

SCALE: 1" = 30'

30 0 30 60 90 Feet

VICINITY MAP  
NOT TO SCALE

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR 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, 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 (SAME BEING A CALLED 0.085 ACRE TRACT 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), 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, ALL OF LOTS 7, 8 AND 9, VILLA MARIA ROAD SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 103, PAGE 277 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE REMAINING PORTION OF TODD STREET RIGHT-OF-WAY BETWEEN SAID BLOCKS 17 AND 18, MITCHELL-LAWRENCE-CAVITT.

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, BLOCK 17;  
THENCE: N 42° 16' 01" E ALONG THE SOUTHWEST LINE OF DELLWOOD STREET FOR A DISTANCE OF 325.00 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 LANSHART CABINET COMPANY INCORPORATED RECORDED IN VOLUME 409, PAGE 603 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;  
THENCE: S 47° 31' 59" E THROUGH SAID LOT 2R (PLAT 1576/185) (LOT 2, PLAT 86/590) FOR A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID LOT 7, VILLA MARIA ROAD SUBDIVISION, MARKING THE EAST CORNER OF SAID LOT 3, BLOCK 1, MIRZA SUBDIVISION;  
THENCE: N 42° 16' 01" E ALONG THE NORTHWEST LINE OF SAID LOTS 7, 8 AND 9 FOR A DISTANCE OF 124.39 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 9 AND LOT 10, VILLA MARIA ROAD SUBDIVISION;  
THENCE: S 47° 31' 59" E ALONG THE COMMON LINE OF SAID LOTS 9 AND 10 FOR A DISTANCE OF 149.86 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID LOT 9 AND LOT 10, VILLA MARIA ROAD SUBDIVISION;  
THENCE: S 42° 16' 01" W ALONG THE NORTHWEST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 449.39 FEET TO AN "X" FOUND IN CONCRETE ON THE NORTHEAST LINE OF TEXAS AVENUE;  
THENCE: N 47° 31' 59" W ALONG THE NORTHEAST LINE OF TEXAS AVENUE FOR A DISTANCE OF 349.66 FEET TO THE POINT OF BEGINNING CONTAINING 3.036 ACRES OF LAND AS SURVEYED ON THE GROUND MAY, 2004. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48014C0141, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN S.D.R.O.
4. P.U.E. - PUBLIC UTILITY EASEMENT
5. THERE SHALL BE CROSS-ACCESS GRANTED ACROSS AND BETWEEN ALL LOTS SHOWN HEREON.

NOTE: THE PORTION OF TODD STREET INCLUDED WITHIN THIS PLAT WAS CLOSED BY ORDINANCE NO. 1503 AND WILL BE ABANDONED UPON FILING OF THIS PLAT. MIRZA SUBDIVISION, AND THE LOTS OF VILLA MARIA ROAD SUBDIVISION AND MITCHELL-LAWRENCE-CAVITT CONTAINED WITHIN THIS PLAT TO BE VACATED BY SEPERATE PLATS.

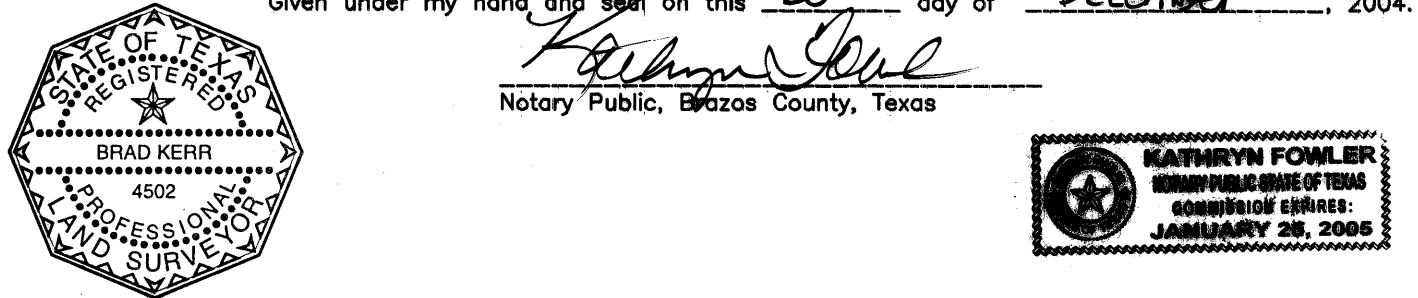
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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, Texas-Villa Maria Retail 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 Morecity 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/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 20<sup>th</sup> day of December, 2004.



**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

**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 20<sup>th</sup> 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.

Kim 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  
City Engineer, City of Bryan

**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 30 day of August, 2004, in the Official Public Records of Brazos County, Texas, in Volume 10401, Page 176.

Karen McQueen  
County Clerk  
Brazos County, Texas  
By: Susan L. Coned  
Deputy Clerk

**FINAL PLAT**  
OF  
LOTS 1 - 4  
**TEXAS-VILLA MARIA RETAIL**  
3.036 ACRES, ZENO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
SURVEY DATE: MAY, 2004  
PLAT DATE: 11-15-04  
REVISED: 12-15-04  
JOB NUMBER: 04-0302  
CAD NAME: 302FINAL  
CR5 FILE: RIVERSTON (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