

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100141 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN REGULATIONS AND ORDINANCE.
4. WATER AND SEWER LINES SHOWN HEREON ARE PER DIGITAL MAPS AND AS EVIDENCED ON THE GROUND.
5. CONTOURS SHOWN HEREON ARE PER AN ACTUAL ON-THE-GROUND SURVEY.

Doc 01122030 Bk OR 10710 Vol Pa 92

Filed for Record in:
BRAZOS COUNTY
On: Jun 04, 2012 at 01:34P
As a
Plat
Document Number: 01122030
Amount: 63.00
Receipt Number: 439580
By: Betty King
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stated 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.
Jun 04, 2012
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Texas-Villa Maria Retail, L.P., owner(s) and developer(s) of the land shown on this plat, being the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 6308, Page 100, 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.

Texas-Villa Maria Retail, L.P.
By: Maratoo, Inc., its Gen. Partner
Owner(s) David A. Stern
David A. Stern
President

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Bachard, 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 & Zoning Commission of the City of Bryan on the 22nd day of April, 2012, and same was duly approved on the 22nd day of April, 2012.

Michael Bachard
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner 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 22nd day of April, 2012.

Karen Russell
City Planner, City of Bryan

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 22nd day of April, 2012.

W. Walker
City Engineer, City of Bryan

CERTIFICATE OF 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 authentication was filed for record in my office on the day of June, 2012, in the Official Public Records of Brazos County, Texas, in Volume 10710, Page 92.

Karen McQueen, Co. CLK.
County Clerk
Brazos County, Texas
By: Betty King, deputy CLK.

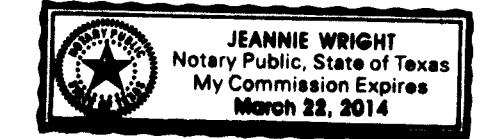
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502 of 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 and monuments were placed under my supervision on the ground, and that the meters and bounds describing said subdivision will describe a closed geometric form.

Given under my hand and seal on this 10th day of February, 2012.

Jeannie Wright
Notary Public, Brazos County, Texas
Harris



METS AND BOUNDS DESCRIPTION

OF A
0.665 ACRE TRACT
LOTS 12, 13, 14 AND 15
VILLA MARIA ROAD SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

Said tract being more particularly described by METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE FOUND IN ASPHALT ON THE NORTHWEST LINE OF VILLA MARIA ROAD (100' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 12 AND THE EAST CORNER OF LOT 11;

THENCE: N 47° 17' 43" W ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 11 FOR A DISTANCE OF 145.40 FEET TO A COTTON SPINDLE FOUND IN ASPHALT MARKING THE WEST CORNER OF SAID LOT 12 AND THE NORTH CORNER OF SAID LOT 11;

THENCE: N 47° 03' 18" E ALONG THE NORTHWEST LINE OF SAID LOT 12, SAME BEING THE SOUTHWEST LINE OF BLOCK 17, CULPEPPER MANOR, SECOND INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 188, PAGE 413 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 30.00 FEET TO A 2 INCH FLAT STEEL FOUND MARKING THE NORTH CORNER OF SAID LOT 12 AND THE WEST CORNER OF SAID LOT 11;

THENCE: N 42° 09' 50" E ALONG THE NORTHWEST LINE OF SAID LOTS 13, 14, AND 15, SAME BEING THE SOUTHWEST LINE OF SAID BLOCK 17, FOR A DISTANCE OF 148.88 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 3 AND 4 OF SAID BLOCK 17;

THENCE: N 41° 41' 20" E ALONG THE COMMON LINE OF SAID LOT 15 AND SAID LOT 4 FOR A DISTANCE OF 3.12 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 15 AND THE WEST CORNER OF LOT 16, VILLA MARIA ROAD SUBDIVISION;

THENCE: S 47° 21' 10" E ALONG THE COMMON LINE OF SAID LOT 15 AND LOT 16 FOR A DISTANCE OF 144.92 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF VILLA MARIA ROAD MARKING THE EAST CORNER OF SAID LOT 15;

THENCE: S 42° 14' 30" W ALONG THE NORTHWEST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 200.15 FEET TO THE POINT OF BEGINNING CONTAINING 0.665 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

REPLAT

OF
LOTS 12, 13, 14 & 15
VILLA MARIA ROAD SUBDIVISION
VOLUME 103, PAGE 277
TO CREATE
LOT 12R
VILLA MARIA ROAD SUBDIVISION
0.665 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 11-02-11
PLAT DATE: 12-06-11
REVISED: 12-21-11
JOB NUMBER: 11-565
CAD NAME: 11-565R
CR5 FILE: 11-565

OWNER:
TEXAS-VILLA MARIA RETAIL, L.P.
409 N. TEXAS AVENUE
HOUSTON, TEXAS 77024
PHONE (713) 647-9211

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195