



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.

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.
Kevin 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 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 Lots 7-9, Villa Maria Road Subdivision 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 Moretto, 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.
Jeffrey L. Moore
 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
 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 1091, Page 161.
Karen McQueen
 County Clerk
 Brazos County, Texas
 By: Susie L. Cohen
 Deputy Clerk

METES AND BOUNDS DESCRIPTION OF A 0.514 ACRE TRACT ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS
 METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF 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 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.
 SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF VILLA MARIA ROAD (100' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 9 AND THE SOUTH CORNER OF LOT 10, VILLA MARIA ROAD SUBDIVISION;
 THENCE: S 42° 16' 01" W ALONG THE NORTHWEST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 149.66 FEET TO A LEAD PLUG AND TACK FOUND MARKING THE SOUTH CORNER OF SAID LOT 7 AND THE EAST CORNER OF LOT 4, BLOCK 1, MIRZA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3105, PAGE 98 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
 THENCE: N 47° 31' 59" W ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 4 FOR A DISTANCE OF 149.66 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 3, BLOCK 1, MIRZA SUBDIVISION, MARKING THE COMMON CORNER OF SAID LOT 7 AND LOT 4;
 THENCE: N 42° 16' 01" E ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 3 AND THE MITCHELL-LAWRENCE-CAVITT SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 86, PAGE 590 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 149.66 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 9 AND THE WEST CORNER OF SAID LOT 10;
 THENCE: S 47° 31' 59" E ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 10 FOR A DISTANCE OF 149.66 FEET TO THE POINT OF BEGINNING CONTAINING 0.514 OF AN ACRE OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

STATE OF TEXAS
 COUNTY OF BRAZOS
 I hereby certify that this plat was filed on the date and time stamped herein by me and was duly recorded in the name and map of the same recorded in the office of the State Clerk of BRAZOS COUNTY.
 As stamped herein by me:
 Aug 20, 2005
 JENNIFER SHERMAN, COUNTY CLERK
 BRAZOS COUNTY

Doc 00902818 Bk V01 Pg 161
 Filed for Record in:
 BRAZOS COUNTY
 On Aug 20, 2005 at 11:57H
 As a
 PLAT
 Record Number: 00902818
 Amount: \$6,000
 Receipt Number: 274298
 Susie Cohen

NOTE: THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF THE SUBDIVISION TO CREATE A NEW SUBDIVISION TO INCLUDE A PORTION OF THE ADJOINING PROPERTIES.

GENERAL NOTES
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION (NO BEARINGS ON ORIGINAL PLAT).
 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, DATED JULY 2, 1992.
 3. DIMENSIONS SHOWN HEREON ARE ACTUAL ON-THE-GROUND MEASUREMENTS FOR THE EXISTING LOTS. ORIGINAL DIMENSIONS DIFFER.

VACATING PLAT
 OF
 LOTS 7, 8 AND 9
 VILLA MARIA ROAD SUBDIVISION
 VOLUME 103, PAGE 277
 0.514 ACRES
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: MAY, 2004
 PLAT DATE: 11-11-04
 REVISED: 11-24-04
 JOB NUMBER: 04-0302
 CAD NAME: 04-0302V
 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