

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.

Kurt Lunell  
 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.

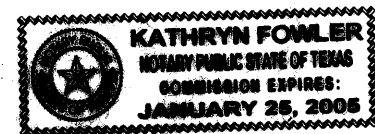
Jim M  
 City Engineer, City of Bryan

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 a portion of Lots 1R & 2R, Block 18, Mitchell-Lawrence-Cavitt Addition, hereby dedicate 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, 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 Moreta, 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 Powl  
 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.

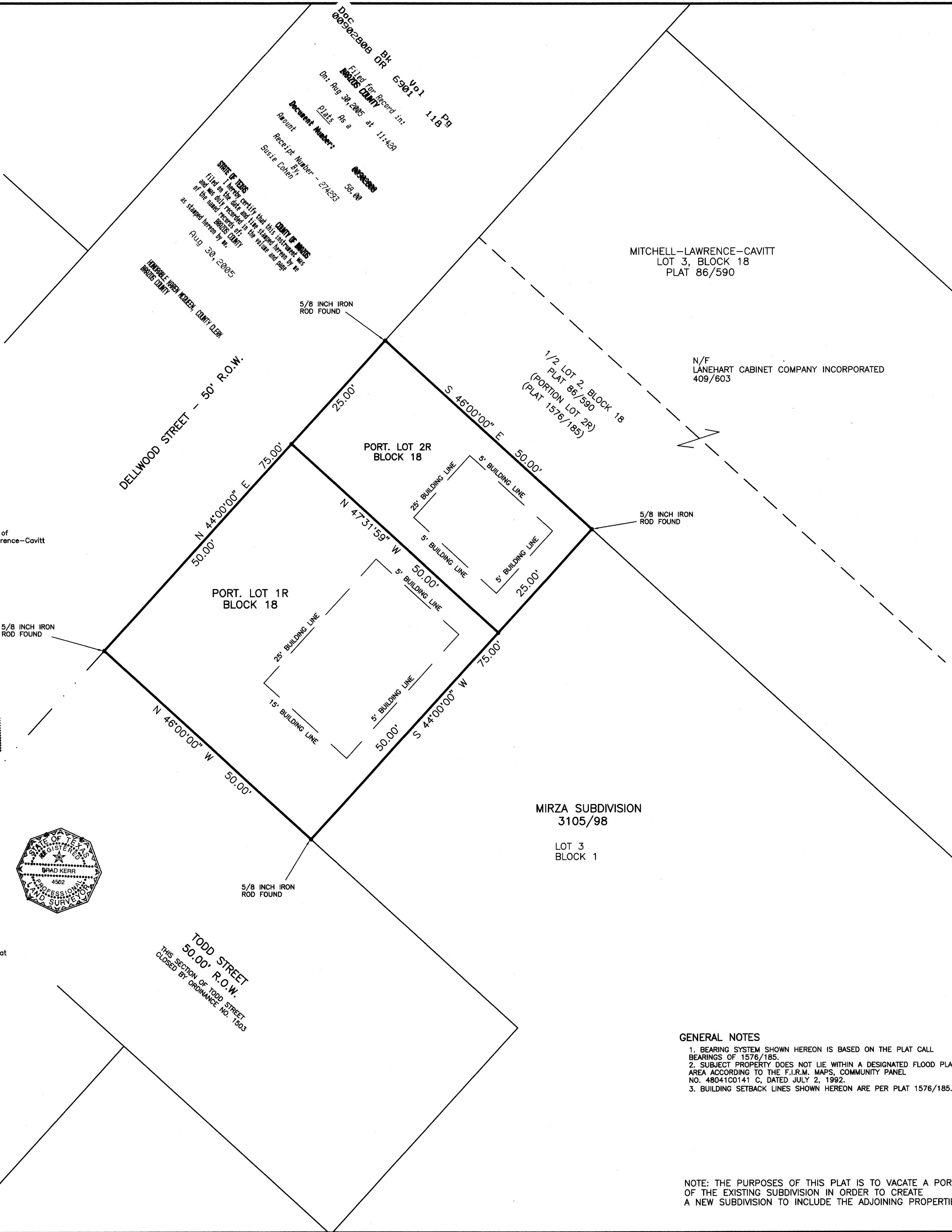
Brad Kerr  
 R.P.L.S. No. 4502



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 day of August, 2004 in the Official Public Records of Brazos County, Texas, in Volume 6461, Page 18.

Karen McQueen  
 County Clerk  
 Brazos County, Texas  
 By: Susan Cohen  
 Deputy Clerk

TODD STREET  
 50.00' R.O.W.  
 THIS SECTION OF TODD STREET  
 CLOSED BY ORDINANCE NO. 1603

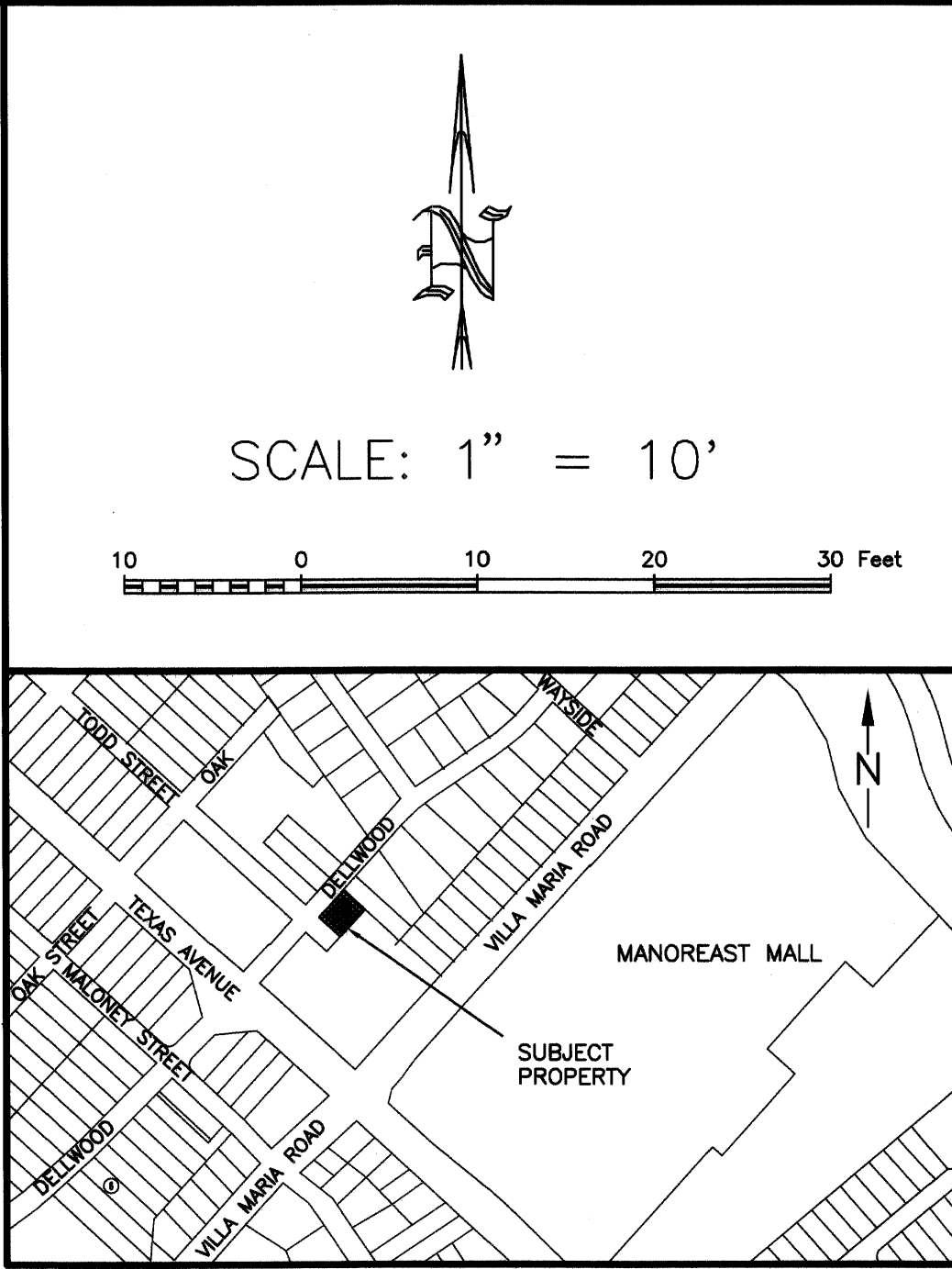


MITCHELL-LAWRENCE-CAVITT  
 LOT 3, BLOCK 18  
 PLAT 86/590

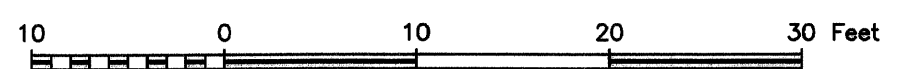
N/F  
 LANEHART CABINET COMPANY INCORPORATED  
 409/603

MIRZA SUBDIVISION  
 3105/98

LOT 3  
 BLOCK 1



SCALE: 1" = 10'



VICINITY MAP  
 NOT TO SCALE

METES AND BOUNDS DESCRIPTION  
 OF A  
 0.086 ACRE TRACT  
 PORTION OF LOTS 1R AND 2R, BLOCK 18  
 MITCHELL-LAWRENCE-CAVITT ADDITION  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINING PORTION OF LOTS 1R AND 2R, BLOCK 18, MITCHELL-LAWRENCE-CAVITT ADDITION, ACCORDING TO THE REPLAT RECORDED IN VOLUME 1576, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO SUSANNE DENISE BLACKMON RUSSELL RECORDED IN VOLUME 2752, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHEAST LINE OF DELLWOOD STREET (50' R.O.W.) AND THE NORTHEAST LINE OF TODD STREET (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1R;

THENCE: N 44° 00' 00" E ALONG THE SOUTHEAST LINE OF DELLWOOD STREET FOR A DISTANCE OF 75.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID RUSSELL TRACT AND THE WEST CORNER OF A CALLED TRACT OF LAND DESCRIBED AS BEING LOT 3 AND 1/2 OF LOT 2, BLOCK 18, MITCHELL-LAWRENCE-CAVITT (PLAT 86/590) BY A DEED TO LANEHART CABINET COMPANY INCORPORATED RECORDED IN VOLUME 409, PAGE 603 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 46° 00' 00" E THROUGH SAID LOT 2R (PLAT 1576/185) (LOT 2, PLAT 86/590) FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER 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;

THENCE: S 44° 00' 00" W ALONG THE NORTHWEST LINE OF SAID LOT 3, BLOCK 1, FOR A DISTANCE OF 75.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF TODD STREET MARKING THE WEST CORNER OF SAID LOT 3, BLOCK 1;

THENCE: N 46° 00' 00" W ALONG THE NORTHEAST LINE OF TODD STREET FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.086 OF AN ACRE (3750 SQUARE FEET) OF LAND AS SURVEYED ON THE GROUND MAY, 2004. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF SAID LOTS 1R AND 2R, BLOCK 18, 1576/185.

BRAD KERR  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR No. 4502

GENERAL NOTES  
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF 1576/185.  
 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 1576/185.

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 A PORTION OF  
 LOTS 1R & 2R, BLOCK 18  
 MITCHELL-LAWRENCE-CAVITT ADDITION  
 VOLUME 1576, PAGE 185  
 0.086 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-2  
 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