

VILLA MARIA ROAD  
(100' R.O.W.)

TEXAS AVENUE  
(TEXAS STATE HWY. 6)  
(R.O.W. VARIES)

24.3501 ACRES  
VOL. 612, PAGE 597

WAL-MART STORE SITE  
10.3738 ACRES  
VOL. 477, PAGE 785

MCDONALD'S CORP.  
0.877 ACRES  
VOL. 1120, PAGE 587

BRYAN PUBLIC SCHOOLS  
CITY OF BRYAN  
18.263 ACRE TRACT  
VOL. 207, PAGE 95,  
B.C.D.R.

LINE	DISTANCE	BEARING
L1	20.00'	N 20°56'41" W
L2	16.00'	N 00°30'10" E
L3	31.32'	N 21°44'58" E
L4	28.02'	N 30°30'41" E
L5	58.00'	N 42°11'11" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	261.67	34°00'00"	115.28	80.00	S 30°47'41" E	153.01
C2	313.34	28°30'48"	115.44	79.91	S 28°17'26" E	154.86
C3	196.53	39°48'17"	112.64	63.30	N 20°31'25" W	120.86

STATE OF TEXAS  
COUNTY OF BRAZOS

*Karen McQueen*  
County Clerk, Brazos County, Texas

*Kevin McQueen*  
County Clerk, Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

*Lawrence J. Hoskins*  
Notary Public, Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

*Kevin Russell*  
Planning Administrator, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

*Dante Carlomagno*  
Professional Land Surveyor, No. 1562

METES AND BOUNDS DESCRIPTION

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Zeno Phillips League, A-45, and being a being the same tract of land called Manor East Mall as recorded Volume 612, Page 597, of the Brazos County Official Records, and now more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, also being a point on the southeast right-of-way line of Villa Maria, also being the west corner of the McDonald's Corp. 0.877 acre tract, as recorded in Vol. 1120, Page 587, of the B.C.D.R.;

THENCE South 47°51'17" East, a distance of 216.94 feet along the common line between this tract and the southwest line of said McDonald's Corp. tract to a 1/2" iron rod found for corner, also being the south corner of said McDonald's Corp. tract;

THENCE North 42°34'29" East, a distance of 139.85 feet along the common line between this tract and said the southeast right-of-way line of McDonald's Corp. tract to a 1/2" iron rod found for corner;

THENCE around a curve to the left having a delta angle of 35°45'17", an arc distance of 122.64 feet, a radius of 196.53 feet, and a chord of North 29°31'25" West, a distance of 120.66 feet to an "X"-in-concrete set for point of tangency;

THENCE North 47°50'27" West, a distance of 103.26 feet to an "X"-in-concrete set for the north corner of said McDonald's Corp. tract, also being a point on the southeast right-of-way line of Villa Maria Road;

THENCE North 42°12'19" East, a distance of 34.19 feet along the common line between this tract and said right-of-way line of Villa Maria Road to an "X"-in-concrete set for corner, also being the west corner of the Bryan Public School 18.263 acre tract, as recorded in Volume 207, Page 95, of the B.C.D.R.;

THENCE along the common line between this tract and said Bryan Public Schools tract for the following calls:

South 47°47'41" East, a distance of 102.00 feet to an "X"-in-concrete set for a point of curvature;

Around a curve to the right having a delta angle of 34°00'00", an arc distance of 155.28 feet, a radius of 261.67 feet, and a chord of South 30°47'41" East, a distance of 153.01 feet to an "X"-in-concrete set for a point of tangency;

THENCE South 13°47'41" East, a distance of 134.71 feet to an "X"-in-concrete set for a point of curvature;

THENCE around a curve to the left having a delta angle of 28°36'49", an arc distance of 156.48 feet, a radius of 313.34 feet, and a chord of South 28°17'26" East, a distance of 154.86 feet to an "X"-in-concrete set for a point of tangency;

THENCE North 42°47'41" East, a distance of 285.64 feet to an "X"-in-concrete set for corner, also being the north corner of the Wal-Mart Properties 10.3738 acre tract, as recorded in Volume 477, Page 785, of the B.C.D.R.;

THENCE along the common line between this tract and said Wal-Mart Properties tract for the following calls:

South 42°51'59" West, a distance of 264.29 feet to an "X"-in-concrete set for corner;

North 47°43'59" West, a distance of 99.87 feet to an "X"-in-concrete set for corner;

South 42°20'08" West, a distance of 314.82 feet to an "X"-in-concrete set for corner;

South 47°39'57" East, a distance of 100.02 feet to an "X"-in-concrete set for corner;

South 42°20'06" West, a distance of 294.87 feet to an "X"-in-concrete set for corner;

North 47°34'52" West, a distance of 34.35 feet to an "X"-in-concrete set for corner;

(Cont'd)

South 42°20'11" West, a distance of 499.57 feet to a 5/8" iron rod set for the south corner of this tract, also being the west corner of said Wal-Mart Properties tract, also being a point on the northeast right-of-way line of Texas Avenue/Texas State Highway 6);

THENCE along the common line between this tract and said Texas Avenue for the following calls:

North 47°36'41" West, a distance of 69.32 feet to a 5/8" iron rod set for corner;

North 45°16'11" West, a distance of 199.57 feet to a lead tack in concrete;

North 47°13'28" West, a distance of 100.21 feet to a 5/8" iron rod set for corner;

North 50°28'41" West, a distance of 200.25 feet to a 5/8" iron rod set for corner;

North 47°36'41" West, a distance of 139.14 feet to a 5/8" iron rod set for corner;

THENCE North 28°56'41" West, a distance of 20.98 feet to an "X"-in-concrete set for corner;

THENCE North 6°20'19" East, a distance of 16.00 feet to an "X"-in-concrete set for corner;

THENCE North 21°44'58" East, a distance of 31.32 feet to an "X"-in-concrete set for corner;

THENCE North 36°29'41" East, a distance of 28.02 feet to an "X"-in-concrete set for corner, also being a point on the southeast right-of-way line of Villa Maria Road;

THENCE North 42°11'11" East, a distance of 59.98 feet along the common line between this tract and said right-of-way line of Villa Maria Road to a lead tack in concrete;

THENCE North 42°13'11" East, a distance of 1220.15 feet along the common line between this tract and said right-of-way line of Villa Maria Road to the PLACE OF BEGINNING containing 24.3501 acres.

NOTE: The property shown hereon does lie within a special flood hazard zone according to Flood Insurance Rate Map 4804100141 C of dated July 2, 1992 and noted as Zone X and Zone AE(100 year flood) to the best of my knowledge and belief.

ALL OF THE 100-YEAR FLOOD PLAIN IS LOCATED IN THE CONCRETE CHANNELS RUNNING THROUGH AND AROUND THE PROPERTY.

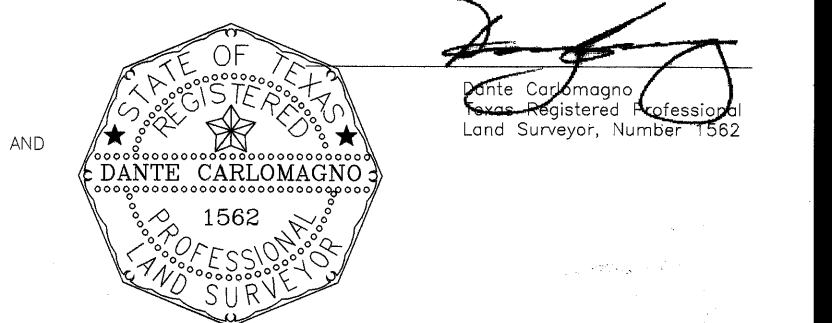
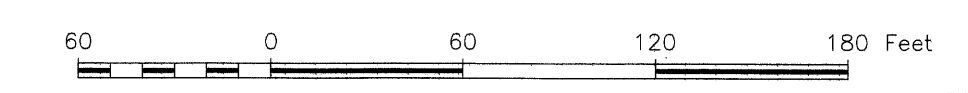
THE BEARING BASIS IS REFERRED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE: PARTY WALL AGREEMENT RECORDED IN VOL. 485, PAGE 453, B.C.D.R. EASEMENTS RECORDED IN VOL. 242, PAGE 283, VOL. 931, PAGE 244, AND VOL. 933, PAGE 79, DO NOT AFFECT THIS PROPERTY.

Doc 00901535 Bk 6878 Vol 96 Pg 96

MEMICA MARVAEZ  
Notary Public, Brazos County, Texas  
MARCH 6, 2006

LEGEND

- 5/8" IRON ROD FOUND
- LEAD-TACK-IN-CONCRETE
- PROPERTY CORNER
- "X" IN CONCRETE FOUND



VACATING PLAT

**MANOR EAST MALL**  
24.3501 ACRES  
VOL. 612, PAGE 597

**ZENO PHILLIPS SURVEY, A-45**  
CITY OF BRYAN  
BRAZOS COUNTY, TEXAS

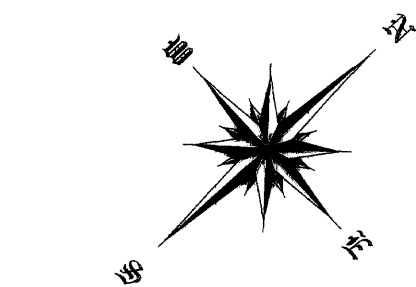
CARLOMAGNO Surveying Inc.  
2714 Finleather Road, Bryan, Texas 77801  
Phone (979)775-2813 Fax (979)775-4787 www.CarloMagnoSurveying.com

DRAWN BY: A. WALLACE DRAWING NO. 04034 SHEET 1 OF 2

VILLA MARIA ROAD  
(100' R.O.W.)

TEXAS AVENUE  
(TEXAS STATE HWY. 9)  
(R.O.W. WAPES)

MCDONALD'S CORP.  
0.877 ACRES  
VOL. 1120, PAGE 587



BRYAN PUBLIC SCHOOLS  
CITY OF BRYAN  
18.263 ACRE TRACT  
VOL. 207, PAGE 95,  
B.C.D.R.

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Zeno Phillips Legacy, A-45, and the Richard Carter Survey, A-8, and being a part of the same tract of land conveyed to Wal-Mart Properties, as recorded in Volume 477, Page 785, of the Brazos County Deed Records, and now more particularly described as follows:

BEGINNING at a 1" iron pipe found for the south corner of this tract, also being the west corner of the Meadowbrook Subdivision, as recorded in Volume 108, Page 311, of the B.C.D.R., also being a point on the southeast right-of-way line of Texas Avenue (Texas State Highway 9);

THENCE North 47°24'19" West, a distance of 234.91 feet along the common line between this tract and said Texas Avenue to a 5/8" iron rod found for the west corner of this tract, also being the south corner of the Manor East Mall tract, as recorded in Volume 612, Page 597, of the B.C.D.R.;

THENCE along the common line between this tract and said Manor East Mall tract for the following calls:

North 42°20'11" East, a distance of 499.57 feet to a 1/2" iron rod found for corner;  
South 47°34'52" East, a distance of 34.35 feet to a 1/2" iron rod found for corner;  
North 42°20'08" East, a distance of 294.87 feet to a 1/2" iron rod found for corner;  
North 47°39'57" West, a distance of 100.02 feet to a 1/2" iron rod found for corner;  
North 42°20'08" East, a distance of 314.82 feet to a 1/2" iron rod found for corner;  
South 47°43'59" East, a distance of 99.87 feet to a 1/2" iron rod found for corner;  
North 42°51'59" East, a distance of 264.29 feet to an "X" in concrete found for the north corner of this tract, also being the east corner of said Manor East Mall tract, also being a point on the southwest line of the Bryan Public School 18.263 acre tract, as recorded in Volume 207, Page 95, of the B.C.D.R.;

THENCE South 42°47'41" East, a distance of 246.18 feet along the common line between this tract and said Bryan Public School tract, and the Parkway Terrace Subdivision, as recorded in Volume 218, Page 3, of the B.C.D.R., to an "X" in concrete found for corner;

THENCE along the common line between this tract and said Parkway Terrace tract for the following calls:

South 46°56'19" West, a distance of 2.21 feet to an "X" in concrete found for corner;  
South 69°51'41" East, a distance of 5.63 feet to an "X" in concrete found for corner;  
South 42°47'41" East, a distance of 139.18 feet to an "X" in concrete found for the east corner of this tract, also being the north corner of the Partition of Lot 72, Meadowbrook Subdivision, as recorded in Volume 108, Page 311, of the Brazos County Deed Records;

THENCE South 50°26'01" West, a distance of 1355.03 feet along the common line between this tract and said Partition of Lot 72, and said Meadowbrook Subdivision, as recorded in Volume 108, Page 311, of the B.C.D.R., to the PLACE OF BEGINNING containing or 10.3738 acres.

MANOR EAST MALL  
24.3501 ACRES  
VOL. 612, PAGE 597

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, the County Clerk in and for said County, do hereby certify that this plat together with its certification and acknowledgments for record in my office the 18th day of August, 2005, in the Official Records of Brazos County in Volume 612, Page 597.

Karen McQueen  
County Clerk, Brazos County, Texas

I, Kim Osley, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan of the 7th day of July, 2005, by said Commission.

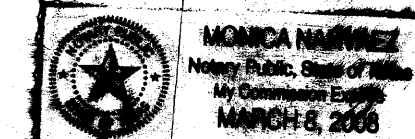
Kim Osley  
Chairman, Planning & Zoning Commission,  
Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Lawrence J. Hoskins, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated, and he acknowledged the same for the purpose stated, given under my hand and seal of office this 18th day of August, 2005.

Lawrence J. Hoskins  
Notary Public, Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Dante Carlomagno, the 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 477, Page 785, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all water courses, drainage easements shown hereon for the purposes identified.

Dante Carlomagno  
Texas Engineer, No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the areas and bounds describing said subdivision will describe a closed geometric form.



I, the undersigned, Planning Administrator 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 18th day of August, 2005.

Keri Russell  
Planning Administrator, Bryan, Texas

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 18th day of August, 2005.

R.W.P.D. FOR LINDA HUFF  
City Engineer, Bryan, Texas

NOTE: The property shown hereon does not lie within a special flood hazard zone according to Flood Insurance Rate Map 48041C0141 C of dated July 2, 1992 and noted as Zone X and Zone AE(100 year flood) to the best of my knowledge and belief.

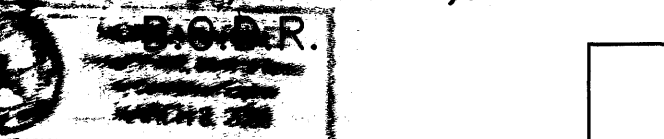
ALL OF THE 100-YEAR FLOOD PLAIN IS LOCATED IN THE CONCRETE CHANNELS RUNNING THROUGH AND AROUND THE PROPERTY.

THE BEARING BASIS IS REFERRED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE. PARTY WALL AGREEMENT RECORDED IN VOL. 465, PAGE 453, B.C.D.R.

EASEMENTS RECORDED IN VOL. 242, PAGE 263, VOL. 931, PAGE 244, AND VOL. 933, PAGE 79, DO NOT AFFECT THIS PROPERTY.

Doc 00901535 Bk OR Vol Pg 6878 97

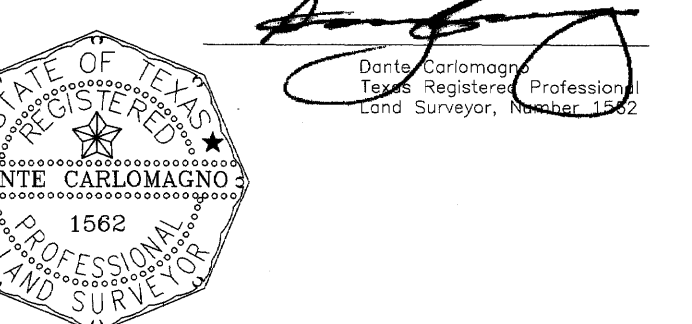
PARKWAY TERRACE SUBDIVISION  
VOL. 218, PAGE 3,  
B.C.D.R.



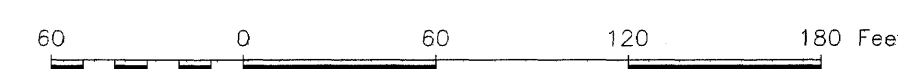
LEGEND  
● 5/8" IRON ROD FOUND  
● LEAD-TAC-IN CONCRETE  
● PROPERTY CORNER  
● "X" IN CONCRETE FOUND

Filed for Record in: BRAZOS COUNTY  
On: Aug 18, 2005 at 02:52P  
As a Plat  
Document Number: 00901535  
Amount: 50.00  
Receipt Number - 273499  
By: Teresa Ramirez

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Dante Carlomagno, Texas Registered Professional Land Surveyor, No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the areas and bounds describing said subdivision will describe a closed geometric form.



VACATING PLAT  
WAL-MART STORE SITE  
LOT 1 - BLOCK 1  
10.3738 ACRES  
VOL. 477, PAGE 785  
ZENO PHILLIPS SURVEY, A-45  
RICHARD CARTER SURVEY, A-8  
CITY OF BRYAN  
BRAZOS COUNTY, TEXAS  
CARLOMAGNO Surveying Inc.  
2714 Finleather Road, Bryan, Texas 77801  
Phone (979)775-2873 Fax (979)775-4787 www.CaromagnoSurveying.com  
DRAWN BY: A. WALLACE DRAWING NO. 04034  
SHEET 2 OF 2



File name: 04034-VACATING-SHEET2OF2.DWG  
Plot date: 05/25/05 at 11:06

PARTITION OF LOT 72  
MEADOWBROOK SUBDIVISION  
VOL. 108, PAGE 311,  
B.C.D.R.

WAL-MART STORE SITE  
10.3738 ACRES  
VOL. 477, PAGE 785

ZENO PHILLIPS SURVEY, A-45  
RICHARD CARTER SURVEY, A-8

MEADOWBROOK  
SUBDIVISION  
VOL. 108, PAGE 311,  
B.C.D.R.

