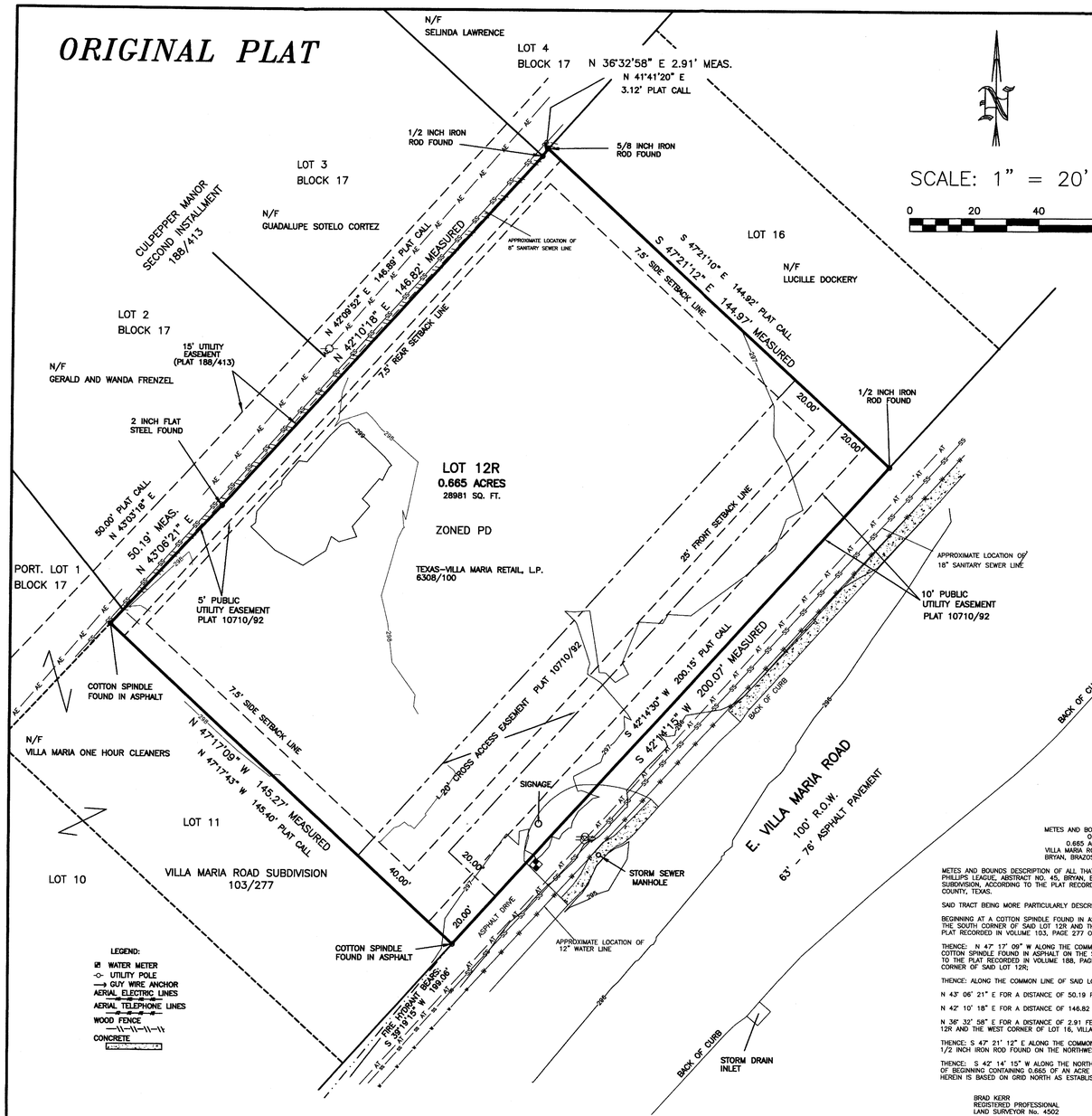
ORIGINAL PLAT

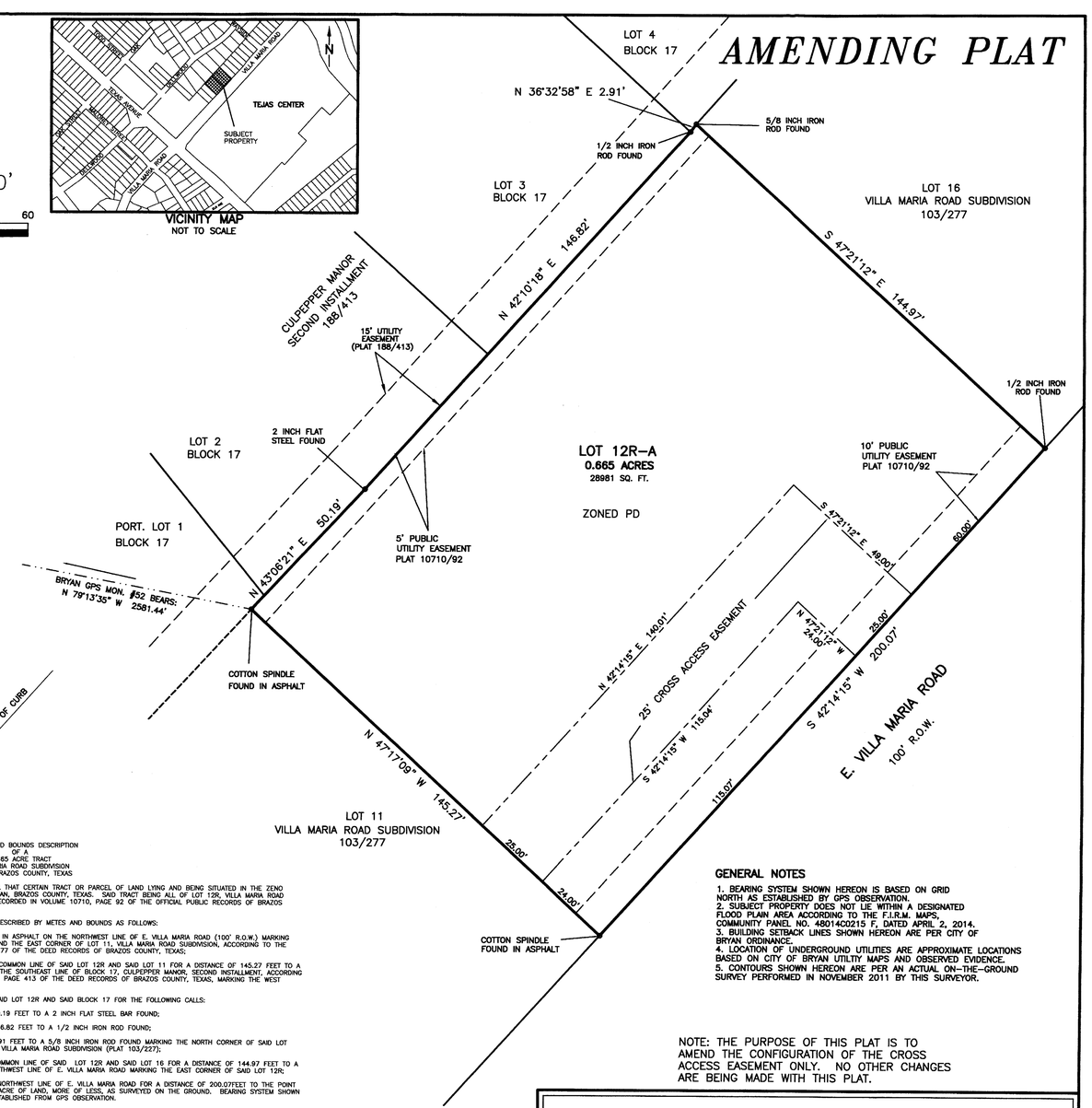


SCALE: 1" = 20'

0 20 40 60

VICINITY MAP
NOT TO SCALE

AMENDING PLAT



METES AND BOUNDS DESCRIPTION
OF A
0.665 ACRE TRACT
VILLA MARIA ROAD SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 12R, VILLA MARIA ROAD SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 10710, PAGE 92 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS:

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE FOUND IN ASPHALT ON THE NORTHWEST LINE OF E. VILLA MARIA ROAD (100' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 12R AND THE EAST CORNER OF LOT 11, VILLA MARIA ROAD SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 103, PAGE 277 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 17' 09" W ALONG THE COMMON LINE OF SAID LOT 12R AND SAID LOT 11 FOR A DISTANCE OF 145.27 FEET TO A COTTON SPINDLE FOUND IN ASPHALT ON THE SOUTHEAST LINE OF BLOCK 17, CULPEPPER MANOR, SECOND INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 188, PAGE 413 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID LOT 12R;

THENCE: ALONG THE COMMON LINE OF SAID LOT 12R AND SAID BLOCK 17 FOR THE FOLLOWING CALLS:

N 43° 06' 21" E FOR A DISTANCE OF 50.19 FEET TO A 2 INCH FLAT STEEL BAR FOUND;

N 42° 10' 18" E FOR A DISTANCE OF 146.82 FEET TO A 1/2 INCH IRON ROD FOUND;

N 36° 32' 58" E FOR A DISTANCE OF 2.91 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 12R AND THE WEST CORNER OF LOT 16, VILLA MARIA ROAD SUBDIVISION (PLAT 103/227);

THENCE: S 47° 21' 12" E ALONG THE COMMON LINE OF SAID LOT 12R AND SAID LOT 16 FOR A DISTANCE OF 144.97 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF E. VILLA MARIA ROAD MARKING THE EAST CORNER OF SAID LOT 12R;

THENCE: S 42° 14' 15" W ALONG THE NORTHWEST LINE OF E. VILLA MARIA ROAD FOR A DISTANCE OF 200.07FEET TO THE POINT OF BEGINNING CONTAINING 0.665 OF AN ACRE OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48014C0215 F, DATED APRIL 2, 2014.
3. BUILDING SETBACK LINES SHOWN HEREON ARE PER CITY OF BRYAN ORDINANCE.
4. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS BASED ON CITY OF BRYAN UTILTY MAPS AND OBSERVED EVIDENCE.
5. CONTOURS SHOWN HEREON ARE PER AN ACTUAL ON-THE-GROUND SURVEY PERFORMED IN NOVEMBER 2011 BY THIS SURVEYOR.

NOTE: THE PURPOSE OF THIS PLAT IS TO AMEND THE CONFIGURATION OF THE CROSS ACCESS EASEMENT ONLY. NO OTHER CHANGES ARE BEING MADE WITH THIS PLAT.

LEGEND:

- WATER METER
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- AERIAL TELEPHONE LINES
- WOOD FENCE
- CONCRETE

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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, 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 and was approved on the ____ day of _____, 20__.

_____
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the _____ day of _____, 20___, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, TEXAS-VILLA MARIA RETAIL, L.P., owner and developer of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County, in Volume 6308, Page 100, 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 shown hereon for the purposes identified.

_____
_____
Owner(s)

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 stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

AMENDING PLAT

OF

LOT 12R
VILLA MARIA ROAD SUBDIVISION

VOLUME 10710, PAGE 92
0.665 ACRES, ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 07-14-15
PLAT DATE: 08-27-15

SEP 01 2015

JOB NUMBER: 15-800
CAD NAME: 15-800
CRS FILE: 15-598

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

OWNER: TEXAS-VILLA MARIA RETAIL
900 TOWN & COUNTRY LANE, SUITE 220
HOUSTON, TEXAS 77024
PHONE (713) 647-9211