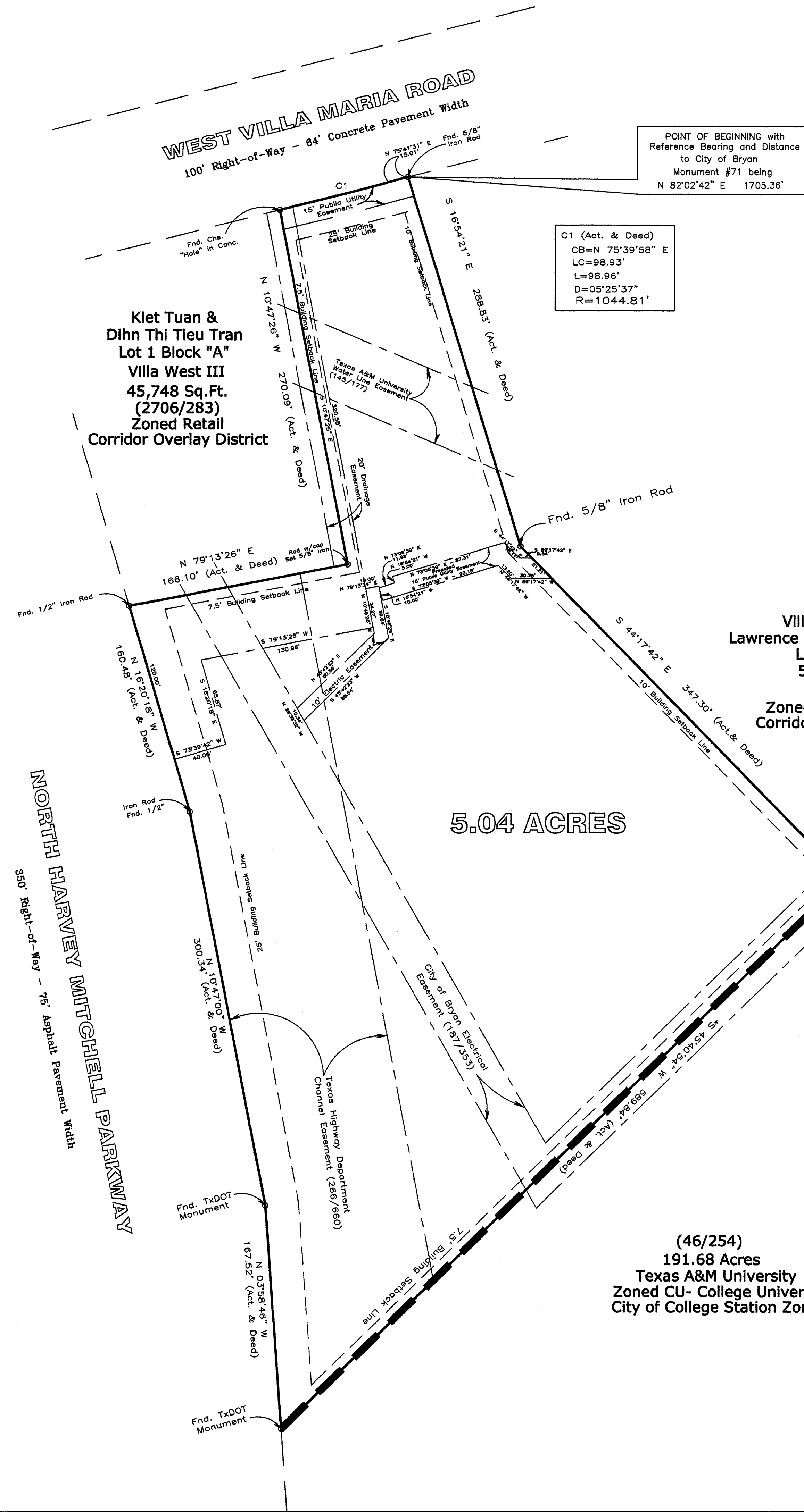


SCALE : 1" = 50'



Kiet Tuan & Dihn Thi Tieu Tran  
 Lot 1 Block "A"  
 Villa West III  
 45,748 Sq.Ft.  
 (2706/283)  
 Zoned Retail  
 Corridor Overlay District

POINT OF BEGINNING with  
 Reference Bearing and Distance  
 to City of Bryan  
 Monument #71 being  
 N 82°02'42" E 1705.36'

C1 (Act. & Deed)  
 CB=N 75°39'58" E  
 LC=98.93'  
 L=98.96'  
 D=05°25'37"  
 R=1044.81'

Villa Maria, LLC  
 Lawrence Hodges Subdivision  
 Lot 1 Block 1  
 5.366 Acres  
 (5956/164)  
 Zoned MF-Multifamily  
 Corridor Overlay District

5.04 ACRES

(46/254)  
 191.68 Acres  
 Texas A&M University  
 Zoned CU- College University  
 City of College Station Zoning

**FIELD NOTES**  
**5.04 ACRE TRACT**

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No.45, in Bryan, Brazos County, Texas and being all that 5.04 acre tract conveyed to Michael C. Laine by Central Christian Church of Bryan, deed recorded in Volume 6115 page 58, Official Records of Brazos County, Texas and being more particularly described as follows:

COMMENCING: at the City of Bryan Monument Marker #71;  
 THENCE: N 82°02'42" E 1705.36 feet - at a 5/8" iron rod found at the most northerly common corner of said 5.04 acre tract (2661/64) and Lot 1 Block 1 of the Lawrence Hodges Subdivision (2412/1); same being in the southeast right-of-way line of West Villa Maria Road; said rod also marking the POINT OF BEGINNING;  
 THENCE: S 16°54'21" E - 288.83 feet along the common line between this tract and said Lot 1 to a 5/8" iron rod found for a common angle point;  
 THENCE: S 44°17'42" E - 347.30 feet continuing along said common line to a 1/2" iron rod found at the most southerly common corner of said tracts; same being in the northwest line of a Texas A&M University tract (46/254);  
 THENCE: S 45°40'54" W - 588.84 feet along the common line between this tract and said Texas A&M tract to a concrete "XDOT" Hwy. Monument found at the most westerly common corner of said tracts; same being in the east right-of-way line of North Harvey Mitchell Parkway (FM 2818);  
 THENCE: N 03°58'46" W - 167.52 feet, N 10°47'00" W - 300.34 feet, and N 16°20'18" W - 180.48, along said North Harvey Mitchell Parkway line to a 1/2" iron rod found at the most westerly common corner of this tract and Lot 1 Block "A" Villa West III (694/313);  
 THENCE: N 79°13'26" E - 166.10 feet along the common line between this tract and said Lot 1 Block "A" Villa West III to a 5/8" iron rod set at a common corner;  
 THENCE: N 10°47'26" W - 270.09 feet continuing along said common line to a chiseled "hole" in concrete found at the most northerly common corner of said tracts; same being in the West Villa Maria Road line;  
 THENCE: 98.96 feet along said West Villa Maria Road line around a curve to the left having a radius of 1044.81 feet and a central angle of 5° 25' 37", whose chord bears N 75°39'58" E - 98.93 feet to the PLACE OF BEGINNING and containing 5.04 acres of land more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor No.2972, on May 3, 2004.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Michael C. Laine the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 6115, and Page 58, 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.

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Michael C. Laine, 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 stated.  
 Given under my hand and seal of office this 11th day of March 2005.

Notary Public  
 My Commission Expires November 10 2007

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**  
 I, [Signature], Chairman 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 11th day of March 2005 and same was duly approved on the 11th day of March 2005.

**APPROVAL OF THE PLANNING ADMINISTRATOR**  
 I, the undersigned, Planning Administrator 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 11th day of March 2005.

**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 11th day of March 2005.

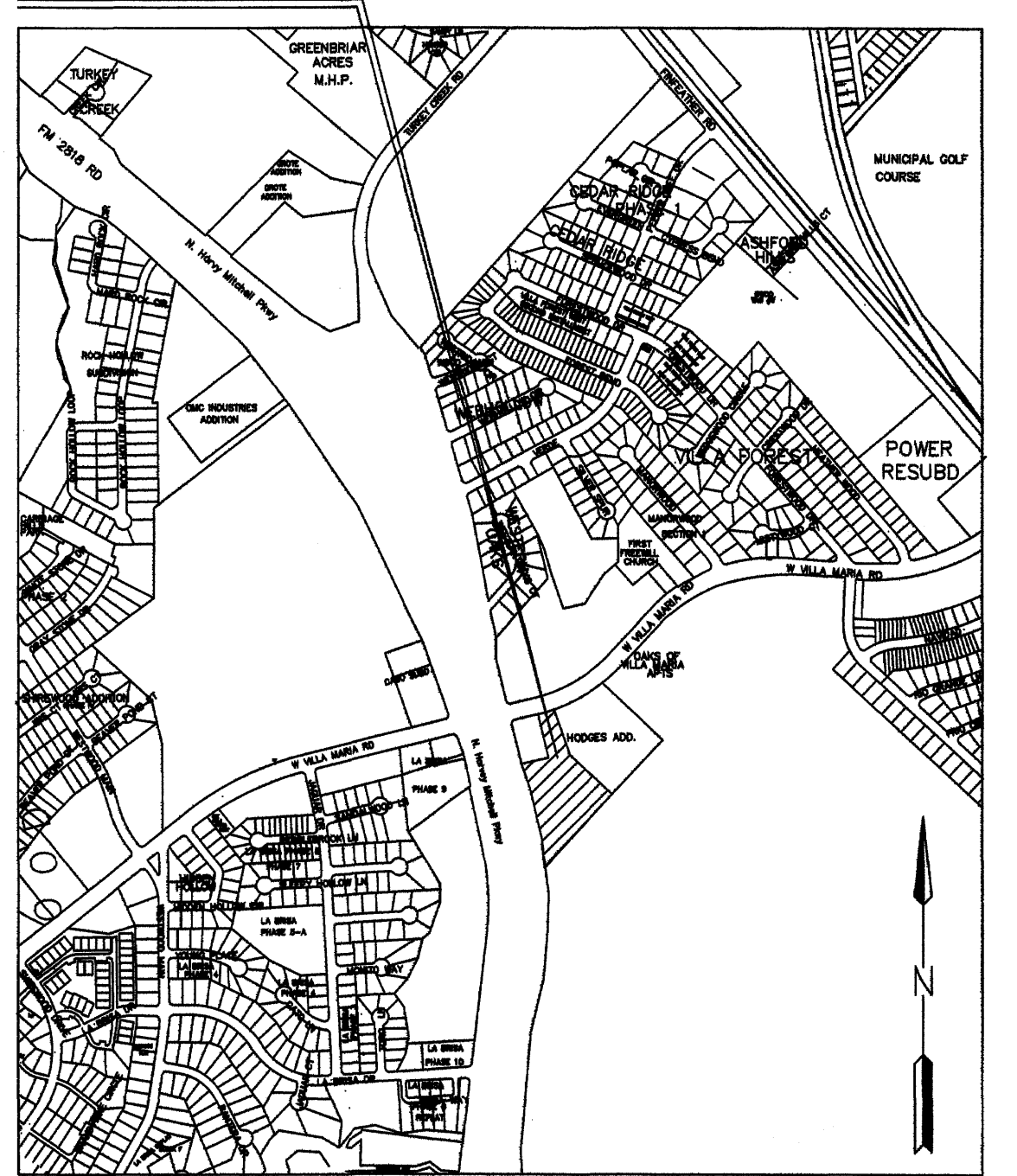
**CERTIFICATION BY THE COUNTY CLERK**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificate of subdivision was filed for record in my office the 23 day of March 2005 in the Official Records of Brazos County in Volume 6115, Page 58.  
 By: Susie L. Cohen  
 Deputy Clerk

Doc	Bk	Vol	Pg
00915279	DR	7123	78

Filed for Record in:  
 BRAZOS COUNTY  
 On: Jan 25, 2006 at 02:32P  
 As a  
 Plats  
 Document Number: 00915279  
 Amount: 58.00  
 Receipt Number - 283128  
 By: Susie Cohen

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:  
 BRAZOS COUNTY  
 as stamped hereon by me.  
 Jan 25, 2006  
 HONORABLE KAREN MCRUEEN, COUNTY CLERK  
 BRAZOS COUNTY

**Project Location**



VICINITY MAP  
 -Not-To-Scale-

**CERTIFICATION OF THE SURVEYOR**  
 I, Donald D. Garrett, Registered Professional Land Surveyor No.2972 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 or monuments were placed under my supervision on the ground and that the metes and bounds describing said subdivision, as recorded on a closed geometric form.

**CERTIFICATION OF THE ENGINEER**  
 I, Donald D. Garrett, Registered Professional Engineer No. 22790 hereby certify that proper engineering consideration has been given to the improvements described herein.  
 3.10.05  
 Registered Professional Engineer

**FINAL PLAT**  
**Allsize Storage**  
**SUBDIVISION**  
 BLOCK 1, LOT 1

5.04 Acre Tract  
 Volume 6115, Page 58  
 Zeno Phillips League  
 Abstract No.45

Bryan,  
 Brazos County, Texas

Scale: 1" = 50' February 2005  
 rev. 3-10-05

- GENERAL NOTES**
- \*Deed Bearing used as Basis of Bearing.
  - This property does not lie within the 100-year flood plain elevation according to Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 4804-1C0141C; Effective Date: July 1992.
  - Subject Property Zoned Retail and is located within the Corridor Overlay District.

**OWNER & DEVELOPER:**  
 MCD Ministorage Developers/Consultants  
 9455 Kemp Road  
 College Station, Texas 77845  
 Telephone: (979) 268-4052

**GARRETT ENGINEERING**  
 Consulting Engineering & Land Surveying  
 4444 Carter Creek Parkway Suite 108  
 Bryan, Texas 77802  
 Phone: 979 / 846 - 2888