GENERAL NOTES:

1. BASIS OF BEARINGS: PER DEED RECORDED IN VOLUME 8409 PAGE 294.

2. UNLESS OTHERWISE NOTED ALL PROPERTY CORNERS, REFERENCE MONUMENTS, P.C.'S, P.T.'S AND ANGLE POINTS ARE MONUMENTED WITH CAPPED 1/2" IRON RODS (STAMPED TAGGART # 5676), SET BY ADAMS, TAGGART AND ASSOCIATES. NO MONUMENTS SET IN CREEK.

3. THIS TRACT DOES NOT LIE WITHIN THE 100–YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BY FEMA FIRM COMMUNITY PANEL NO. 48041C0137 C, JULY 2, 1992.

4. THIS PLAT WAS PREPARED USING AGGIELAND TITLE COMPANY'S TITLE COMMITMENT SCHEDULE B, GF. NO. 23695, EFFECTIVE DATE: JANUARY 7, 2008 AND GF. NO. 24655, EFFECTIVE DATE: OCTOBER 29, 2008.

5. LOTS 1 AND 2 WILL BE SERVED BY ACCESS EASEMENTS POINTS AS INDICATED. NO OTHER ACCESS POINTS WILL BE ALLOWED. BOTH LOTS WILL ALLOW TRAFFIC FROM THE OTHER.

6. THIS PROPERTY LIES WITHIN THE S.H. 47 CORRIDOR OVERLAY DISTRICT, SPECIAL DEVELOPMENT RESTRICTIONS APPLY.

7. LANDSCAPE RESERVES: "A LANDSCAPE RESERVE SHALL BE IN EFFECT FOR FRONT, SIDE AND REAR FOR COMMERCIAL, RESIDENTIAL AND SUBDIVISION PROPERTIES AS EXISTING TREES WITH A FOUR INCH CALIPER OR GREATER SHALL BE PRESERVED."

EASEMENTS:

1. CITY OF BRYAN BLANKET ELECTRIC EASEMENT RECORDED IN VOLUME 98, PAGE 295 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS.

2. BRUSHY WATER SUPPLY COMPANY BLANKET WATER EASEMENT RECORDED IN VOLUME 556, PAGE 190 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.

GPS MONUMENT TIES:

FROM THE NORTH CORNER (P.O.B.), CITY OF BRYAN CONTROL MONUMENT NO. 79 BEARS: S 18°23'36" E – 1,648.35.

BENCHMARK:

TOP OF RIM OF PREVIOUSLY EXISTING SANITARY SEWER MANHOLE = 283.29 FEET, BASED ON CITY OF BRYAN GPS MONUMENT NO. 79 = 263.22 FEET NAVD 88. LOCATED NEAR NORTH CORNER OF PROJECT.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory. K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

PRELIMINARY – FOR PUBLIC AGENCY REVIEW-GKT

Gregory K. Taggart
R.P.L.S. No. 5676

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I/We,_____, owners and developers of ___ acres, shown on this plat, as conveyed in Volume 8409, Page 294, of the Official Records of Brazos County, Texas, and designated herein as _____ Subdivision, in Brazos County, 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 thereon shown for the purpose and consideration therein expressed.

_____
_____
Owners

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared

_____
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 ____ day of _____, 200__.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20_____ and same was duly approved on the _____ day of _____, 20_____ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas: _____

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20_____.

City Planner, Bryan, Texas:_____

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.99'	S 49°23'44" E
L2	43.97'	S 11°22'00" W
L3	32.13'	S 59°46'05" W
L4	32.47'	S 87°47'30" W
L5	33.15'	S 85°07'27" W
L6	66.35'	S 87°39'33" W
L7	28.71'	N 75°24'31" W
L8	26.91'	N 62°17'12" W
L9	35.79'	N 69°23'20" W
L10	31.72'	N 49°45'25" W
L11	32.29'	N 32°47'31" W
L12	24.75'	S 83°07'56" W
L13	12.00'	N 22°52'23" E
L14	60.52'	N 64°36'53" W
L15	19.45'	N 71°28'11" W
L16	27.02'	N 12°48'42" W
L17	53.31'	N 21°30'40" E

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kaspar, P.E., 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.

_____
W. Paul Kaspar, P.E. – City Engineer
City of Bryan, Texas

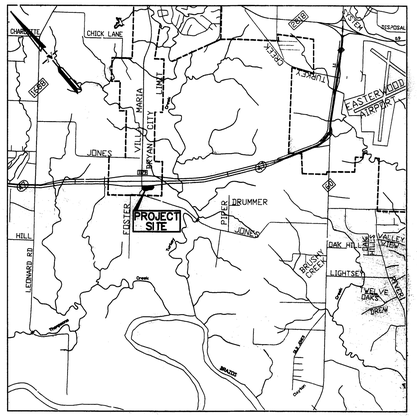
CERTIFICATE OF THE COUNTY CLERK

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 the ____ day of _____, 20__, in the Official Records of Brazos County, Texas, in Volume ____, Page ____.

WITNESS my hand and official seal, at my office in Bryan, Texas

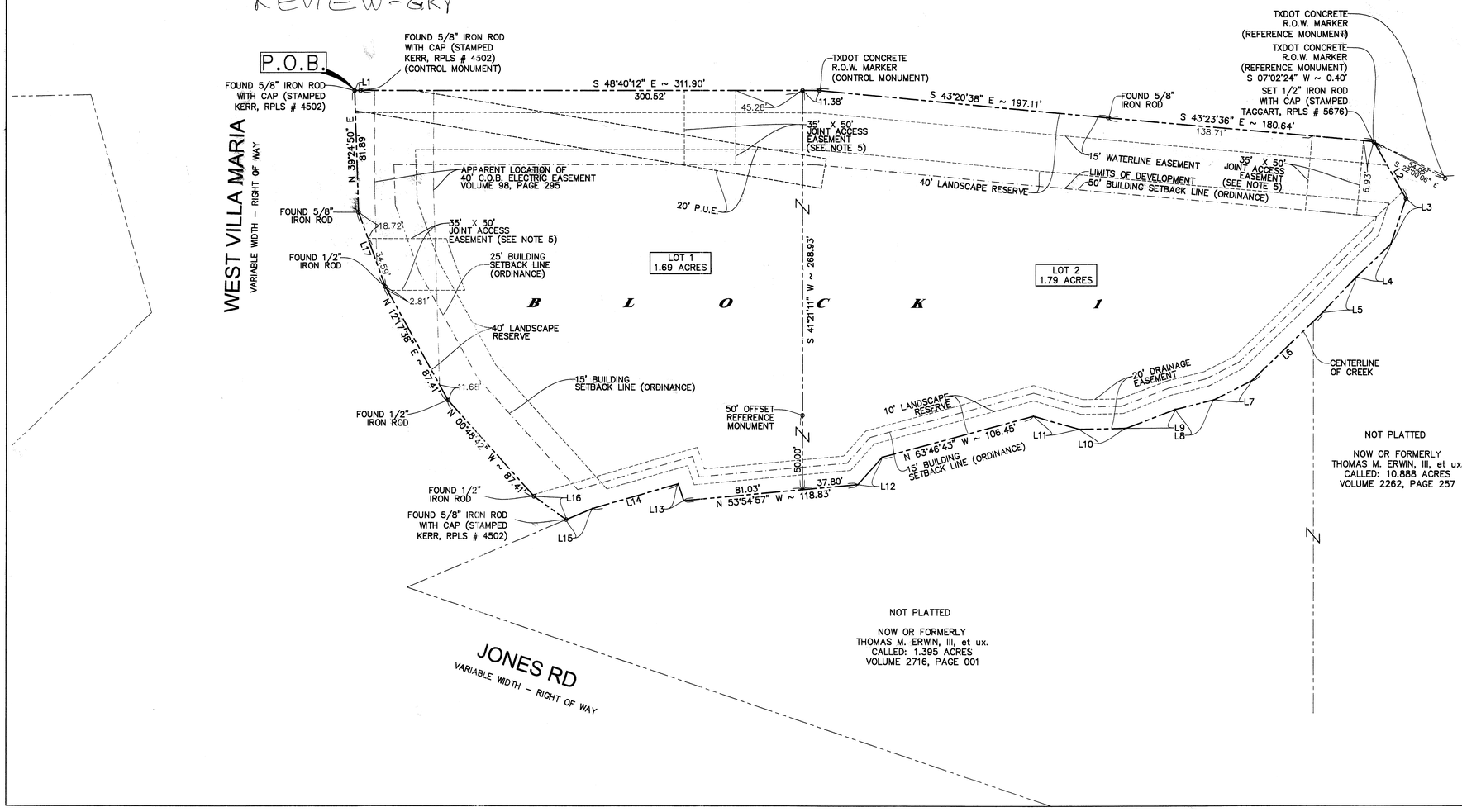
_____
County Clerk
Brazos County, Texas



VICINITY MAP
NOT TO SCALE

STATE HIGHWAY 47 ~ FREEWAY FRONTAGE

FREEWAY FRONTAGE ROAD
VARIABLE WIDTH – RIGHT OF WAY



METES AND BOUNDS DESCRIPTION
OF A
3.48 ACRE TRACT
T. J. WOOTEN LEAGUE, ABSTRACT NO. 59 (ICL)
BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 3.48 acre tract or parcel of land, lying and being situated in the T. J. Wooten League, Abstract No. 59 (ICL), Bryan, Brazos County, Texas and composed of a called 2.665 acre tract conveyed to Raider 2007–A Real Estate, LLP by deed from James Vavra and wife, Marie Vavra and recorded in VOLUME 8409 PAGE 294 of the Official Records of Brazos County, Texas, and being that same remainder tract as described by deed to James Vavra and wife Marie Vavra in VOLUME 340 PAGE 772 of the Deed Records of Brazos County, Texas; and also composed of a 0.811 acre tract (called 0.78 acres) conveyed to said Raider 2007–A Real Estate, LLP by deed from Hector L. Garcia and wife, Estella S. Garcia recorded in VOLUME 8959 PAGE 209 of the said Official Records; said 3.48 acre tract being more particularly described as follows and referred to the 1983 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

BEGINNING: at a plastic capped 5/8" iron rod (stamped Kerr, RPLS # 4502) found for the north corner of the said 2.665 acre tract and having a Texas State Plane Coordinate values of X = 3,530,214.682 (E) and Y = 10,205,752.946 (N) and based on City of Bryan GPS Monument # 79 bearing S 18° 23' 36" E – 1,648.35' and also being the intersection of the southeast right–of–way line of West Villa Maria Road (R.O.W. varies) and the southwest right–of–way line of the southeast bound frontage road of State Highway 47 (R.O.W. varies);

Thence the following four (4) calls along the southwest right–of–way line of said SH 47:
S 49° 23' 44" E – 3.99 feet to a plastic capped 5/8" iron rod (stamped Kerr, RPLS # 4502) found for an exterior angle point and a Controlling Monument;
S 45° 40' 12" E passing at a distance of 300.52 feet a plastic capped 1/2" iron rod (stamped Taggart, RPLS # 5676) set for reference, and continuing for a total distance of 311.90 feet to a concrete TXDOT right–of–way marker found for a Controlling Monument and an exterior angle point;
S 43° 20' 38" E – 197.11 feet to a 5/8" iron rod found for an interior angle point of this tract and being the north corner of the said 0.811 acre tract of land described by deed to Hector L. Garcia and wife, Estella S. Garcia recorded in VOLUME 8488 PAGE 008 of the said Official Records;
S 43° 23' 36" E – 180.64 feet continuing along the northeast boundary of the said 0.811 acre tract to a plastic capped 1/2" iron rod (stamped Taggart, RPLS # 5676) set for the east corner of this tract and also the northeasterly corner of the said 0.811 acre tract; a concrete TXDOT right–of–way marker found for reference bears S 07° 02' 24" W – 0.40 feet; said point also being the northeast corner of a called 10.888 acre tract of land as described by deed to Erwin M. Thomas, III and wife, Dorothy Mae Thomas recorded in VOLUME 2262 PAGE 257 of the said Official Records; a concrete TXDOT right–of–way marker bears S 22° 00' 06" E – 54.05 feet for reference;
Thence the following five (5) calls with the north line of the said 10.888 acre tract and the centerline of an unnamed tributary of Turkey Creek:
S 11° 22' 00" W – 43.97 feet to a point for an exterior corner;
S 59° 46' 05" W – 32.13 feet to a point for an exterior corner;
S 87° 47' 30" W – 32.47 feet to a point for an interior angle point;
S 85° 07' 27" W – 33.15 feet to a point for an exterior angle point;
S 87° 39' 33" W, passing the common corner of the said 10.888 acre tract and a called 1.395 acre tract of land as described by a deed to Erwin Thomas, III and Dorothy Thomas recorded in VOLUME 2716 PAGE 001 of the said Official Records, and continuing along the northeast line of the said 1.395 acre tract for a total distance of 66.35 feet to a point for an exterior corner. For Reference a 5/8" iron rod found bears N 54° 38' 10" E – 45.28' and another bears N 2° 21' 10" W – 32.14'.
Thence the following five (5) calls continuing along the centerline of the said creek and also being along the northeast line of the said 1.395 acre tract:
N 75° 24' 31" W – 28.71 feet to a point for an exterior angle point;
N 62° 17' 12" W – 26.91 feet to a point for an interior angle point;
N 69° 23' 20" W – 35.79 feet to a point for an exterior corner;
N 49° 45' 25" W – 31.72 feet to a point for an exterior corner;
N 32° 47' 31" W – 32.28 feet to a point for an interior corner and being the common corner of the said 1.395 acre tract and the said 2.665 acre tract; a 5/8" iron rod found for reference in the common line of the said 2.665 acre tract and the said 0.811 acre tract bears N 55° 30' 33" E – 44.95' for reference;
Thence the following six (6) calls continuing along the centerline of the said creek:
N 63° 46' 43" W – 106.45 feet to a point for an interior corner;
S 83° 07' 56" W – 24.75 feet to a point for an exterior corner;
N 53° 54' 57" W passing at a distance of 37.80 feet a plastic capped 1/2" iron rod (stamped Taggart, RPLS # 5676) set for reference bears N 41° 21' 11" E – 50.00 feet, and continuing for a total distance of 118.83 feet to a point for an interior corner;
N 22° 52' 23" E – 12.00 feet to a point for an interior corner;
N 64° 36' 53" W – 60.52 feet to a point for an interior angle point;
N 71° 28' 11" W – 19.45 feet to a plastic capped 5/8" iron rod (stamped Kerr, RPLS # 4502) found for an exterior corner in the southeast right–of–way line of W. Villa Maria Road (R.O.W. varies) and being the north corner of the said 1.395 acre tract;
Thence leaving the said creek with the following five (5) calls along the southeast right–of–way line of W. Villa Maria Road:
N 12° 48' 42" W – 27.02 feet to a 1/2" iron rod found for an exterior angle point;
N 00° 48' 42" W – 87.41 feet to a 1/2" iron rod found for an exterior angle point;
N 12° 17' 38" E – 87.41 feet to a 1/2" iron rod found for an exterior angle point;
N 21° 30' 40" E – 53.31 feet to a 5/8" iron rod found for an exterior angle point;
N 39° 24' 50" E – 81.89 feet to the PLACE OF BEGINNING, and containing 3.48 acres of land.

RECEIVED
JUL 22 2009

ADAMS, TAGGART, AND ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS
ENGINEERING FIRM: F-171, SURVEYING FIRM: 10091200
2351 TEXAS AVENUE SOUTH, SUITE J
COLLEGE STATION, TX 77840
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ADAMS, TAGGART, & ASSOCIATES

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REV.	DATE	BY	COMMENT
A		DH	INITIAL SUBMISSION

PREPARED FOR:
MARK FLEMING – FLEMING DEVELOPMENT
RAIDER 2007–A REAL ESTATE LP.
12345 JONES ROAD STE. 120
HOUSTON, TEXAS 77070

SCALE: 1"=40'
FILENAME: 4106FP01A
PROJECT DATE: MARCH, 2009
DRAWN BY: D.H.
BOOK:
CHECKED BY: G.K.T.
PAGE:

A FINAL PLAT OF WEST VILLA MARIA COMMERCIAL PLACE

3.48 ACRES TOTAL
BRYAN, BRAZOS COUNTY, TEXAS

ADAMS, TAGGART, AND ASSOCIATES
FILE NUMBER
000731–4106

SHEET 1 OF 1 A

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