

VICINITY MAP  
Scale: 2" = 1 Mile

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I, JAMES D. INGRAM, Owner and Developer of the tract of land shown on this plat, Deed of said tract recorded in Vol. 415, Page 623, of the Deed Records of Brazos County, hereby dedicate to the use of the Public forever all easements, rights-of-way, and Public places thereon shown

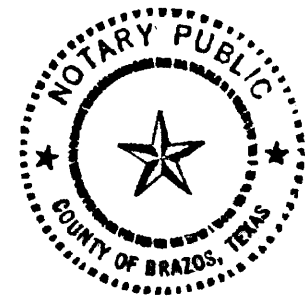
*James D. Ingram*  
James D. Ingram

THE STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, the undersigned authority, on this day personally appeared James D. Ingram, 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 purposes and consideration therein expressed and in the capacity as therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 16th day of April, 1982.

Now or Formerly  
Bailey Pharmacy



*Mary E. Osborn*  
NOTARY PUBLIC IN AND FOR  
BRAZOS COUNTY, TEXAS

CERTIFICATION BY THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN, TEXAS.

*Helen Nelson* 4-22-82  
CITY PLANNER, CITY OF BRYAN, TEXAS

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

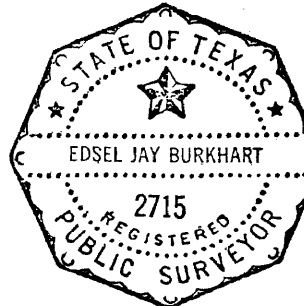
I, *Frank Bariski* COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 27th DAY OF April, 1982, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 519, PAGE 393.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING COMMISSION

I, *Frank Murphy* CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 1st DAY OF APRIL, 1982, AND SAME WAS DULY APPROVED ON THE 15th DAY OF APRIL, 1982, BY SAID COMMISSION.

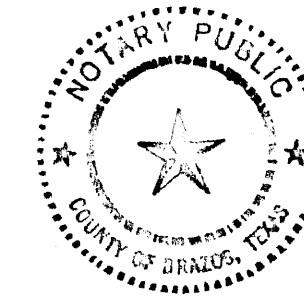
*Frank Murphy*  
CHAIRMAN, CITY PLANNING COMMISSION, CITY OF BRYAN, TEXAS



I, EDEL JAY BURKHART, REGISTERED PUBLIC SURVEYOR NO. 2715, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Edsel J. Burkhart*  
EDEL JAY BURKHART, R.P.S. NO. 2715

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 1st DAY OF April, 1982



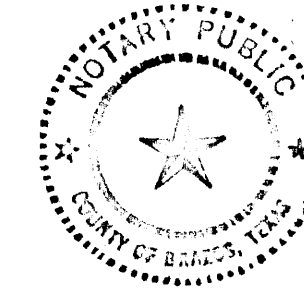
*Mary E. Osborn*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION BY ENGINEER

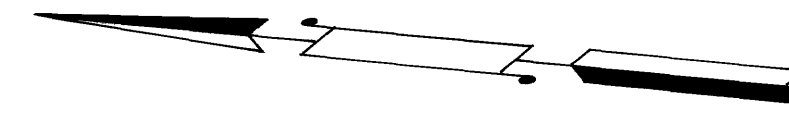
I, EDEL J. BURKHART, REGISTERED PROFESSIONAL ENGINEER NO. 7496, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

*Edsel J. Burkhart*  
EDEL J. BURKHART, R.P.E. NO. 7496

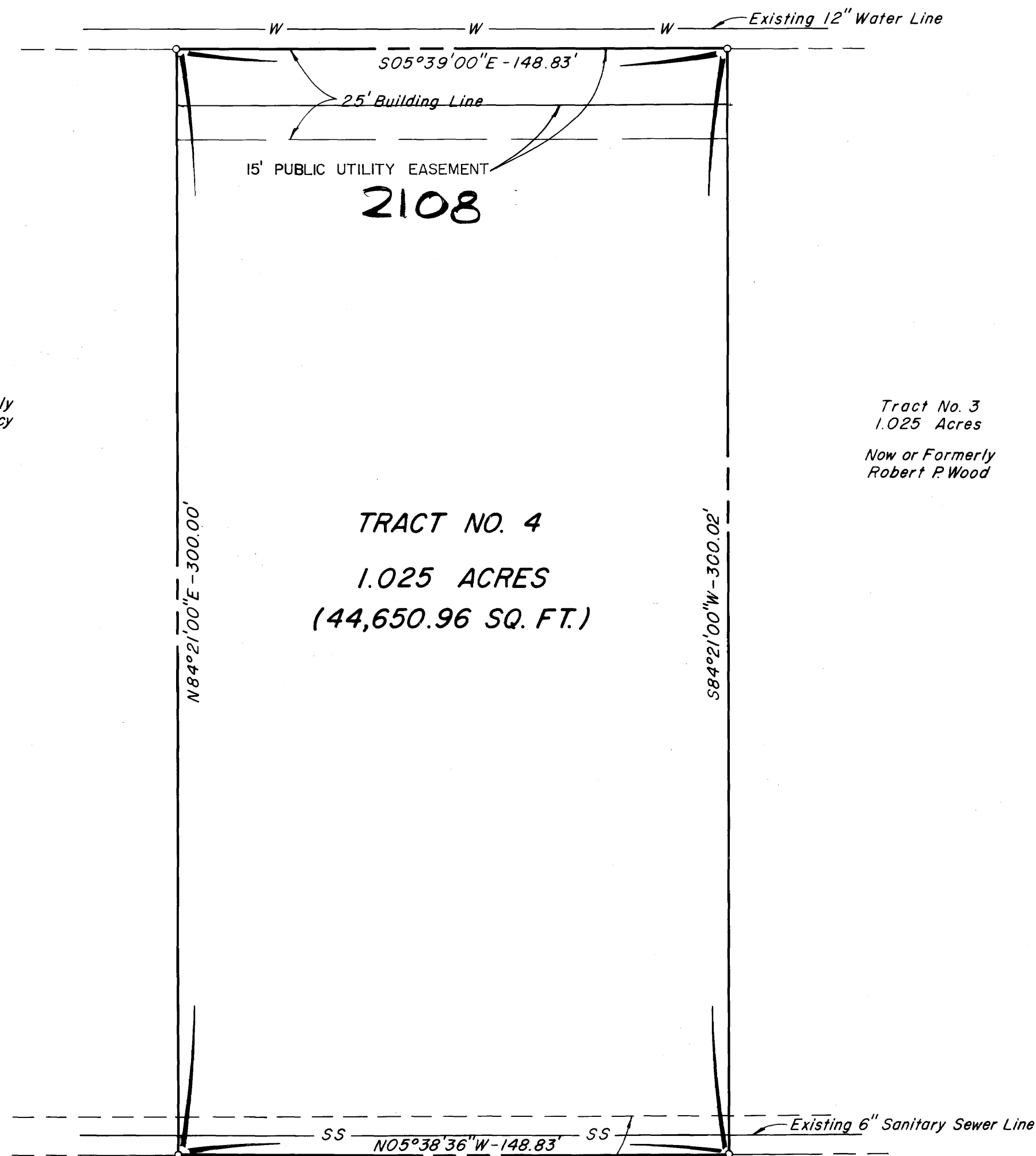
SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 1st DAY OF April, 1982.



*Mary E. Osborn*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



VILLA MARIA ROAD



LOT 4 LOT 3 LOT 2  
WINDOVER PLACE - THIRD INSTALLMENT

Tract No. 3  
1.025 Acres  
Now or Formerly  
Robert P. Wood

22-494

4:35 P

*William M. Phillips*

380-021

JAMES D. INGRAM 1.025 ACRES (44,650.96 SQUARE FEET) TRACT Zeno Phillips League and John Austin League Bryan, Brazos County, Texas

Field notes of a 1.025 Acres (44,650.96 square feet) tract or parcel of land lying and being situated in the Zeno Phillips League and the John Austin League, Bryan, Brazos County, Texas, and being part of the 2.05 acres tract of land described in the Deed recorded in Volume 415, Page 623, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner, said iron rod marking the northeast corner of the beforementioned 2.05 acres tract, said iron rod being located in the southwest right-of-way line of Villa Maria Road;

THENCE S 05° 39' 00" E along the northeast line of the beforementioned 2.05 acres tract, same being the beforementioned southwest right-of-way line of Villa Maria Road, for a distance of 148.83 feet to a point for corner,

THENCE S 84° 21' 00" W across the beforementioned 2.05 acres tract for a distance of 300.02 feet to a point for corner, said point being located in the southwest line of the said 2.05 acres tract, same being the northeast line of Lot 2, Block 3, Windover Place, Third Installment Subdivision;

THENCE N 05° 38' 36" W along the beforementioned southwest line of the 2.05 acres tract, same being the beforementioned northeast line of Lot 2, Block 3 and the northeast line of Lots 3 and 4, Block 3 of the beforementioned Windover Place, Third Installment Subdivision for a distance of 148.83 feet to an iron rod found for corner, said iron rod marking the northwest corner of the said 2.05 acres tract;

THENCE N 84° 21' 00" E along the northwest line of the beforementioned 2.05 acres tract for a distance of 300.00 feet to the PLACE OF BEGINNING, containing 1.025 acres (44,650.96 square feet), of land, more or less.

Prepared from survey made under my supervision in May, 1980



By: *Edsel J. Burkhart*  
Edsel J. Burkhart, R.P.E. No. 7496

SPENCER J. BUCHANAN AND ASSOCIATES, INC.  
CONSULTING ENGINEERS - BRYAN, TEXAS

FINAL PLAT  
of

VILLA MARIA  
PROFESSIONAL

TRACT NO. 4 - 1.025 ACRES  
JOHN AUSTIN LEAGUE and ZENO PHILLIPS LEAGUE  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED and DEVELOPED by:  
JAMES D. INGRAM  
Bryan, Texas

PREPARED by:  
SPENCER J. BUCHANAN & ASSOCIATES, INC.  
CONSULTING ENGINEERS - BRYAN, TEXAS

Scale: 1" = 30'

March, 1982

Drawing No. A-776

59,27