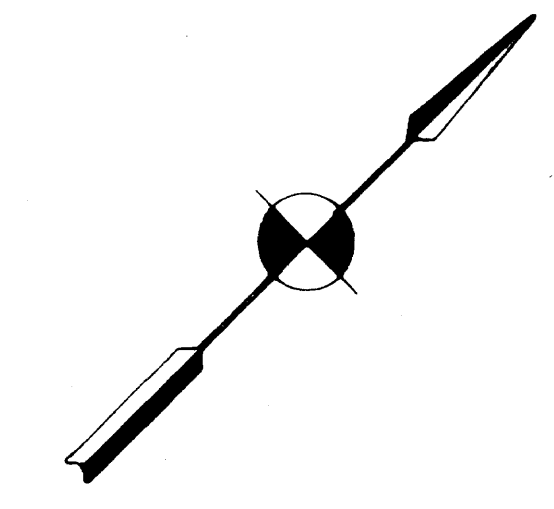
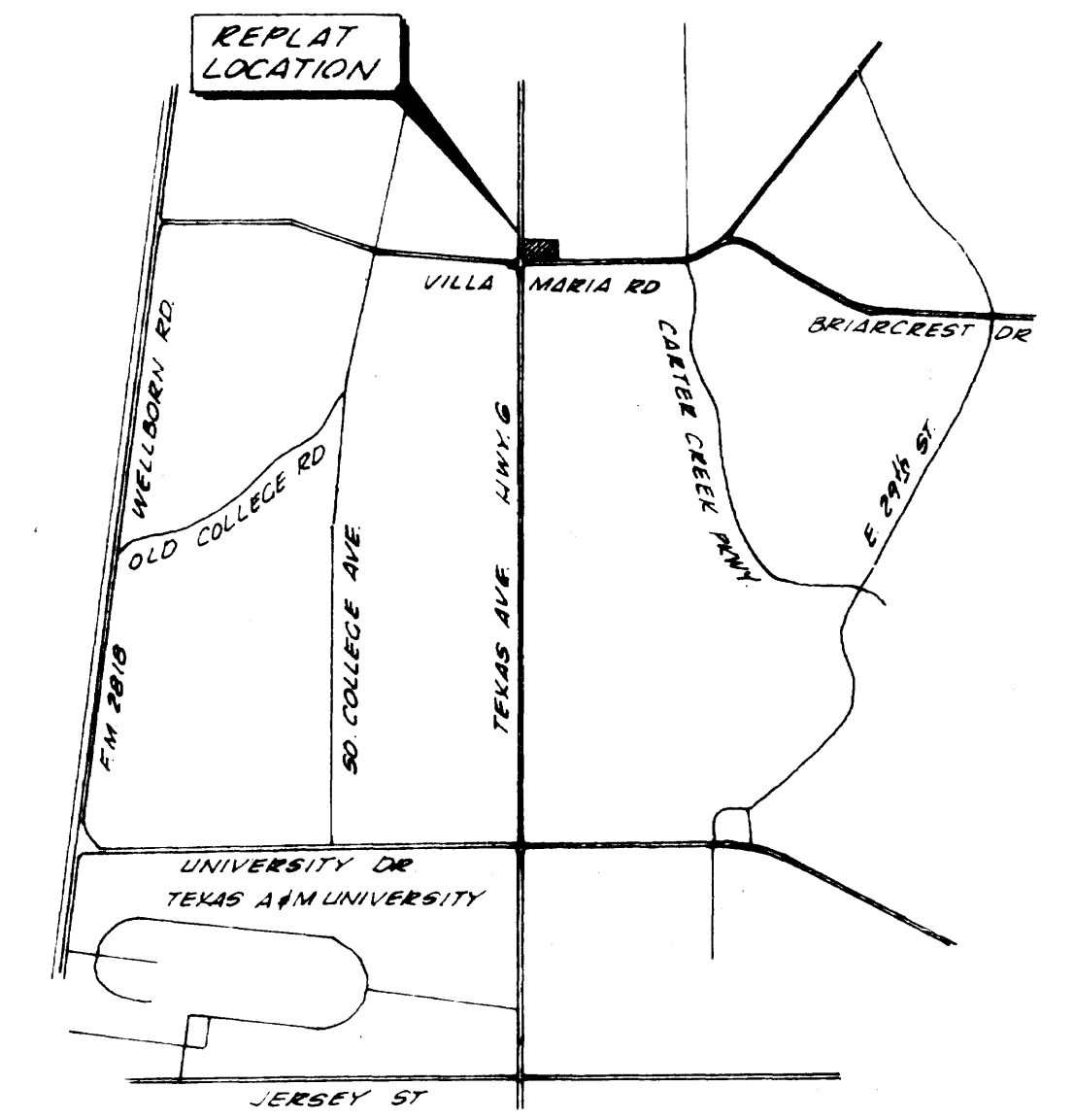


FILED
1984 MAY 30 PM 4:03
Brazos County Clerk
Bryan, Texas

299957



SCALE: 1" = 20'



LOCATION MAP
(Not to Scale)

- NOTES
- 1) IN THE EVENT THAT THE STRUCTURE SHOWN ON LOT 3 OF THE SUBD ORIGINAL PLAT IS REMOVED THE SETBACK LINE OFF OF VILLA MARIA RD SHALL BE 25'
 - 2) ANY STRUCTURES LOCATED LESS THAN FIVE (5) FEET FROM A LOT LINE SHALL HAVE A FIRE WALL BUILT ACCORDING TO CITY OF BRYAN SPECIFICATIONS IN LIEU OF 5' SETBACK LINES.
 - 3) TOPOGRAPHIC FEATURES AND THEIR RELATIONSHIPS TO DRAINAGE AT THIS SITE ARE DISCUSSED IN THE DRAINAGE REPORT SUBMITTED TO THE CITY OF BRYAN AT THE TIME OF PLAT.

A Replat of

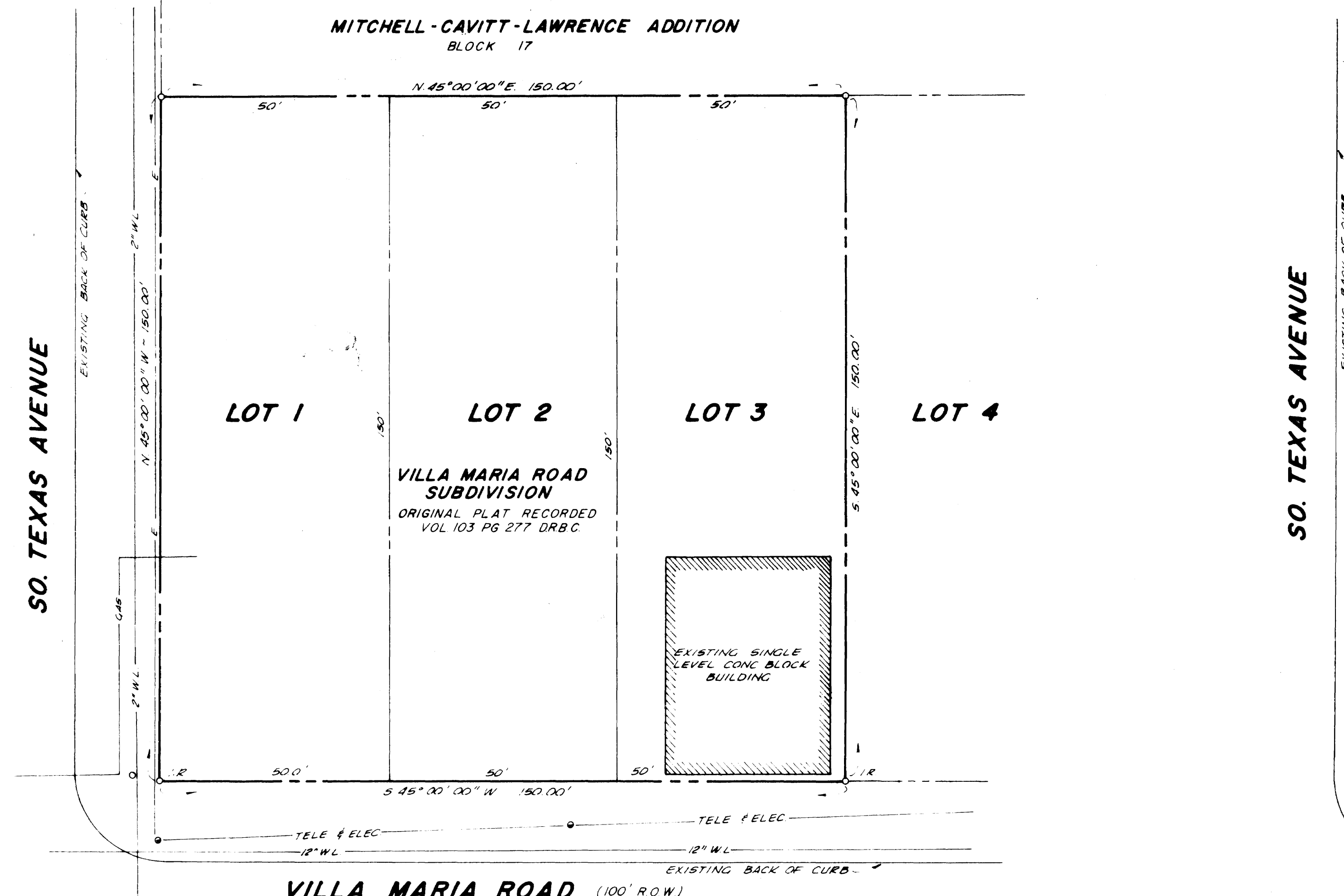
VILLA MARIA ROAD SUBDIVISION
Portions of Lots 1, 2, & 3

ZENO PHILLIPS LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS

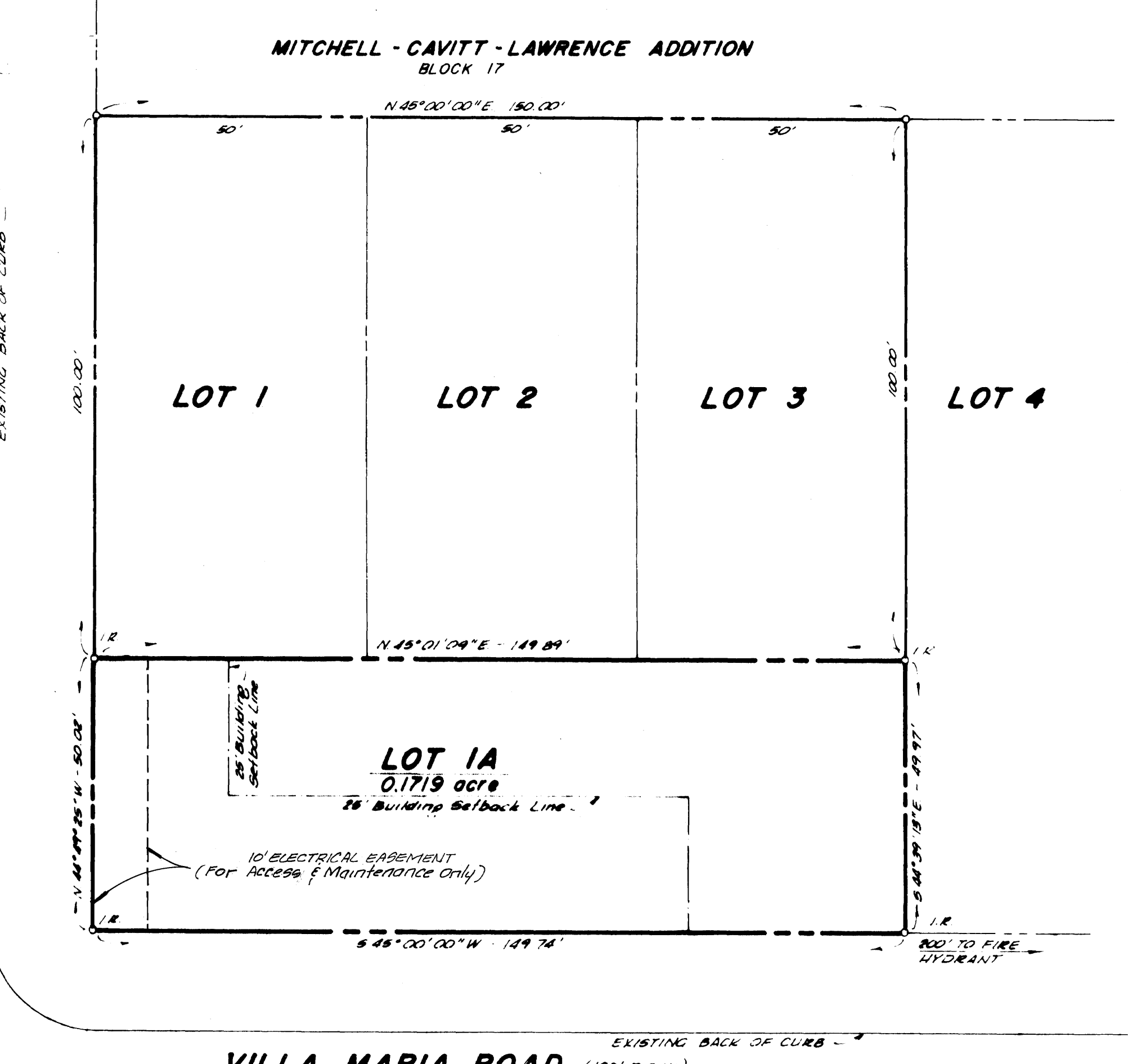
Land Use: Commercial

Owner
WAJAHAT MIRZA
2919 SO TEXAS AVE
BRYAN, TEXAS, 77802

WINDER AND ASSOCIATES ENGINEERS INC.
1735 BRIARCREST DR. SUITE 211 BRYAN, TX. 77804-4
Replat: VILLA MARIA ROAD SUBDIVISION
SCALE: 1" = 20' W & A JOB NO. SHEET: 1/1
DATE: MAY 1984 284-008



ORIGINAL PLAT



REVISED PLAT

LEGAL DESCRIPTION
FOR
LOT 1A, VILLA MARIA ROAD SUBDIVISION
0.1719 ACRE TRACT

BEING a 0.1719 acre tract or parcel of land lying and being situated in the City of Bryan, Brazos County, Texas, and being part of Lots 1, 2, and 3, of the Villa Maria Road Subdivision as shown on the plat of the said subdivision recorded in Volume 103, Page 277 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the iron rod found marking the south corner of the beforementioned Lot 1 of Villa Maria Road Subdivision, said iron rod also being the intersection of the northwest right-of-way line of Villa Maria Road with the northeast right-of-way line of Texas Avenue;

THENCE N 44° 49' 25" W along the beforementioned northeast right-of-way line of Texas Avenue, same being the southwest line of the beforementioned Lot 1, for a distance of 50.02 feet to an iron rod found for corner;

THENCE N 45° 01' 09" E across the beforementioned Lots 1, 2, and 3, for a distance of 149.89 feet to an iron rod found for corner in the northeast line of the said Lot 3;

THENCE S 44° 39' 13" E along the beforementioned northeast line of Lot 3 for a distance of 49.97 feet to an iron rod found for corner marking the east corner of the said Lot 3 in the beforementioned northeast right-of-way line of Villa Maria Road;

THENCE S 45° 00' 00" W along the southeast lines of the beforementioned Lots 3, 2, and 1, same being the beforementioned northeast right-of-way line of Villa Maria Road, for a distance of 149.74 feet to the PLACE OF BEGINNING containing 0.1719 acres of land more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS I
COUNTY OF BRAZOS I

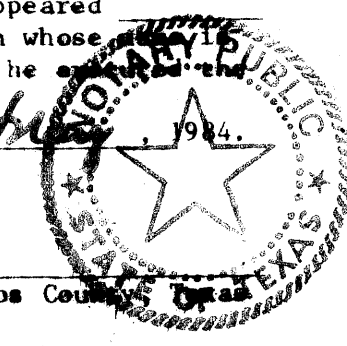
I, (We, The) Wajahat Mirza, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume _____, Page _____, and designated herein as the Lot 1A of the Villa Maria Road Subdivision _____ in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

Owner
Wajahat Mirza

STATE OF TEXAS I
COUNTY OF BRAZOS I

Before me, the undersigned authority, on this day personally appeared Wajahat Mirza, 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 purpose and consideration therein stated.

Given under my hand and seal of office this 3rd day of May, 1984.



CERTIFICATION BY THE DIRECTOR OF PLANNING:

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and standards and specifications set forth in this Ordinance.

Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

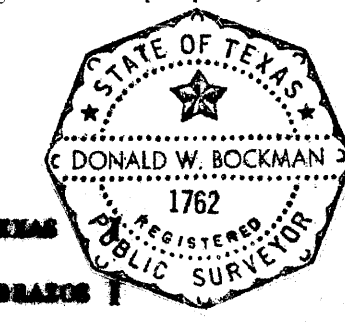
I, HANK McQUAIDE, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 19th day of APRIL, 1984, and same was duly approved on the 3rd day of MAY, 1984 by said commission.

Chairman, City Planning Commission
Bryan, Texas

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, Donald W. Bockman, Registered Public Surveyor No. 1762 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.



Donald W. Bockman
Registered Public Surveyor, No. 1762

STATE OF TEXAS I
COUNTY OF BRAZOS I

Before me, the undersigned authority, on this day personally appeared Donald W. Bockman, 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 purpose and consideration therein stated.

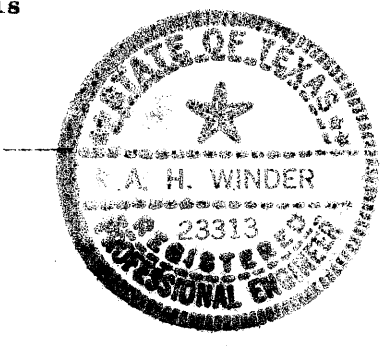
Given under my hand and seal of office this 3rd day of May, 1984.

Notary Public in and for Brazos County, Texas
Commission Expires: 10-3-87

CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, Avin H. Winder, Registered Professional Engineer No. 23313 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.



Avin H. Winder
Registered Professional Engineer No. 23313

STATE OF TEXAS I
COUNTY OF BRAZOS I

Before me, the undersigned authority, on this day personally appeared Avin H. Winder, 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 purpose and consideration therein stated.

Given under my hand and seal of office this 3rd day of May, 1984.

Notary Public in and for Brazos County, Texas
Commission Expires: 10-3-87

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS I
COUNTY OF BRAZOS I

I, Frank Borsick, 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 30 day of May, 1984, in the Deed Records of Brazos County in Volume 103, Page 574.

County Clerk, Brazos County, Texas
by: Karen Murphy, Deputy

57421
ON LAB BASE