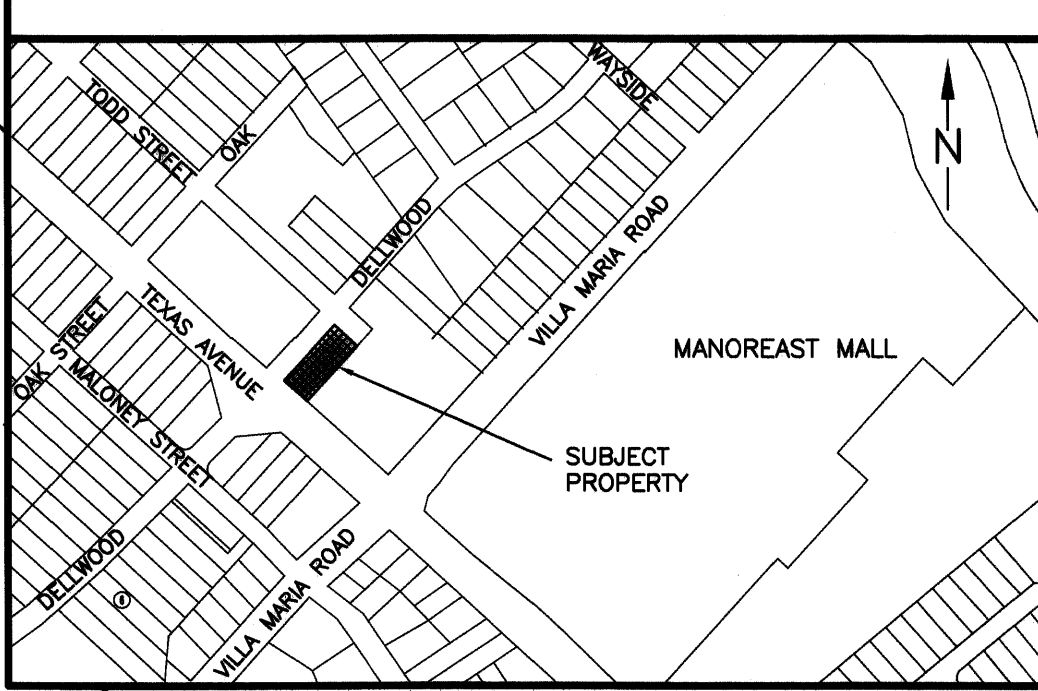
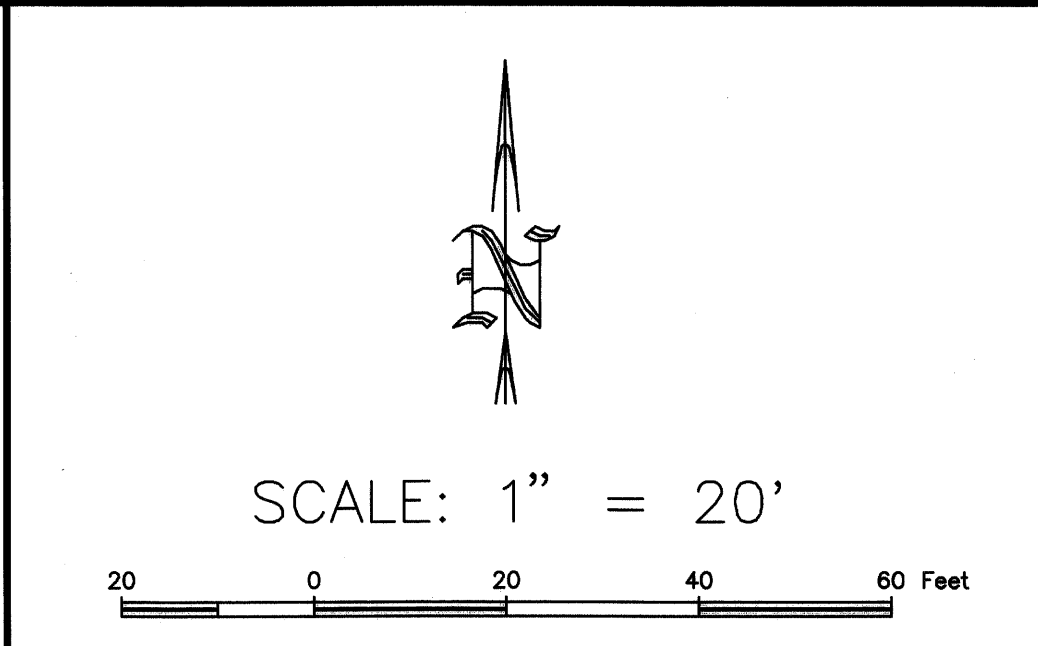


GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION (NO BEARINGS ON ORIGINAL PLAT).
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, DATED JULY 2, 1992.
3. THE 6" PUBLIC UTILITY EASEMENTS SHOWN HEREON, VOL. 1029, PG. 377 AND VOL. 1030, PG. 131 ARE TO BE ABANDONED BY SEPERATE INSTRUMENT.



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

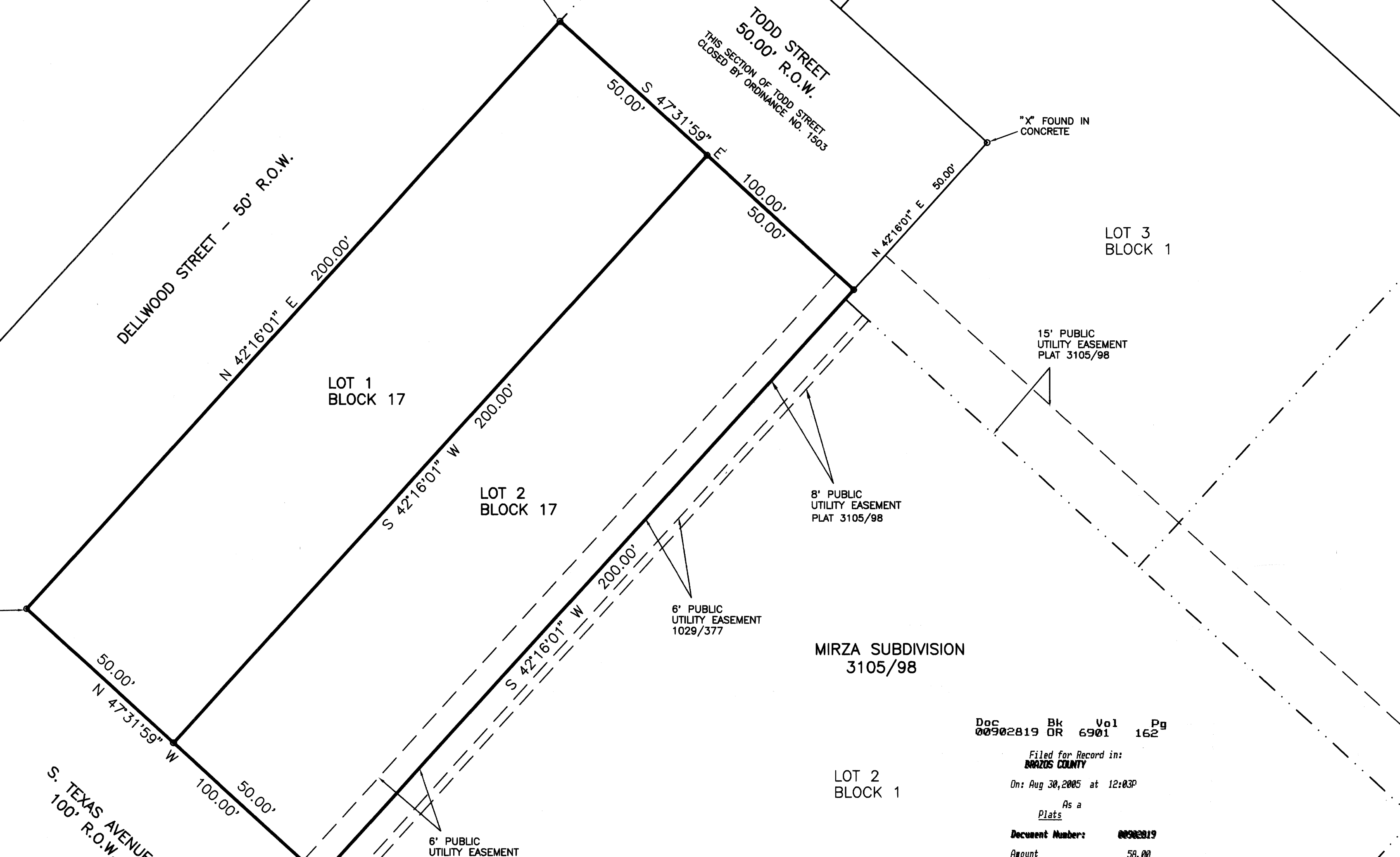
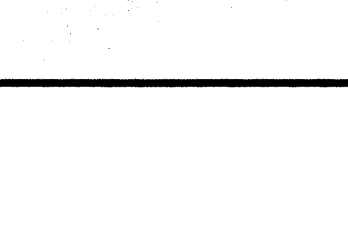
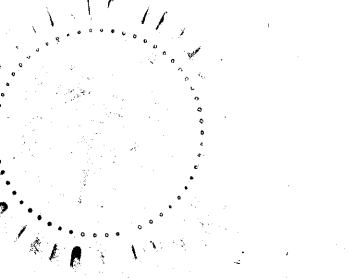
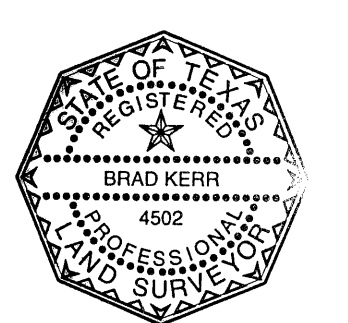
APPROVAL OF THE CITY ENGINEER
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
Bill Hull
 City Engineer, City of Bryan

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 & 2, Block 17, Mitchell-Lawrence-Cavitt 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 Honesty, Inc., General Partner
 Owner(s)

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.
William J. Joubert
 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, Chad Barty, 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 day of December, 2004, in the Official Public Records of Brazos County, Texas, in Volume 0901, Page 162.
Chad Barty
 County Clerk
 Brazos County, Texas



METES AND BOUNDS DESCRIPTION
 OF A 0.46 ACRE TRACT
 LOTS 1 & 2, BLOCK 17
 MITCHELL-LAWRENCE-CAVITT
 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 AND 2, BLOCK 17, MITCHELL-LAWRENCE-CAVITT, ACCORDING TO THE PLAT RECORDED IN VOLUME 86, PAGE 590 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHEAST LINE OF TEXAS AVENUE (100' R.O.W.) AND THE SOUTHWEST LINE OF DELLWOOD STREET (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1;

THENCE: N 42' 16' 01" E ALONG THE SOUTHWEST LINE OF DELLWOOD STREET FOR A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF TODD STREET (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 1;

THENCE: S 42' 16' 01" E ALONG THE SOUTHWEST LINE OF TODD STREET FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHWEST LINE OF LOT 3, BLOCK 1, MIRZA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3105, PAGE 98 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF SAID LOT 2;

THENCE: S 42' 16' 01" W ALONG THE COMMON LINE OF SAID LOT 2 AND MIRZA SUBDIVISION FOR A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHEAST LINE OF TEXAS AVENUE MARKING THE SOUTH CORNER OF SAID LOT 2;

THENCE: N 47' 31' 59" W ALONG THE NORTHEAST LINE OF TEXAS AVENUE FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.46 OF AN ACRE OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

Doc 00902819 BK 6901 Vol 162 Pg 162
 Filed for Record in:
 BRAZOS COUNTY
 On: Aug 30, 2005 at 12:03P
 As a
 Plats
 Document Number: 00902819
 Amount: 50.00
 Receipt Number: 274300
 By: Flo Workman

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

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

VACATING PLAT
 OF
 LOTS 1 & 2, BLOCK 17
 MITCHELL-LAWRENCE-CAVITT
 VOLUME 86, PAGE 590
 0.46 ACRES
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: MAY, 2004
 PLAT DATE: 11-15-04
 REVISED: 11-24-04
 JOB NUMBER: 04-0302
 CAD NAME: 302MLC-1
 CR5 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