GENERAL NOTES:

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

2. UNLESS OTHERWISE NOTED ALL PROPERTY CORNERS, 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.

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 PLAN 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. SITE TOPOGRAPHY BASED ON GROUND SURVEY. ALL OTHER TOPOGRAPHY FROM BRYAN G.I.S.

6. 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.

7. THE PROPOSED 8" SANITARY SEWER IS RUNNING AT A MINIMUM GRADE AND PROPOSED 2.0' COVER AT END. DUE TO NATURAL GROUND SLOPE. AT TIME OF SITE DEVELOPMENT OF LOT 2, ADDITIONAL COVER MAY BE REQUIRED.

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

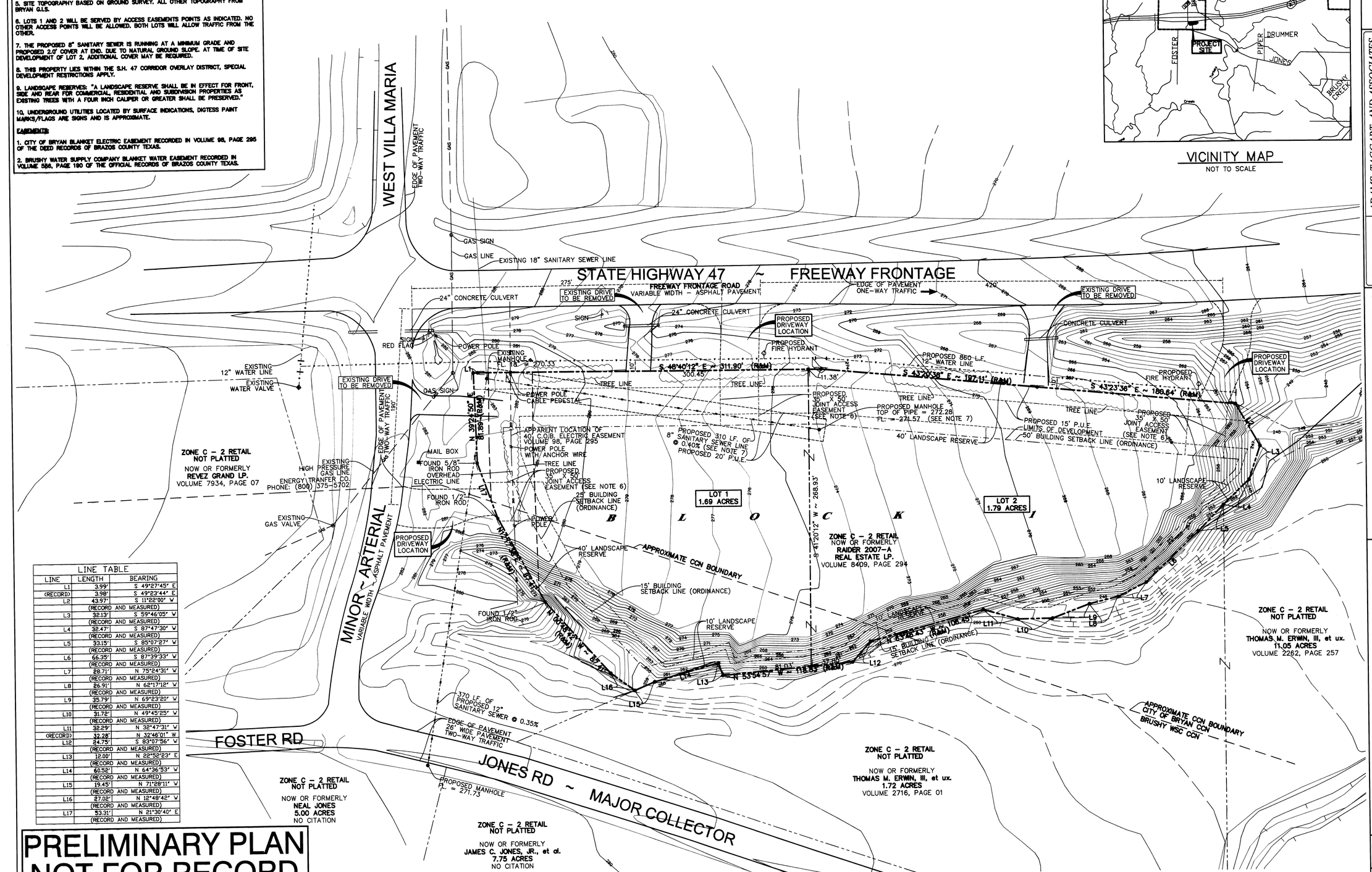
9. LANDSCAPE RESERVES: "A LANDSCAPE RESERVE SHALL BE IN EFFECT FOR FRONT, SIDE AND REAR FOR COMMERCIAL, RESIDENTIAL AND SUBDIVISION PROPERTIES AS EXISTING TREES WITH A FOUR INCH CALIPER OR GREATER SHALL BE PRESERVED."

10. UNDERGROUND UTILITIES LOCATED BY SURFACE INDICATIONS, DIGTESS PAINT MARKS/FLAGS ARE SIGNS AND IS APPROXIMATE.

EASEMENTS:

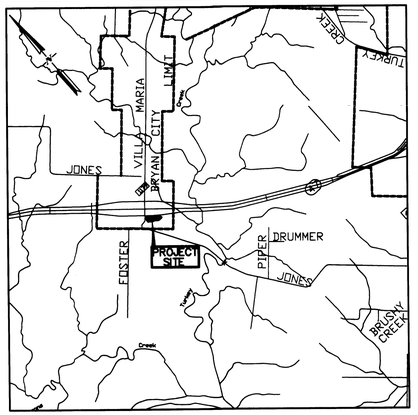
1. CITY OF BRYAN BLANKET ELECTRIC EASEMENT RECORDED IN VOLUME 98, PAGE 295 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS.

2. BRUSHY WATER SUPPLY COMPANY BLANKET WATER EASEMENT RECORDED IN VOLUME 586, PAGE 190 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.99'	S 49°27'45" E
(RECORD)	3.98'	S 49°23'44" E
L2	43.97'	S 11°22'00" W
	(RECORD AND MEASURED)	
L3	38.13'	S 59°46'05" W
	(RECORD AND MEASURED)	
L4	38.47'	S 87°47'30" W
	(RECORD AND MEASURED)	
L5	33.15'	S 85°07'27" W
	(RECORD AND MEASURED)	
L6	66.35'	S 87°39'33" W
	(RECORD AND MEASURED)	
L7	28.71'	N 75°24'31" W
	(RECORD AND MEASURED)	
L8	26.91'	N 62°17'12" W
	(RECORD AND MEASURED)	
L9	35.79'	N 69°23'20" W
	(RECORD AND MEASURED)	
L10	31.78'	N 49°45'25" W
	(RECORD AND MEASURED)	
L11	38.29'	N 32°47'31" W
(RECORD)	32.28'	N 32°46'01" W
L12	24.75'	S 83°07'56" W
	(RECORD AND MEASURED)	
L13	12.00'	N 22°52'23" E
	(RECORD AND MEASURED)	
L14	60.52'	N 64°36'53" W
	(RECORD AND MEASURED)	
L15	19.45'	N 71°28'11" W
	(RECORD AND MEASURED)	
L16	27.02'	N 12°48'48" W
	(RECORD AND MEASURED)	
L17	33.31'	N 21°30'40" E
	(RECORD AND MEASURED)	

PRELIMINARY PLAN
NOT FOR RECORD



VICINITY MAP
NOT TO SCALE

0 40 80
SCALE: 1" = 40'

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REV.	DATE	BY	COMMENT
C	5-6-09	DH	CITY COMMENTS ADDRESSED
B	4-- -09	DH	INITIAL SUBMISSION
A			

PREPARED FOR:
MATT FLEMING – FLEMING DEVELOPMENT
RAIDER 2007-A REAL ESTATE LP.
1415 WOODWAY DR. STE 120
HOUSTON, TEXAS 77070

SCALE: 1"=40'
PROJECT DATE: MARCH, 2009
DRAWN BY: D.H.
BOOK:
CHECKED BY: G.K.T.
PAGE:
FILENAME: 4106PP01A

RECEIVED
MAY - 6 2009

A
PRELIMINARY PLAN
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 | B