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BRAZOS COUNTY,

On: Feb 01, 1999 at 08:40A

As a
Plats

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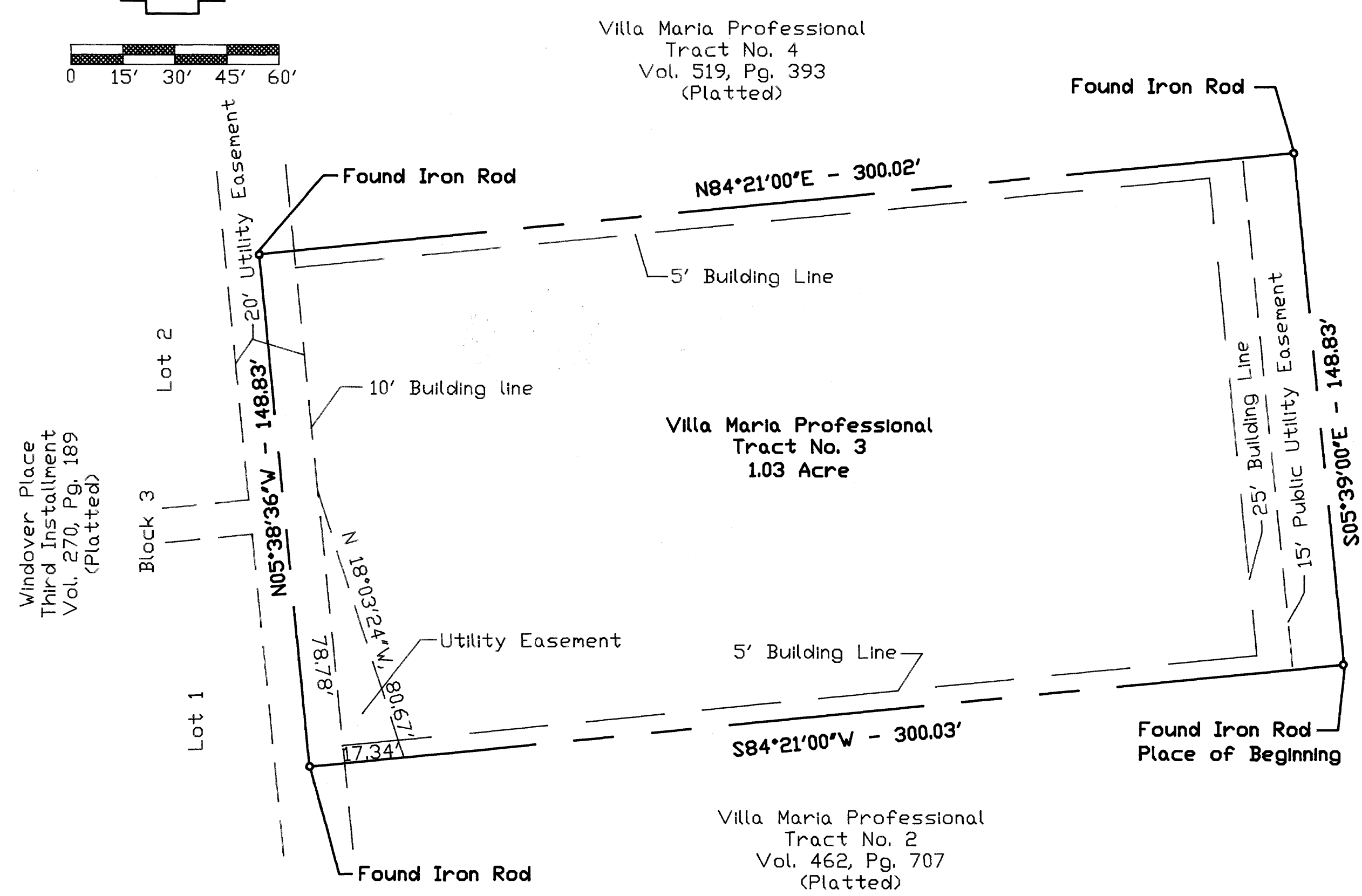
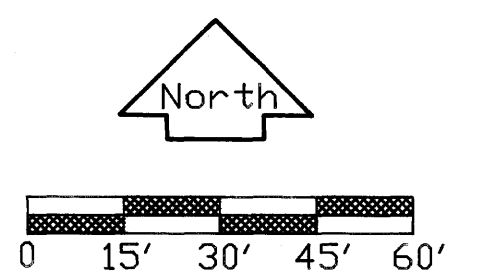
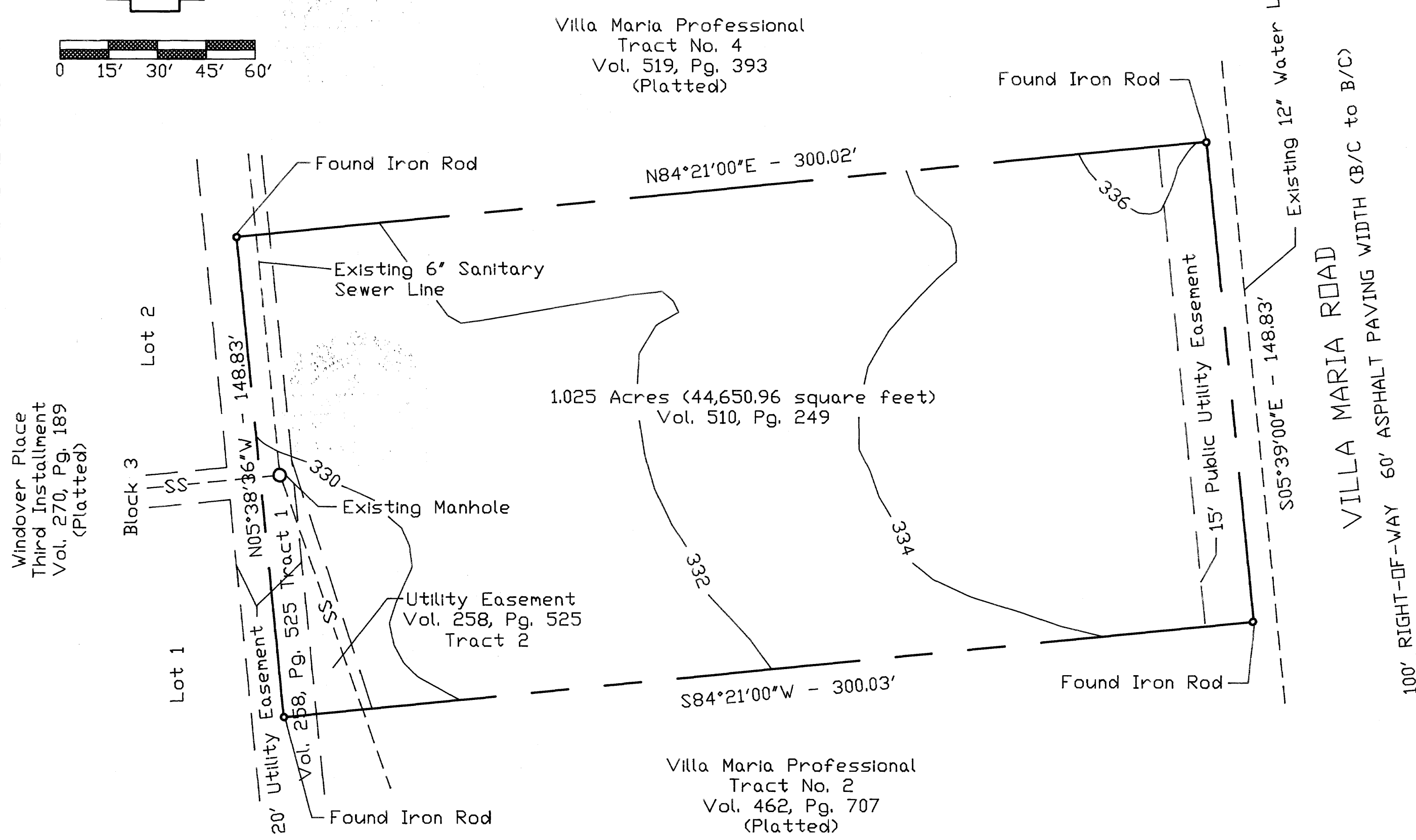
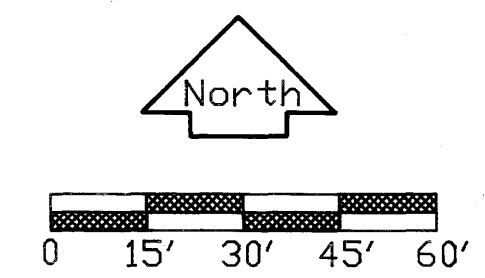
By,
BJ Endler

VILLA MARIA ROAD
100' RIGHT-OF-WAY

STATE OF TEXAS COUNTY OF
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.

Feb 01, 1999

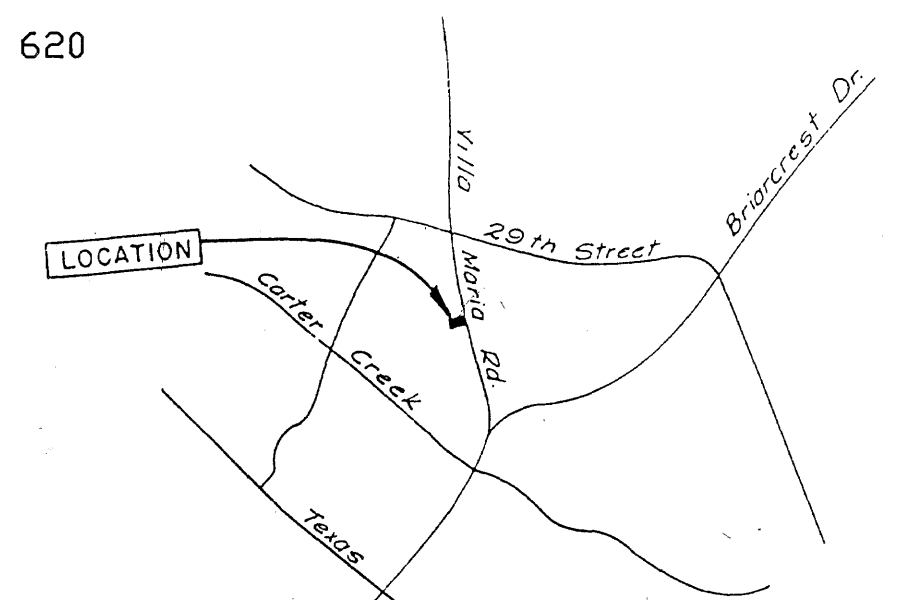
HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,



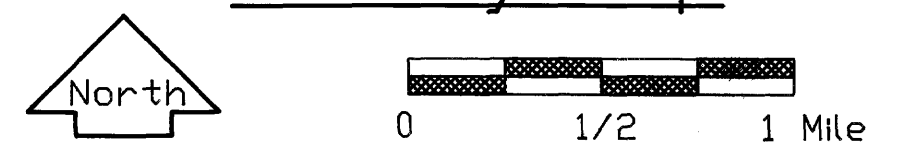
EXISTING CONDITIONS

LOT CONFIGURATION TO BE RECORDED

This property may be subject to easements recorded in Vol. 71, Pg. 620 and Vol. 141, Pg. 446 of the Deed Records of Brazos County, Texas.



Vicinity Map



OWNER'S ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY

STATE OF TEXAS
COUNTY OF BRAZOS

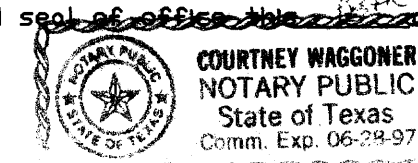
We, Karim I. Haji and Asha K. Haji, duly authorized to act for Karim I. Haji - Asha K. Haji & Associates, a Texas Corporation, owner and developer of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County in Volume 897, Page 550, and designated herein as Villa Maria Professional Tract No. 3 in the City of Bryan, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places hereon shown for the purpose and consideration herein expressed.

Karim I. Haji
Karim I. Haji
Asha K. Haji
Asha K. Haji

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Karim I. Haji and Asha K. Haji, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated, in the capacity therein stated.

Given under my hand and seal of office on the 24th day of February, 1997.



Courtney Waggoner
Notary Public in and for the State of Texas.
Comm. Exp. 06-28-97

CERTIFICATION OF THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

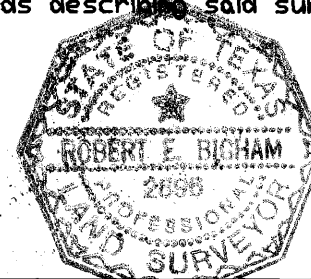
I, Robert E. Bigham, Registered Professional Engineer No. 29877 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Robert E. Bigham
Registered Professional Engineer
January 28, 1997

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Robert E. Bigham, Registered Public Surveyor No. 2696 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 and that the metes and bounds described on said subdivision will describe a closed geometric form.



Robert E. Bigham
Registered Professional Land Surveyor
February 24, 1997

APPROVAL OF THE DEVELOPMENT ENGINEER

I, Linda Grubbs Huff, Development 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.

Linda Grubbs Huff
Development Engineer, Bryan, Texas

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner 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 the Subdivision Development Ordinance.

John S. ...
City Planner, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Richard Perkins, Chairman of the City Planning and Zoning Commission for the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 15th day of February, 1997 and same was duly approved on the 15th day of February, 1997 by said Commission.

Richard Perkins
Chairman, Planning and Zoning Commission, Bryan, Texas

CERTIFICATION 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 1st day of February, 1999, in the Official Public Records of Brazos County in Volume 3272, Page 147.

Mary Ann Ward
County Clerk, Brazos County, Texas
Darbara Johnson
Deputy Clerk

Survey For Karim I. Haji and Asha K. Haji
Villa Maria Professional Tract No. 2
1.03 Acre Tract
Zeno Phillips League, A-45
Bryan, Brazos County, Texas

Field notes of a 1.03 acre lot, tract, or parcel of land lying and being situated in the Zeno Phillips League, A-45, in the City of Bryan, Brazos County, Texas, being the same tract of land described in the Deed recorded in Volume 510, Page 249 of the Deed Records of said County, and being more particularly described as follows:

BEGINNING at an iron rod found on the southwest right-of-way line of Villa Maria Road, at the northeast corner of Villa Maria Professional Tract No. 2, as shown on the plat recorded in Volume 462, Page 707 of said Deed Records;

THENCE along the north line of said Villa Maria Professional Tract No. 2, S 84°21'00" W, 300.03 feet to an iron rod found at the northwest corner of said Villa Maria Professional Tract No. 2, on the east line of Lot 1, Block 3, Windover Place, Third Installment Subdivision, as shown on the plat recorded in Volume 270, Page 189 of said Deed Records;

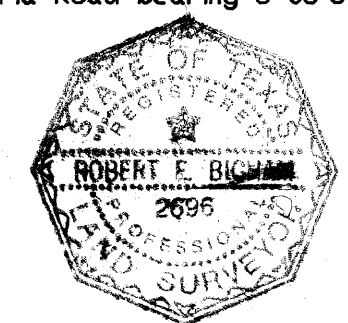
THENCE along the east line of said Block 3 of said Windover Place, Third Installment Subdivision, N 05°38'36" W, 148.83 feet to an iron rod found on said line, at the southwest corner of Villa Maria Professional Tract No. 4, as shown on the plat recorded in Volume 519, Page 393 of said Deed Records;

THENCE along the south line of said Villa Maria Professional Tract No. 4, N 84°21'00" E, 300.02 feet to an iron rod found at the southeast corner of said Villa Maria Professional Tract No. 4, on said southwest right-of-way line of said Villa Maria Road;

THENCE along said right-of-way line, S 05°39'00" E, 148.83 feet to the PLACE OF BEGINNING, and containing 1.03 acre of land more or less.

This property does not lie in the Zone A 100-Year Flood Plain FIRM 48041C10141C July 2, 1992.

Corners held on this survey were based on analysis of evidence of lines and corners of adjoining tracts on three sides and road on front. The basis of bearings for this survey is Villa Maria Road bearing S 05°39'00" E.



Prepared from survey made under my supervision in 1997.
Robert E. Bigham
Registered Professional Land Surveyor No. 2696
February 24, 1997

FINAL PLAT OF VILLA MARIA PROFESSIONAL TRACT NO. 3 1.03 ACRE	
ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS OWNED AND DEVELOPED BY KARIM I. HAJI - ASHA K. HAJI & ASSOCIATES 2703 OSLER BOULEVARD BRYAN, TEXAS 77802	
BUCHANAN/SOIL MECHANICS, INC. CONSULTING ENGINEERS 206 NORTH SIMS / P.O. BOX 672 BRYAN, TEXAS 77806-0672	
Scale: As Shown	JOB NO: 982811
DRAWN BY: B.B.K.	DATE: January 1997
APPROVED BY:	DRAWING NO: A-833