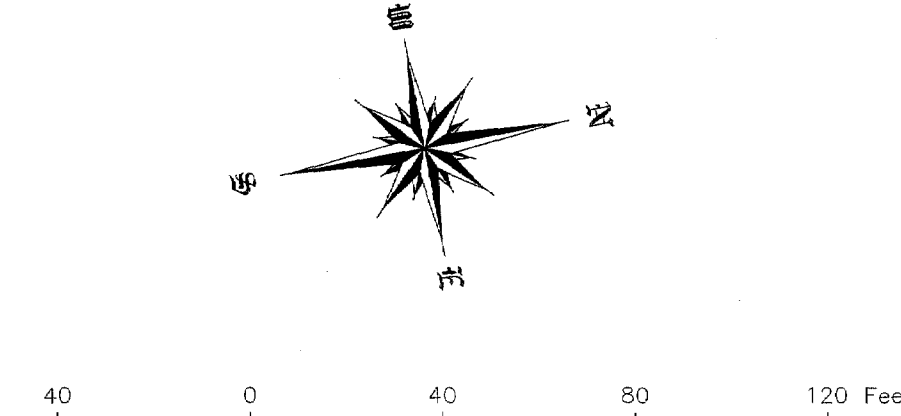


PROJECT

VICINITY MAP
NOT TO SCALE



METES AND BOUNDS DESCRIPTION
OF A 0.8178 ACRES TRACT OF LAND
PROPOSED LOT 1
CITY OF BRYAN
ZENO PHILLIPS SURVEY, A-45
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Zeno Phillips Survey, A-45, being part of the tract of land conveyed to William T. Moore, as recorded in Volume 1190, Page 466, of the Brazos County Official Records (B.C.O.R.), and now more particularly described as follows:

BEGINNING at a 1/2"-in-lead for the north corner of this tract, also being the north corner of said William T. Moore tract, also being a point on the south right-of-way line of Briarcrest Drive, also being the northwest corner of the IXL Management Incorporated 4.0371 acre tract, as recorded in Volume 3640, Page 099, of the B.C.O.R.;

THENCE South 2°58'20" East, a distance of 185.96 feet along the common line between this tract and said IXL Management Inc. tract to a 5/8" iron rod found for corner, also being the southwest corner of said IXL Management Inc. tract, also being the northwest corner of the Woodson Terrace #1 Subdivision, as recorded in Volume 248, Page 537, of the B.C.O.R.;

THENCE South 4°31'04" East, a distance of 41.75 feet along the common line between this tract and said Woodson Terrace #1 Subdivision to a 5/8" iron rod set for the southeast corner of this tract, also being the northeast corner of said 3.3939 acre tract;

THENCE Sewing said William T. Moore tract North 87°34'53" West, a distance of 213.87 feet along the common line between this tract and said 3.3939 acre tract to a 5/8" iron rod set for corner;

THENCE North 60°10'54" West, a distance of 46.93 feet along the common line between this tract and said 3.3939 acre tract to a 5/8" iron rod set for corner, also being a point on the southeast right-of-way line of Briarcrest Drive;

THENCE around a curve to the right having a delta angle of 38°09'41", an arc distance of 299.72 feet, a radius of 450.00 feet, and a chord of North 49°01'08" East, a distance of 294.21 feet along the common line between this tract and said right-of-way line of Briarcrest Drive to the PLACE OF BEGINNING containing 35,524 square feet or 0.8178 acres.

METES AND BOUNDS DESCRIPTION
OF A 3.3939 ACRES TRACT OF LAND
PROPOSED LOT 2
CITY OF BRYAN
ZENO PHILLIPS SURVEY, A-45
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Zeno Phillips Survey, A-45, being part of the tract of land conveyed to William T. Moore, as recorded in Volume 1190, Page 466, of the Brazos County Official Records (B.C.O.R.), and now more particularly described as follows:

COMMENCING at a 1/2"-in-lead for the north corner of said William T. Moore tract, also being the north corner of a 0.8178 acre remainder of said William T. Moore tract, also being a point on the south right-of-way line of Briarcrest Drive, also being the northwest corner of the IXL Management Incorporated 4.0371 acre tract, as recorded in Volume 3640, Page 099, of the B.C.O.R.;

THENCE South 8°58'20" East, a distance of 185.96 feet along the common line between said 0.8178 acre remainder and said IXL Management Inc. tract to a 5/8" iron rod found for corner, also being the southwest corner of said IXL Management Inc. tract, also being the northwest corner of the Woodson Terrace #1 Subdivision, as recorded in Volume 248, Page 537, of the Brazos County Deed Records (B.C.D.R.);

THENCE South 4°31'04" East, a distance of 41.75 feet to a 5/8" iron rod found for corner for the PLACE OF BEGINNING, also being the southeast corner of said 0.8178 acre tract;

THENCE South 1°59'24" West, a distance of 17.09 feet along the common line between this tract and said Woodson Terrace #1 to a 5/8" iron rod found for corner;

THENCE South 1°59'24" West, a distance of 44.14 feet along the common line between this tract and said Woodson Terrace #1 to a 5/8" iron rod found for corner;

THENCE South 3°50'04" West, a distance of 104.14 feet to a 5/8" iron rod found for corner;

THENCE South 10°34'28" West, a distance of 80.82 feet to a 1/2" iron rod found for corner;

THENCE South 11°18'40" West, a distance of 24.36 feet to a 5/8" iron rod set for corner;

THENCE South 17°48'57" West, a distance of 166.45 feet to a 5/8" iron rod set for corner;

THENCE South 25°02'39" West, a distance of 165.45 feet to a 5/8" iron rod set for corner;

THENCE South 35°20'20" West, a distance of 9.59 feet to a 5/8" iron rod set for the southeast corner of said Moore tract, also being the southeast corner of this tract, also being a point on the northeast right-of-way line of Carter Creek Parkway, 80' right-of-way;

THENCE North 59°29'13" West, a distance of 148.23 feet along the common line between this tract and said right-of-way line to a 1/2" iron rod found for a southwest corner of this tract, also being the southeast right-of-way line of H. & M. Wholesale, Inc. Block 7, Lot 12, as recorded in Volume 710, Page 111, of the B.C.O.R.;

THENCE along the common line between this tract and said Block 7 for the following calls:

North 22°53'09" East, a distance of 229.20 feet to a 1/2" iron rod found for corner;

North 79°55'33" West, a distance of 150.00 feet; to a 1/2" iron rod found for a southwest corner of this tract, also being the northwest corner of said Block 7, also being on the east right-of-way line of E. Villa Maria Road, 100' right-of-way;

THENCE along the common line between this tract and said right-of-way line of E. Villa Maria Road for the following calls:

Around a curve to the left having a delta angle of 11°31'54", an arc distance of 202.62 feet, a radius of 1006.71 feet, and a chord of North 12°56'43" East, a distance of 202.28 feet to a 5/8" iron rod set for corner;

Around a curve to the right having a delta angle of 12°52'25", an arc distance of 138.18 feet, a radius of 615.00 feet, and a chord of North 27°32'42" East, a distance of 37.59 feet to a 5/8" iron rod set for the northeast corner of this tract, also being the southwest corner of said 0.8178 acre tract;

Around a curve to the right having a delta angle of 64°47'11", an arc distance of 37.59 feet, a radius of 450.00 feet, and a chord of North 14°49'53" East, a distance of 139.89 feet to a 5/8" iron rod set for the northeast corner of this tract, also being the southwest corner of said 0.8178 acre tract;

THENCE leaving said right-of-way line South 60°10'54" East, a distance of 46.93 feet along the common line between this tract and said 0.8178 acre tract to a 5/8" iron rod set for corner;

THENCE South 87°34'53" East, a distance of 213.87 feet along the common line between this tract and said 0.8178 acre tract to the PLACE OF BEGINNING containing 147,840 square feet or 3.3939 acres.

FINAL PLAT OF VILLA MARIA PLAZA

LOTS 1 - 0.8178 ACRES
LOT 2 - 3.3139 ACRES
VOLUME 1190, PAGE 466
ZENO PHILLIPS LEAGUE, A-45
1003-1127 E. VILLA MARIA
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40' APRIL 19, 2002

JOHN C. CULPEPPER III
P.O. BOX 3697, BRYAN, TEXAS 77805
BRAZOS COUNTY, TEXAS

CARLOMAGNO Surveying Inc
2714 Finleather Road, Bryan, Texas 77807
Phone 979-775-2873 Fax 979-775-4787 e-mail cc@carlomagnosurveying.com

File name: 01495-FINAL-PLAT.DWG
Plat date: 06/19/02 at 11:03
DRAWN BY: S. LILES
SHEET 1 OF 1

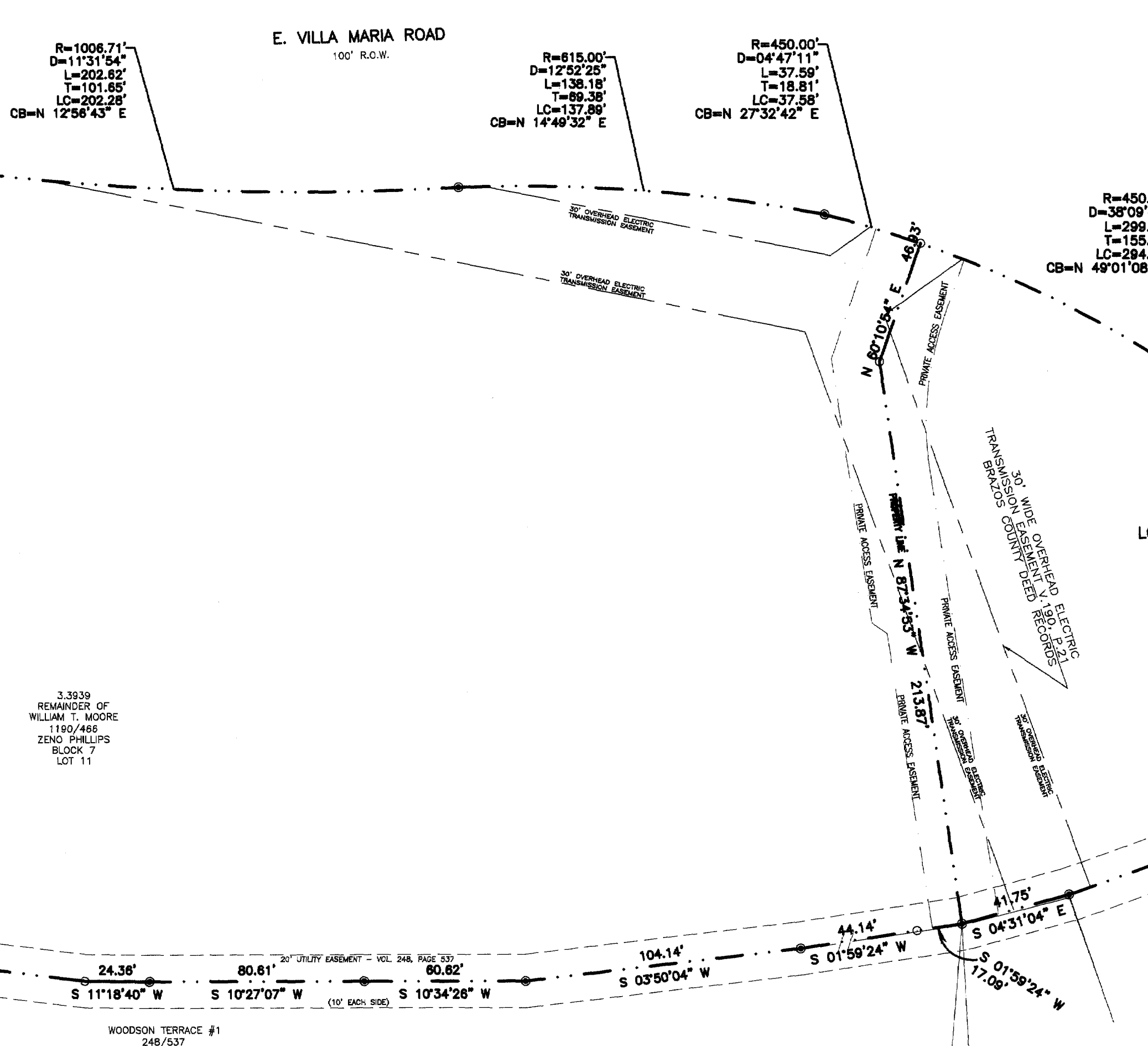
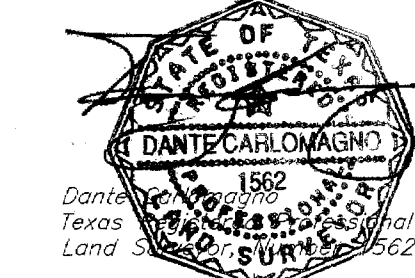
Doc 00803496 Bk OR 5108 Vol 165 Pg

Filed for Record in:
BRAZOS COUNTY
On: Feb 11, 2003 at 02:53P
As a
Plat
Document Number: 00803496
Amount: \$5.00
Receipt Number - 211496
By:
Teresa Ramirez

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 named records of:
BRAZOS COUNTY
as stamped hereon by me.
Feb 11, 2003

HONORABLE HAREN McKEE, COUNTY CLERK
BRAZOS COUNTY

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



- NOTES:
1. The bearing basis of this survey is referred to the 1927 Texas State Plane Coordinate System, Lambert Projection, Central Zone.
2. Said tract is not under the 100 year flood plain as identified by the Federal Emergency Management Agency, in Community Panel No. 4804100141 C. Dated: July 2, 1992.
3. All corners are represented by a circle and are 5/8" iron rods set unless otherwise noted.
4. All utilities to be verified in field prior to construction.
5. This property is Zoned = Commercial.
6. All building lines/setbacks are in accordance with the City of Bryan Site Development Review Ordinance #815.

STATE OF TEXAS COUNTY OF BRAZOS
We, John C. Culpepper III and Macille Gilliam Moore (individually and as Executrix of the Estate of William T. Moore), the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Brazos County Official Records in Volume 2925, Page 87, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all public streets, alleys, parks, water courses, drains, easements, and other public places shown hereon for the purpose identified.
John C. Culpepper III
John C. Culpepper, III
Macille Gilliam Moore
Macille Gilliam Moore
individually and as Executrix of the Estate of William T. Moore

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared John C. Culpepper III, 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 July, 2002.

Kelli Shaw Lawrence
Notary Public, Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS
This instrument was acknowledged before me on the 11th day of July, 2002, by Macille Gilliam Moore, individually and as Executrix of the Estate of William T. Moore.

Kelli Shaw Lawrence
Notary Public, Texas

STATE OF TEXAS COUNTY OF BRAZOS
The First National Bank of Bryan, having a lien on the land shown on this Plat, hereby consents to and agrees to be bound by the dedications made hereby.
Nora Thompson, SVP
First National Bank of Bryan

STATE OF TEXAS COUNTY OF BRAZOS
This instrument was acknowledged before me on the 11th day of July, 2002, by Nora Thompson (name) Senior Vice President (title) of the First National Bank, on behalf of said bank.
Kelli Shaw Lawrence
Notary Public, 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 7 day of Feb, 2003.

JOEY DUNN
City Engineer, Bryan, Texas

I, JOEY DUNN, the Planning Administrator of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning Administrator of the City of Bryan of the 7th day of FEBRUARY, 2003, by said Commission.

Joey Dunn
Planning Administrator
Bryan, Texas

STATE OF TEXAS COUNTY OF BRAZOS
I, Karen Mc Queen, the County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 11th day of February, 2003 in the Official Records of Brazos County in Volume 1190, Page 466.

Karen Mc Queen by: Teresa Ramirez
County Clerk, Brazos County, Texas

ON LANDS AND STRIPS