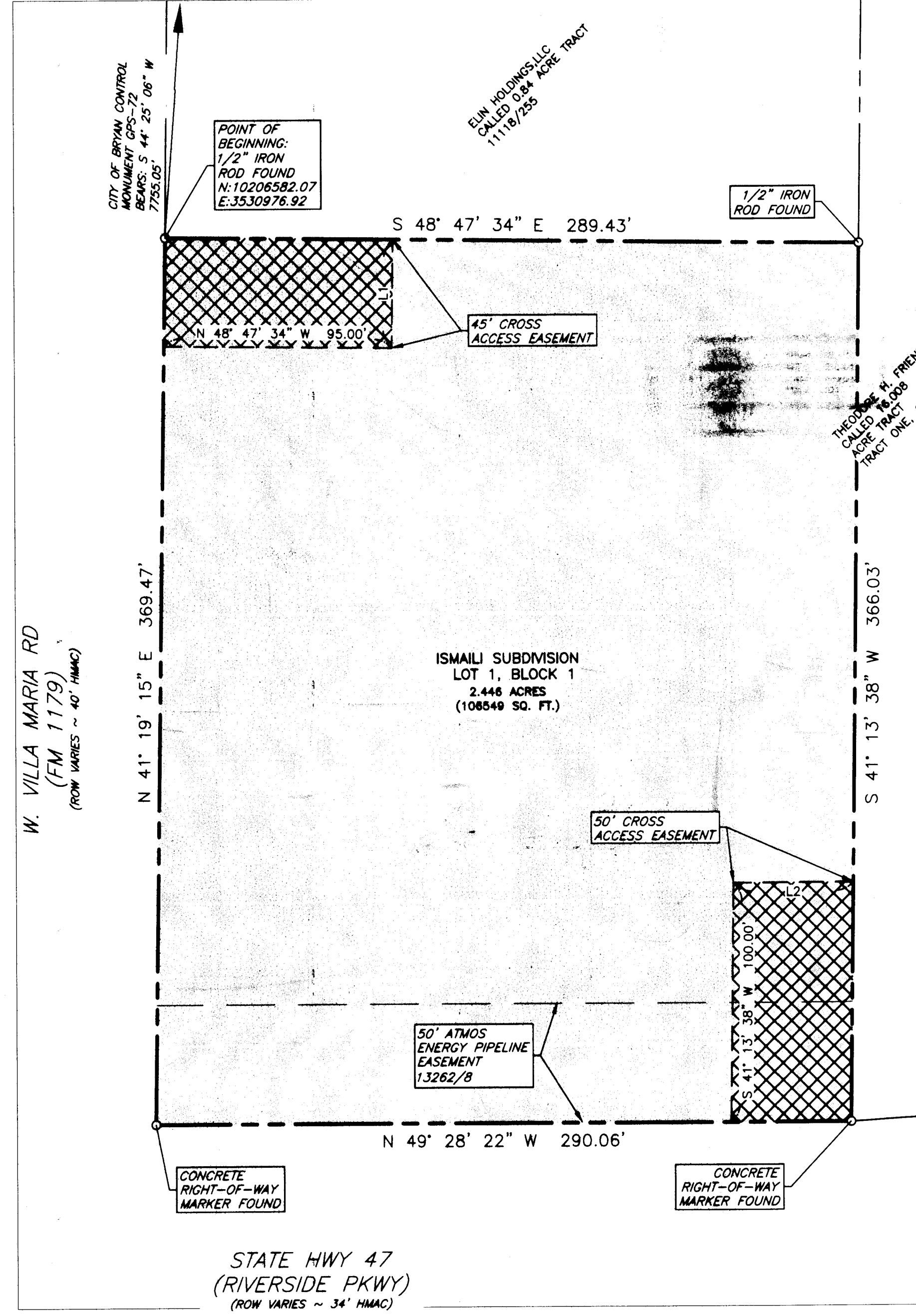
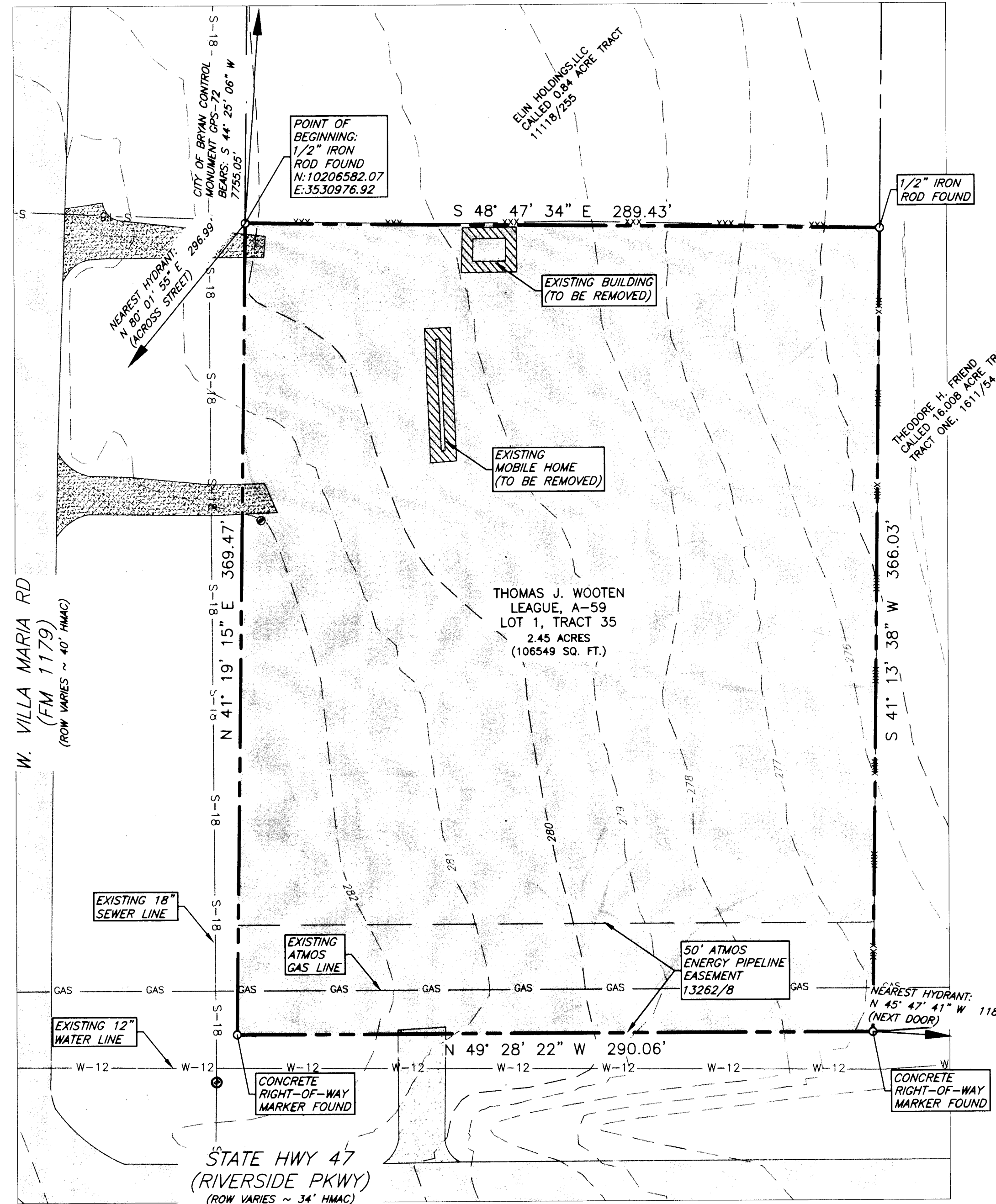


**PRELIMINARY PLAN**

**FINAL PLAT**



**METES AND BOUNDS DESCRIPTION OF A 2.446 ACRE TRACT THOMAS J. WOOLEN LEAGUE, A-59 BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOLEN LEAGUE, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DISTRIBUTION DEED TO ERIC YENDREY AND MELINDA ANN WEBSTER RECORDED IN VOLUME 13964, PAGE 117 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2" IRON ROD FOUND (N:10206582.07, E:3530976.92) ON THE SOUTHWEST LINE OF W. VILLA MARIA ROAD (R.O.W. WIDTH VARIES) MARKING THE WEST CORNER OF A CALLED 0.84 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ELIN HOLDINGS, LLC RECORDED IN VOLUME 11116, PAGE 255 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID 0.84 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS IN A DEED RECORDED IN VOLUME 9255, PAGE 118 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2" IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.84 ACRE TRACT BEARS: N 41° 08' 49" E FOR A DISTANCE OF 126.79 FEET (DEED CALL: N 43° 18' 05" E -126.16 FEET, 9255/118). COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE - GRID NORTH) BASED ON THE COORDINATED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS--72 (N:10212121.122, E:3536404.805) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009045772716 (CALCULATED USING GEOID12B).

THENCE: S 48° 47' 34" E ALONG THE SOUTHWEST LINE OF SAID 0.84 ACRE TRACT FOR A DISTANCE OF 289.43 FEET (DEED CALL: S 48° 35' 36" E -289.85 FEET, 9255/118) TO A 1/2" IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED 16.008 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A DEED TO THEODORE H. FRIEND RECORDED IN VOLUME 1611, PAGE 54 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.84 ACRE TRACT FOR REFERENCE, A 1/2" IRON ROD FOUND MARKING THE EAST CORNER OF SAID 0.84 ACRE TRACT BEARS: N 41° 13' 38" E FOR A DISTANCE OF 126.08 FEET (DEED CALL: N 43° 18' 05" E -126.16 FEET, 9255/118).

THENCE: S 41° 13' 38" W ALONG THE NORTHWEST LINE OF SAID 16.008 ACRE TRACT FOR A DISTANCE OF 366.03 FEET (DEED CALL: S 43° 18' 54" W -366.11 FEET, 1611/54) TO A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE NORTHEAST LINE OF STATE HIGHWAY 47 (R.O.W. WIDTH VARIES) MARKING THE WEST CORNER OF SAID 16.008 ACRE TRACT.

THENCE: N 49° 28' 22" W ALONG THE NORTHEAST LINE OF STATE HIGHWAY 47 FOR A DISTANCE OF 290.06 FEET (CALLED: N 49° 13' 28" W -289.50 FEET, PERR.O.W. PLANS) TO A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE SOUTHWEST LINE OF W. VILLA MARIA ROAD.

THENCE: N 41° 19' 15" E ALONG THE SOUTHWEST LINE OF W. VILLA MARIA ROAD FOR A DISTANCE OF 369.47 FEET (CALLED BEARING: N 41° 09' 04" E PER R.O.W. PLANS) TO THE POINT OF BEGINNING CONTAINING 2.446 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2018. SEE PLAT PREPARED MAY 2018 FOR MORE DESCRIPTIVE INFORMATION.

LINE #	LENGTH	DIRECTION
L1	45.00'	N 41° 19' 15" E
L2	50.00'	N 49° 28' 22" W

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, **ARIE UMATEYA**, Managing partner of Villa Property Investors, LLC owner of the 2.446 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 13964, Page 117, and designated herein as Ismaili Subdivision Lot 1, Block 1, in the City of Bryan, Texas, and whose name is subscribed hereto, dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

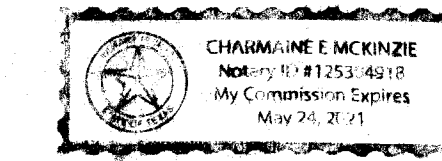
*Signature of Arie Umateya*  
**ARIE UMATEYA**, Owner  
Villa Property Investors LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, **Arie Umateya**, 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 purposes stated.

Given under my hand and seal on this 26 day of October, 2018.

*Signature of Notary Public*  
**Notary Public, Brazos County, Texas**

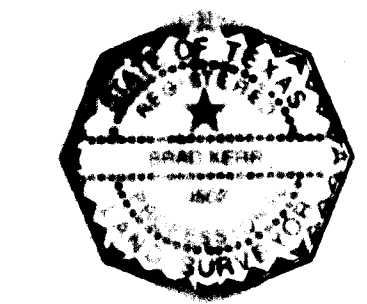


**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, **Brad Kerr**, Registered Professional Land 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

*Signature of Brad Kerr*  
**Brad Kerr, R.P.L.S. No. 4502**



**APPROVAL OF THE CITY PLANNER**

I, **Maria Zimmerman**, 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 26 day of November, 2018.

*Signature of Maria Zimmerman*  
**City Planner, Bryan, Texas**

**APPROVAL OF THE CITY ENGINEER**

I, **Paul Kasper**, 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 26 day of November, 2018.

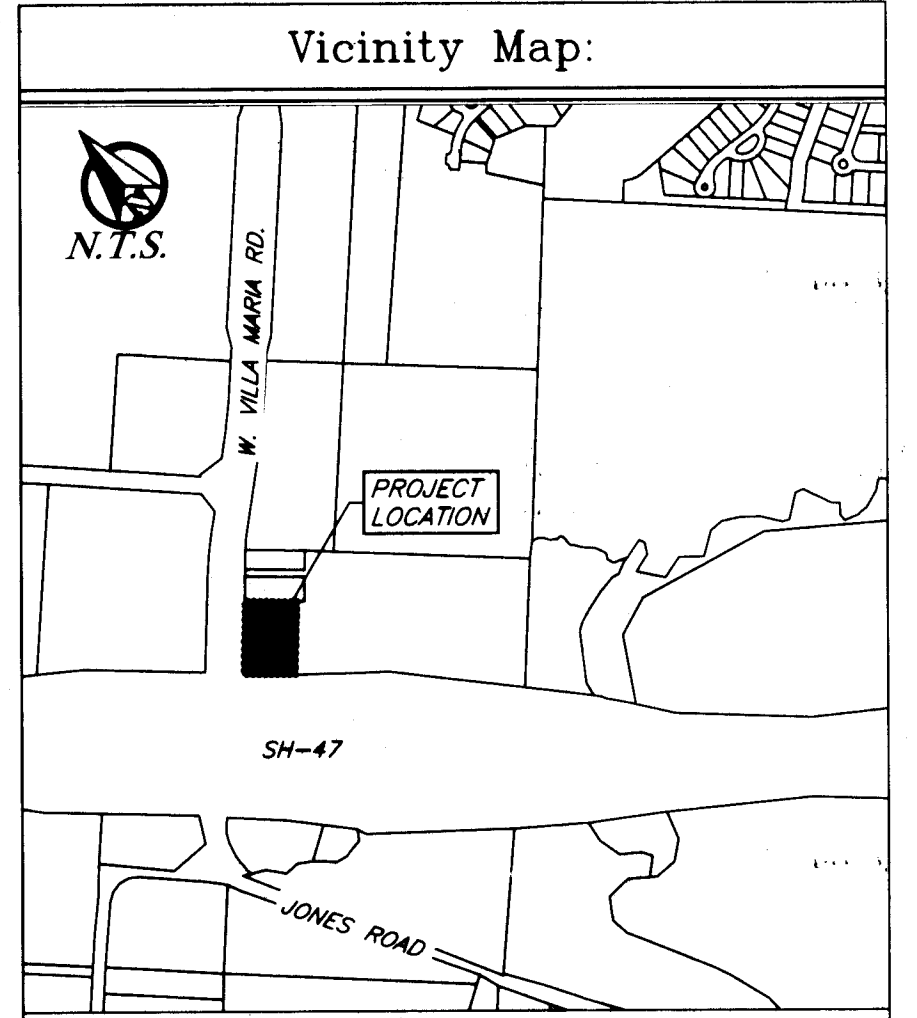
*Signature of Paul Kasper*  
**City Engineer, Bryan, Texas**

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 11/01/2018 2:32:54 PM  
In the PLAT Records



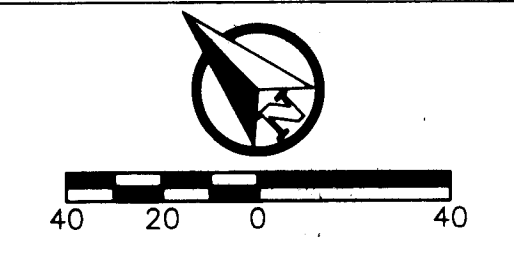
Doc Number: 2018-1345680  
Volume - Page: 15010-54  
Number of Pages: 1  
Amount: 73.00  
Order#: 20181109000083  
By: *Signature of Karen McQueen*  
**Karen McQueen**  
County Clerk, Brazos County, Texas

aid county, do hereby certify that this  
led for record in my office the  
Records of Brazos County in Volume



**General Notes:**

- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan control monument GPS-72 (N:10212121.122; E:3536404.805) and as established by GPS observation.
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00009045772716 (Calculated using GEOID12B).
- This property is Zoned (C-2), Retail District.
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-yr floodplain according to the DFRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0285E, effective May 16, 2012.
- Building setback lines Per City of Bryan Ordinance.
- All utilities shown hereon are approximate locations.
- The topography shown is from City of Bryan GIS Data.
- The Following Blanket Easements do apply to this tract:  
Blanket Easement to Brushy Water Supply Co., 556/191  
Blanket Easement to City of Bryan, 98/295  
Easement to Atmos Energy Corp., 13262/8



**FINAL PLAT**

**Ismaili Subdivision  
Lot 1, Block 1**

Thomas J. Wooten League, A-59  
Lot 1, Tract 35 - 2.446 AC  
Bryan, Brazos County, Texas

Oct 2018

**Owner:**  
Villa Property Investors, LLC  
3875 W. Villa Maria Rd.  
Bryan, TX 77807

**Engineer:**  
**J4 Engineering**  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPFE-9951

**Surveyor:**  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195