

FILED  
95 APR -7 PM 1:34  
BRAZOS COUNTY CLERK  
BY: [Signature]  
REPLY

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, WAJAHAT MIRZA, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH WAS CONVEYED TO ME BY DEEDS RECORDED IN VOLUME 1418, PAGE 248, VOLUME 1659, PAGE 144, VOLUME 1843, PAGE 1, VOLUME 2034, PAGE 154, VOLUME 2034, PAGE 1 AND VOLUME 2034, PAGE 1, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND DESIGNATED HEREIN AS THE 'MIRZA SUBDIVISION', 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, LAKES, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER(S) \_\_\_\_\_  
LIENHOLDER APPROVAL \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994.

[Signature]  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**CERTIFICATION OF CITY PLANNER**

I, RA'FEK SHANAA, CITY PLANNER 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.

[Signature]  
CITY PLANNER, CITY OF BRYAN

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, JOHN GUDREY, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994 AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994.

[Signature]  
CHAIR, PLANNING AND ZONING COMMISSION

**APPROVAL OF THE CITY ENGINEER**

I, BRUCE KARR, P.E., CITY 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.

[Signature]  
CITY ENGINEER, CITY OF BRYAN

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

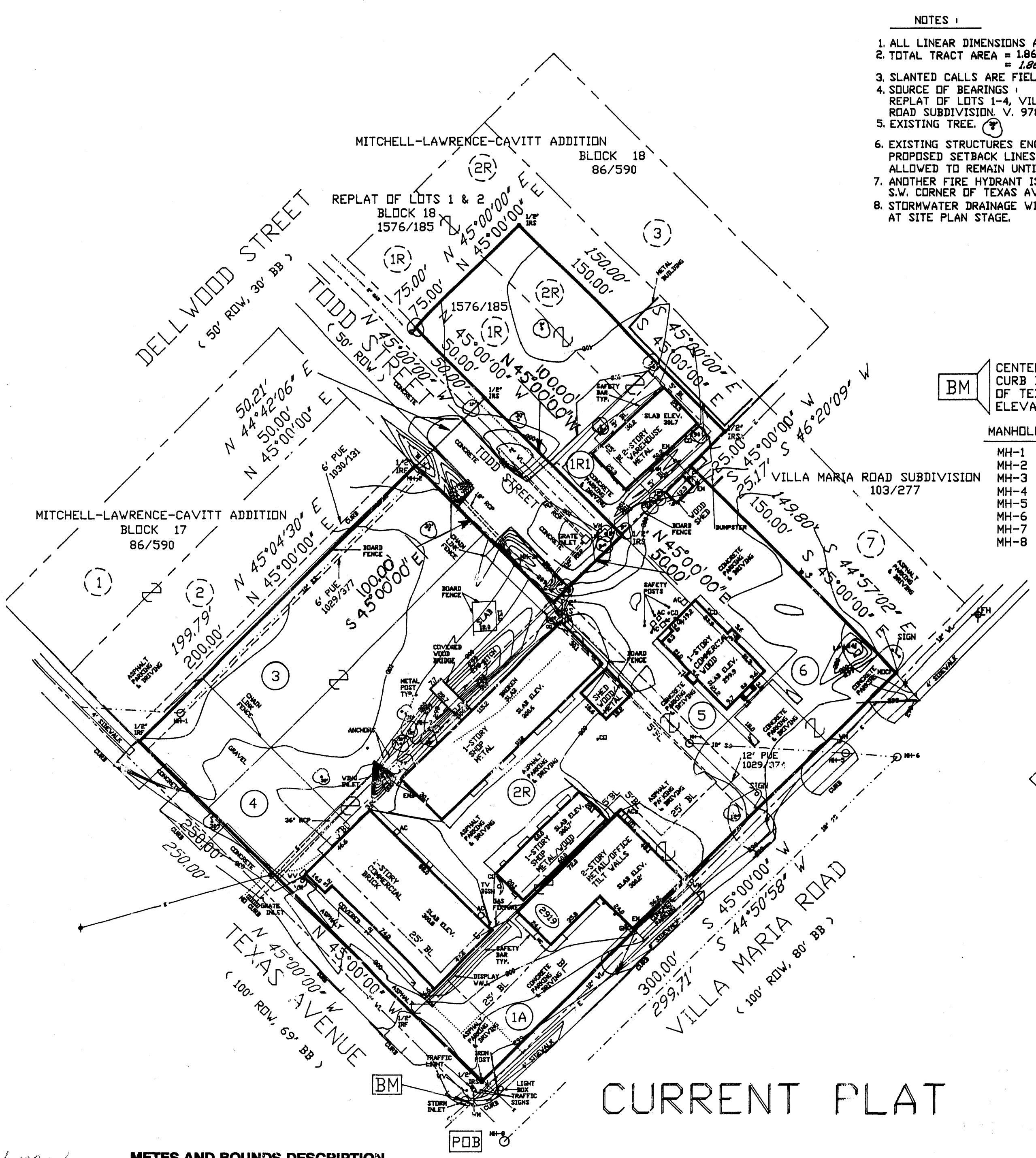
[Signature]  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

**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 A. GALINDO, P.E., R.P.L.S.



**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, and being All of Lot 1A, Replat of Portions of Lots 1, 2 & 3, Villa Maria Road Subdivision, recorded in Volume 686, Page 529, Official Records; All of Lot 2R, Replat of Lots 1-4, Villa Maria Road Subdivision, recorded in Volume 978, Page 571, Official Records; All of Lots 5 & 6, Villa Maria Road Subdivision, recorded in Volume 103, Page 277, Deed Records; All of Lots 3 & 4, Block 17, Mitchell-Lawrence-Cavitt Addition recorded in Volume 86, Page 590, Deed Records; All of Lot 1R1 and Portions of Lots 1R & 2R, Block 18, Replat of Lots 1 & 2, Block 18, Mitchell-Lawrence-Cavitt Addition, recorded in Volume 1576, Page 185, Official Records; and a Portion of Todd Street Right of Way released in Volume \_\_\_\_\_, Page \_\_\_\_\_, Official Records, Brazos County, Texas, and said 1.8608-acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set marking the southernmost corner of the above referenced Lot 1A, recorded in Volume 686, Page 529, Official Records, Brazos County, Texas, 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, and furthermore said rod being the southernmost corner of this 1.8608-acre tract;

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 for the front common corner between Lots 3 and 2, Block 17, Mitchell-Lawrence-Cavitt Subdivision recorded in Volume 86, Page 590, Deed Records, Brazos County, Texas;

THENCE N 45°04'30" E, along the common boundary between said Lots 3 and 2, for a distance of 199.79' to a 1/2" iron rod found;

THENCE N 44°42'06" E, along the end of Todd Street as recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Official Records, Brazos County, Texas, for a distance of 50.21' to a 1/2" iron rod found;

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 an iron rod set;

THENCE S 45°00'00" E, through said Lot 2R, for a distance of 150.00' to a 1/2" iron rod set 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, Deed 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 rear common corner between Lots 7 and 6, of the said Villa Maria Road Subdivision;

THENCE S 44°57'02" E, along the common boundary line between said Lots 7 and 6, for a distance of 149.80' to a mark on concrete found on the northwesterly right of way line of Villa Maria Road;

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.

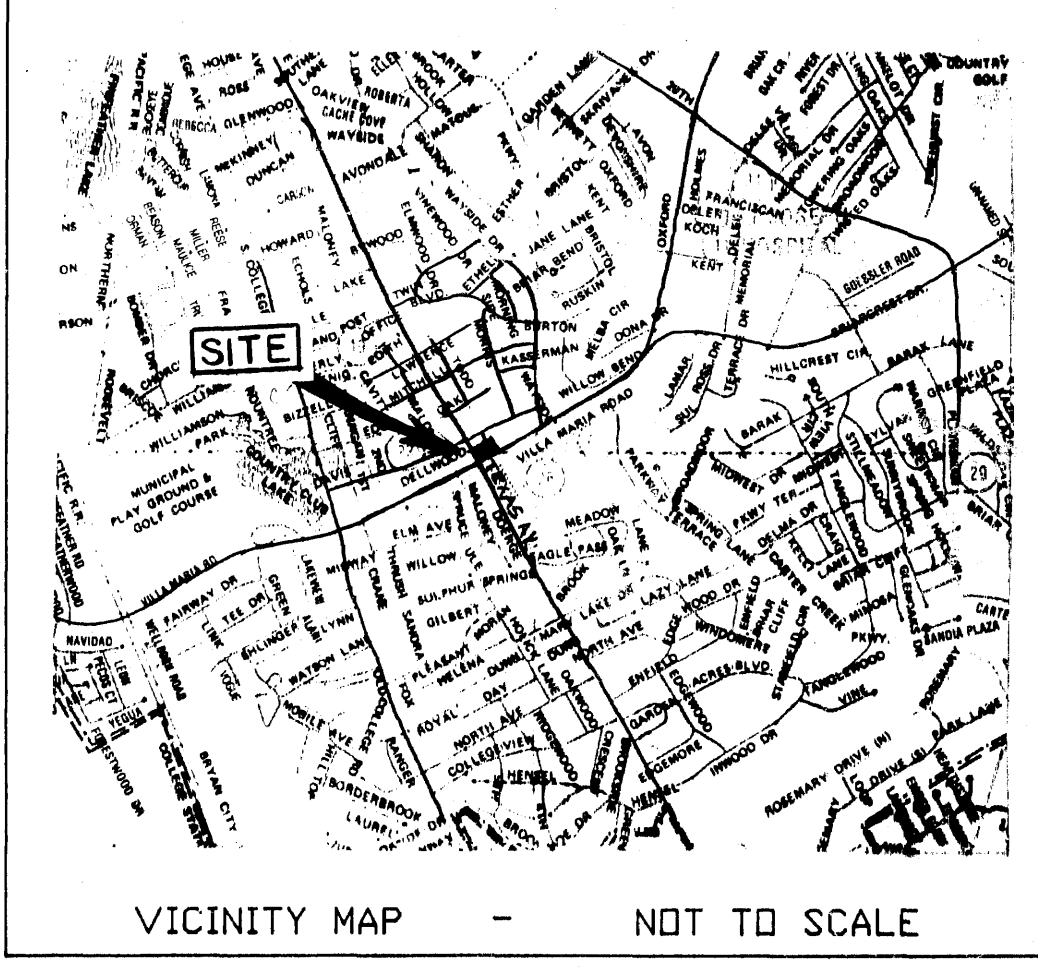
**ALINDO ENGINEERS AND PLANNERS**  
3833 SOUTH TEXAS AVE., SUITE 280 BRYAN, TEXAS 77802 409-846-8868

- NOTES**
- ALL LINEAR DIMENSIONS ARE IN FEET.
  - TOTAL TRACT AREA = 1.8652 ACRES (R) = 1.8608 ACRES (M)
  - SLANTED CALLS ARE FIELD MEASUREMENTS.
  - SOURCE OF BEARINGS: REPLAT OF LOTS 1-4, VILLA MARIA ROAD SUBDIVISION V. 978, P. 571.
  - EXISTING TREE (1)
  - EXISTING STRUCTURES ENCRDACHING 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.

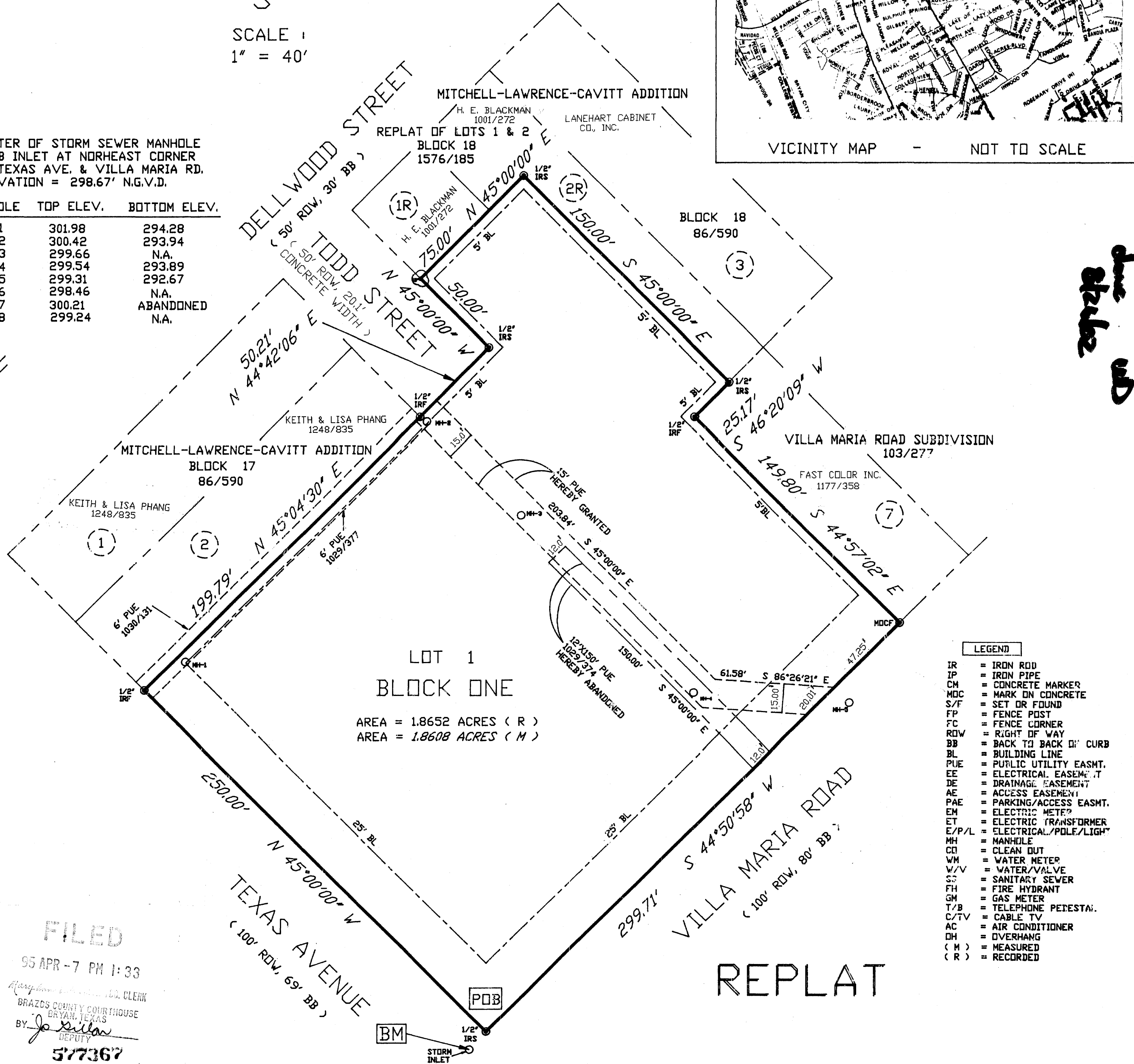
N  
S  
SCALE: 1" = 40'

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.



VICINITY MAP - NOT TO SCALE



LOT 1  
BLOCK ONE  
AREA = 1.8652 ACRES (R)  
AREA = 1.8608 ACRES (M)

- LEGEND**
- IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MOC = MARK ON CONCRETE
  - S/F = SET OR FOUND
  - FP = FENCE POST
  - FL = FENCE CORNER
  - FC = FENCE CORNER
  - RDW = RIGHT OF WAY
  - BB = BACK TO BACK 6" CURB
  - BL = BUILDING LINE
  - PU = PUBLIC UTILITY EASMT.
  - EE = ELECTRICAL EASMT.
  - DE = DRAINAGE EASEMENT
  - AE = ACCESS EASEMENT
  - PAE = PARKING/ACCESS EASMT.
  - EM = ELECTRIC METERS
  - ET = ELECTRIC TRANSFORMER
  - E/P/L = ELECTRICAL POLE/LIGHT MANHOLE
  - MH = MANHOLE
  - CD = CLEAN OUT
  - WV = WATER VALVE
  - S/S = SANITARY SEWER
  - PH = FIRE HYDRANT
  - GM = GAS METER
  - T/B = TELEPHONE PEDESTAL
  - C/TV = CABLE TV
  - AC = AIR CONDITIONER
  - OH = OVERHANG
  - CH = MEASURED
  - (R) = RECORDED

**REPLAT  
REPLAT  
MIRZA SUBDIVISION**

A REPLAT OF

TRACT(S)/LOT(S)	BLOCK	SUBDIVISION	DEED
1A		REPLAT OF PORTIONS OF LOTS 1, 2 & 3 VILLA MARIA ROAD SUBDIVISION	686/529
2R		REPLAT OF LOTS 1-4 VILLA MARIA ROAD SUBDIVISION	978/571
3 & 4	17	MITCHELL-LAWRENCE-CAVITT ADDITION	86/590
5 & 6		VILLA MARIA ROAD SUBDIVISION	103/277
1R1 & PORTIONS OF LOTS 1R & 2R	18	REPLAT OF LOTS 1 & 2, BLOCK 18 MITCHELL-LAWRENCE-CAVITT ADDITION	1576/185
PARTIAL ROW RELEASE TODD STREET		MITCHELL-LAWRENCE-CAVITT	
ZENO PHILLIPS LEAGUE, BRYAN, BRAZOS COUNTY, TEXAS			

1.8608 ACRES

DATE: AUGUST 10, 1994	PROJECT: 11-94
APPROVED BY: [Signature]	SHEET: 1 OF 1
REVISIONS: AUGUST 24, 1994 SEPTEMBER 26, 1994	

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95 APR -7 PM 1:33  
BRAZOS COUNTY CLERK  
BY: [Signature]  
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