa Maria Retail, L.P.
 By: Jeffrey L. Moore, President of Moreco, Inc., General Partner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Jeffrey L. Moore, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

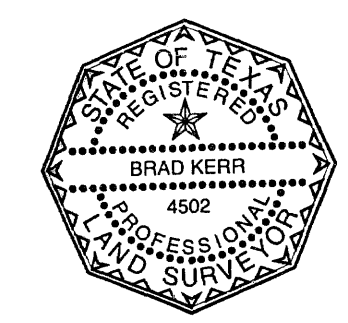
Given under my hand and seal on this 20th day of December, 2004.
Kathryn Jacob
 Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public 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 and that property markers and monuments were placed under my supervision on the ground.

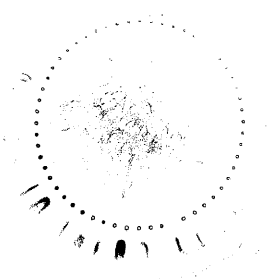
Brad Kerr, R.P.L.S. No. 4502



CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen McQueen, 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 on the 30th day of August, 2005, in the Official Public Records of Brazos County, Texas, in Volume 6901, Page 123.

Karen McQueen
 County Clerk, Brazos County, Texas
 By: Cheryl DePinto, Chief Deputy



NOTE: THE PURPOSES OF THIS PLAT IS TO VACATE THE EXISTING SUBDIVISION IN ORDER TO CREATE A NEW SUBDIVISION TO INCLUDE A PORTION OF THE ADJOINING PROPERTIES.

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF THE REPLAT OF MIRZA SUBDIVISION, VOL. 3105, PG. 98.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100141 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHOWN HEREON ARE PER PLAT 3105/98.
4. THE 8' PUBLIC UTILITY EASEMENTS SHOWN HEREON, VOL. 1029, PG. 377 AND VOL. 1030, PG. 131 ARE TO BE ABANDONED BY SEPERATE INSTRUMENT.

VACATING PLAT
 OF
 LOTS 1-4, BLOCK 1
 MIRZA SUBDIVISION
 VOLUME 3105, PAGE 98
 1.8608 ACRES
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: MAY, 2004
 PLAT DATE: 11-11-04
 REVISED: 11-24-04
 JOB NUMBER: 04-0302
 CAD NAME: 04-0302M
 CRS FILE: MLC (cont); 04-0302 (job)

PREPARED BY: KERR SURVEYING, LLC
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (979) 268-3195

PREPARED FOR:
 TEXAS-VILLA MARIA RETAIL, L.P.
 900 TOWN & COUNTRY LANE, SUITE 210
 HOUSTON, TEXAS 77024
 PHONE (713) 465-0001