



LEGEND

	PROPERTY BOUNDARY
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.) & ROW
	PROPOSED PRIVATE DRAINAGE EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
	PROPERTY CORNER

- 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-33 (N10230645.06; E3550817.70) 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 1.0001108 (CALCULATED USING GEOID12B).
  - BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100215F, EFFECTIVE DATE: APRIL 2, 2014.
  - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  - ZONING FOR THIS TRACT IS MULTI-FAMILY (MF).
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.

METES AND BOUNDS DESCRIPTION OF A 0.746 ACRE TRACT JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

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

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF E. VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE SOUTHEAST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO SIMPSON MANAGEMENT COMPANY RECORDED IN VOLUME 3177, PAGE 121 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE NORTHEAST CORNER OF LOT 2, BUGGE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1167, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID SIMPSON MANAGEMENT COMPANY TRACT MARKING THE NORTHWEST CORNER OF LOT 1, BUGGE ADDITION, AND THE NORTHEAST CORNER OF A CALLED 0.3813 ACRE TRACT AS DESCRIBED BY A DEED TO SIMPSON MANAGEMENT COMPANY RECORDED IN VOLUME 2149, PAGE 121 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 76° 41' 08" W FOR A DISTANCE OF 184.98 FEET;

THENCE: N 11° 21' 11" W ALONG THE WEST LINE OF E. VILLA MARIA ROAD FOR A DISTANCE OF 75.00 FEET TO A 1/4 INCH IRON ROD SET MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 76° 41' 08" W ALONG THE COMMON LINE OF SAID 0.746 ACRE TRACT AND SAID SIMPSON MANAGEMENT COMPANY TRACT (3177/121) FOR A DISTANCE OF 298.99 FEET TO A 1/4 INCH IRON ROD SET ON THE SOUTHEAST LINE OF THE AYERS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 206, PAGE 442 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 19' 22" E ALONG THE COMMON LINE OF SAID 0.746 ACRE TRACT AND AYERS ADDITION, AT 241.29 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 1, 3 AND 4, AYERS ADDITION, CONTINUE ON FOR A TOTAL DISTANCE OF 375.77 FEET TO A 1/4 INCH IRON ROD SET ON THE WEST LINE OF E. VILLA MARIA ROAD MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 11° 21' 11" E ALONG THE WEST LINE OF E. VILLA MARIA ROAD FOR A DISTANCE OF 217.61 FEET TO THE POINT OF BEGINNING CONTAINING 0.746 OF AN ACRE OF LAND AS MEASURED BY GRID DISTANCES AS SURVEYED ON THE GROUND DECEMBER 2017. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001108 (CALCULATED USING GEOID12B). BEARING SYSTEM SHOWN HEREIN IS BASED ON TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

(We, DEEPIKA M. GANDOLINI the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 13392, Page 13 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Owner: DEEPIKA M. GANDOLINI  
 Company: LUXAIR LLC

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared DEEPIKA M. GANDOLINI known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 20<sup>th</sup> day of FEBRUARY, 2018.

Richard Christopher Flores  
 Notary Public, State of Texas  
 Commission Expires 03-29-2020  
 Notary ID 128958919

Richard Christopher Flores  
 Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4002, 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 bounds describing said subdivision will describe a closed geometric form.

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

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 3/8/2018 3:51:08 PM  
 In the PLAT Records

Doc Number: 2018-1322965  
 Volume - Page: 14537-20  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20180308000102  
 By: IMG

county, do hereby certify that  
 filed for record in my office the  
 Records of Brazos County,

APPROVAL OF THE CITY PLANNER  
 I, Madia 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 23<sup>rd</sup> day of February, 2018.

Madia Zimmerman  
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER  
 I, Wendell Kopp, 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 23<sup>rd</sup> day of February, 2018.

Wendell Kopp  
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION  
 I, Robb Cabanera, Chair 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 15<sup>th</sup> day of February, 2018, and same was duly approved on the 15<sup>th</sup> day of February, 2018 by said Commission.

Robb Cabanera  
 Chair  
 Planning & Zoning Commission  
 Bryan, Texas

# FINAL PLAT

## THE ROW ON VILLA MARIA

### 0.746 ACRES

JOHN AUSTIN LEAGUE, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 BLOCK 1, LOT 1

OWNER: LUXAIR, LLC  
 5907 LAKE FOREST CT. S.  
 COLLEGE STATION, TX 77845

SURVEYOR: Brad Kerr, RPLS No. 4502  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 (979) 248-3195

ENGINEER: SCHULTZ  
 TRPE NO. 12327  
 911 SOUTHWEST PRINCE E.  
 College Station, Texas 77802  
 (979) 764-8888

SCALE 1" = 20'  
 FEBRUARY, 2018