



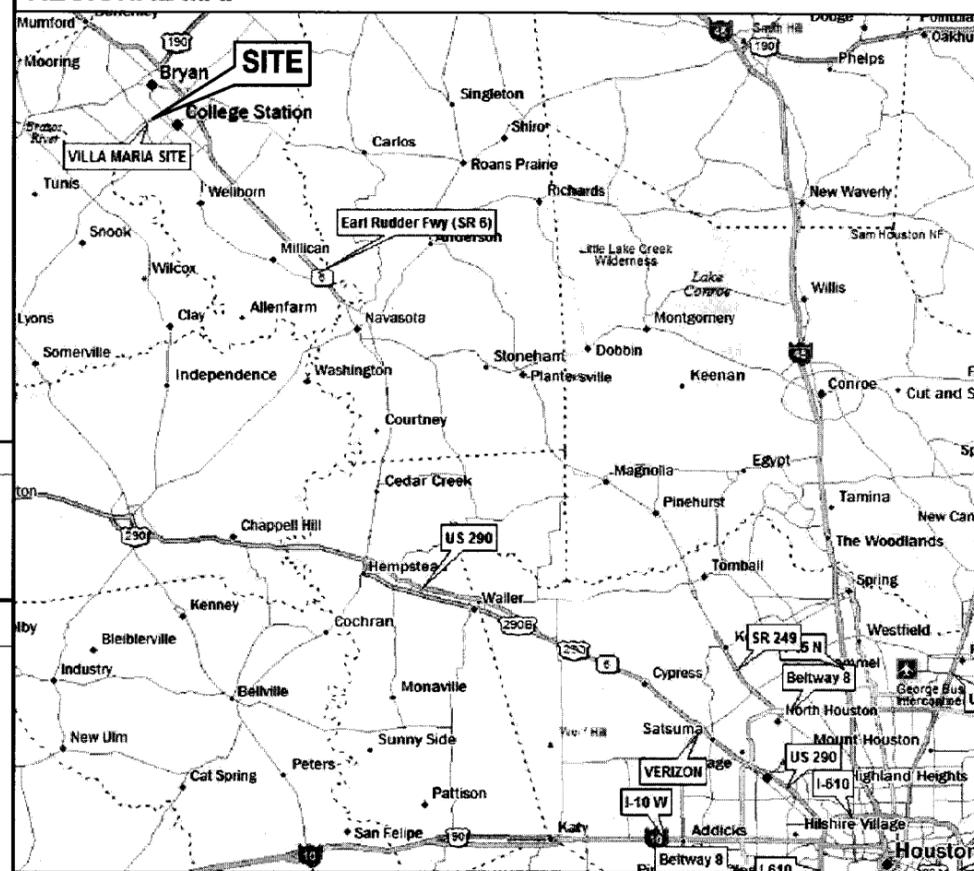
**SITE:
VILLA MARIA**

(911 ADDRESS):
1429 W VILLA MARIA
BRYAN, TX 77807
SITE LOCATION CODE: 260668
LAT: N 30° 37' 45.77", 29.629381
LONG: W 96° 22' 31.71", 96.375475
ELEVATION: 301' AMSL

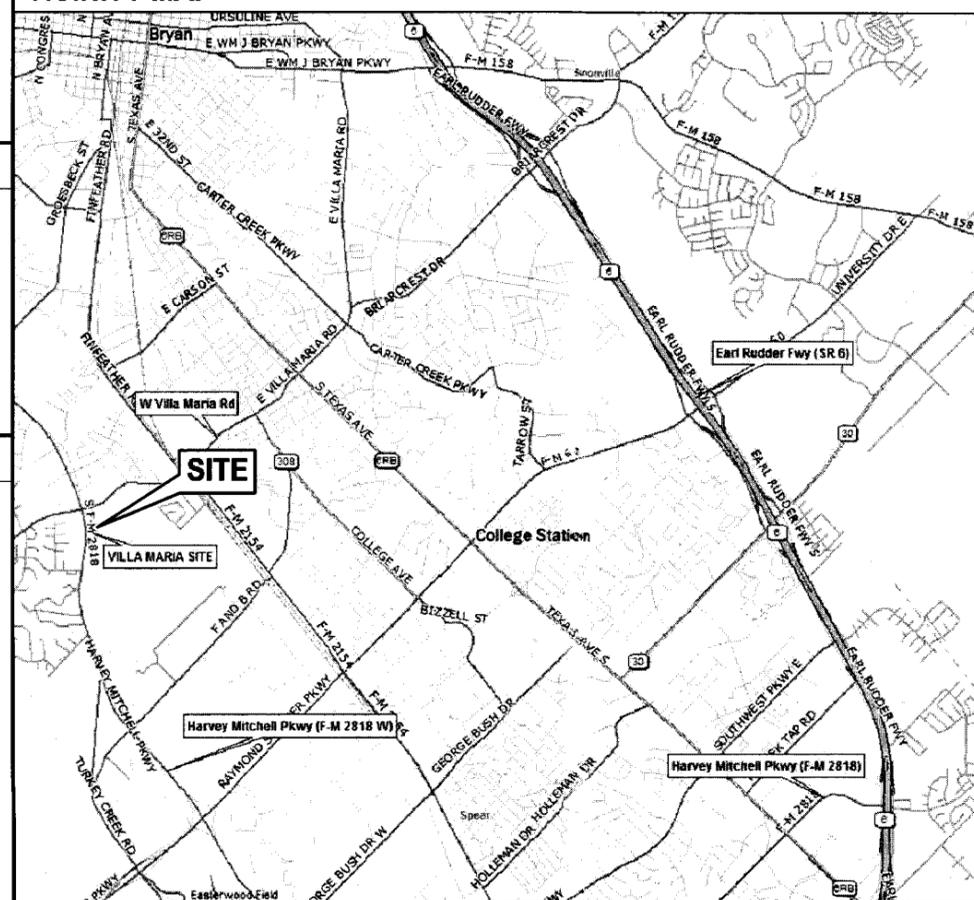
UTILITY INFORMATION

POWER: Bryan Texas Utilities (BTU)
CONTACT: (979) 821-5700

REGIONAL MAP



VICINITY MAP



verizon
WIRELESS

14123 CICERO ROAD
HOUSTON, TX 77095
PHONE: (713) 507-1650
FAX: (713) 507-1618

AXIS Engineering, Inc.
Wireless Site Design and Engineering
www.axisengineering.net
8200 ROTHWAY STREET, SUITE 140
HOUSTON, TEXAS 77040
PHONE: 713-460-9902 FAX: 713-690-5037

AXIS PROJECT NUMBER:
01-131105-188

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE DOCUMENTS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS AND AXIS ENGINEERING, INC. IS PROHIBITED.

REVISIONS	BY

PROJECT DESCRIPTION

THESE DOCUMENTS ARE PART OF AN APPLICATION TO DEVELOP AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF AN EQUIPMENT BUILDING, CONNECTING CABLES, DIRECTIONAL ANTENNAS AND GPS. THE SIZE, HEIGHT AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS. THE ANTENNAS WILL PROVIDE CLEAR AND RELIABLE COMMUNICATIONS WITHIN THE SURROUNDING COUNTY. THESE INTERCONNECTS WILL ALLOW FOR AN INDEPENDENT COMMUNICATION NETWORK THAT CAN CONTINUE TO FUNCTION IF THE TELEPHONE (WIRE) SERVICE IS DISCONNECTED DURING AN EMERGENCY OR NATURAL DISASTER. THESE FACILITIES WILL ENHANCE THE GENERAL HEALTH, SAFETY AND WELFARE OF THE COMMUNITY AND SURROUNDING AREAS BY PROVIDING RELIABLE COMMUNICATIONS AROUND THIS LOCATION.

SITE DIRECTIONS

DEPART 14123 CICERO RD, HOUSTON, TX 77095 ON CICERO RD (WEST). TURN RIGHT (NORTH) ON POINT SIX CIRCLE RD. TURN RIGHT (EAST) ONTO TX-6 (HIGHWAY 6 N). ROAD NAME CHANGES TO FM-1960 (TX-6). TURN LEFT (NORTH) ONTO US-290 W (NORTHWEST FWY). TAKE RAMP (LEFT) ONTO US-290 (TX-6). KEEP RIGHT ONTO RAMP (TX-6 / BRYAN / COLLEGE STATION), THEN TAKE RAMP ONTO TX-6 (BRYAN / NAVASOTA). KEEP LEFT ONTO RAMP (TX-6-BR / COLLEGE STATION). KEEP STRAIGHT ONTO TX-6 BRANCH (TEXAS AVE S). TURN LEFT (SOUTHWEST) ONTO FM-2818 (HARVEY MITCHELL PKWY S). KEEP STRAIGHT ONTO FM-2818 W. ROAD NAME CHANGES TO N HARVEY MITCHELL PKWY (S FM-2818). TURN RIGHT (EAST) ONTO FM-1179 (W VILLA MARIA RD). ARRIVE 1429 W VILLA MARIA - ALL SIZE. YOU WILL NEED AN ACCESS CODE TO GET INTO FACILITY.

CONSULTANTS:

ENGINEER:
AXIS ENGINEERING, INC
6200 ROTHWAY
SUITE 140
HOUSTON, TEXAS 77040
Office: 713-460-8902
Fax: 713-690-5037
www.axisengineering.net

GENERAL CONTRACTOR:

VERIZON WIRELESS
14123 CICERO RD.
HOUSTON, TEXAS 77095
Phone: (713) 507-1651
Fax: (713) 507-1618

VERIZON CONSTRUCTION:

MR. JOSEPH ZIELINSKI
Phone: 713-507-1654

SURVEYOR:

COTTON SURVEYING
6335 GULFTON
SUITE 103
HOUSTON, TEXAS 77081
713-981-0275

PROPERTY OWNER:

1439 W VILLA MARIA LLP
CONTACT: BILL COLE
2539 S GESSNER #13
HOUSTON, TX 77063-2028
281-362-7078

UTILITY PROVIDERS:

ELECTRICAL PROVIDER:

BRYAN TEXAS UTILITIES (BTU)
Contact: (979) 821-5700

TELCO PROVIDER:

VERIZON
800-201-1452

SHEET INDEX

- SURVEY
- C.1 OVERALL SITE PLAN
- C.2 ENLARGED SITE PLAN & ELEVATION
- C.2 ENLARGED EQUIPMENT PLAN & SITE ELEVATION

JUN 13 2014

PROJECT INFORMATION

JURISDICTION: CITY OF BRYAN, BRAZOS COUNTY
CODE: ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST ACCEPTED ADOPTED EDITION OF THE:
LATEST IBC AND ALL LOCAL CODES FOR THE JURISDICTION IN WHICH THE PROJECT IS BEING CONSTRUCTED.
INDUSTRIAL CODE (ANSI)
OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA)
NATIONAL ELECTRICAL CODE (NEC)
UNIFORM MECHANICAL CODE

LIST OF APPLIED CODES:
2006 IBC, 2006 IFC, 2006 UMC, 2006 UPC, 2011 NEC, 2009 IECC

OCCUPANCY: U
ZONING: NONE
CONSTRUCTION TYPE: I NON-COMBUSTIBLE (IHC)

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON EXCEPT UNDER WRITTEN AGREEMENT

THERE WILL BE NO CHANGES IN THE CONSTRUCTION PRODUCED BY THESE DOCUMENTS WITHOUT THE APPROVAL OF VERIZON WIRELESS AND AXIS ENGINEERING.

CALL BEFORE YOU DIG



COVER SHEET - GENERAL INFORMATION

VERIZON WIRELESS - TEXAS AREA

VILLA MARIA SITE
1429 WEST VILLA MARIA
BRYAN, TX 77807

DRAWN BY: JDR
CHECKED BY: DB
DATE: 01-29-2014
CLIENT SITE NO: 260668

T1

VERIZON WIRELESS
VILLA MARIA

SITE LAYOUT NOTES:

LESSEE'S EQUIPMENT AREA = 730 SQ.FT., OUTSIDE EQUIPMENT SPACE 480 SQ.FT., EQUIPMENT ROOM 250 SQ.FT

LESSEE'S PIPE BOLLARDS (8) 6"Ø PIPE X 4' TALL

LESSEE'S PAVED AREA = NO NEW PAVING INSTALLED, AREA PAVED

UNDERGROUND POWER = N/A

OVERHEAD POWER = 45'±

UNDERGROUND TELCO = 380'± TO R.O.W. ON EAST SIDE OF FM 2818
FIBER WAS NOT LOCATED AT SITE WALK.

NATURAL GAS LINE = 370'±

TOWER = NEW 140' MONOPOLE, OVERALL HEIGHT 151' WITH LIGHTNING ROD.

PROPOSED ANTENNA HEIGHT = 137'

EQUIPMENT = INDOOR EQUIPMENT IN STORAGE UNIT "G014" WITH MONOPOLE TOWER & OUTDOOR NATURAL GAS GENERATOR ADJACENT TO ROOM.



ALL TRENCHING IS TO BE HAND-DUG

NOTE:

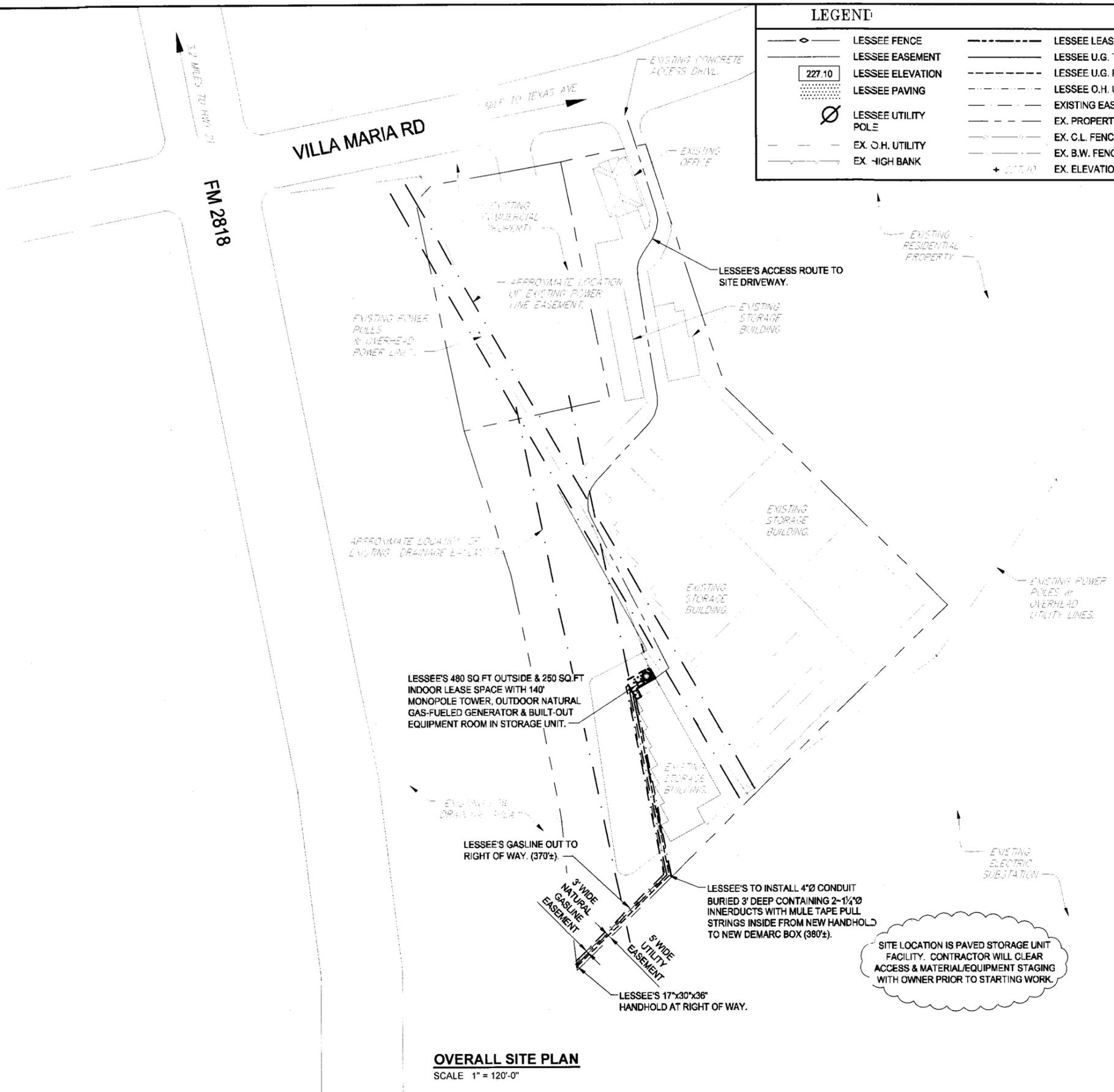
THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED LESSEE WORK TO OVERALL SITE ONLY. AXIS ENGINEERING CLAIMS NO RESPONSIBILITY FOR THE LEGAL DESCRIPTIONS SHOWN.

NOTES:

- 1.) CONTRACTOR IS TO REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION, BACK TO PRE-CONSTRUCTION CONDITION AT COMPLETION OF WORK.
- 2.) CONTRACTOR SHALL COORDINATE SITE ACCESS TIMES AND EQUIPMENT STAGING LOCATIONS WITH LANDLORD.
- 3.) TOWER IS TO SET ON THE IDENTIFIED CENTER POINT.
- 4.) ICE BRIDGE LENGTH SHOWN IS RELATIVE. LENGTH AND EXACT ALIGNMENT WITH SHELTER MAY VARY FROM DRAWING DIMENSIONS. ICE BRIDGE WILL APPROACH TOWER AS SHOWN.

LEGEND

	LESSEE FENCE		LESSEE LEASE LINE
	LESSEE EASEMENT		LESSEE U.G. TELCO
	LESSEE ELEVATION		LESSEE U.G. POWER
	LESSEE PAVING		LESSEE O.H. UTILITY
	LESSEE UTILITY POLE		EXISTING EASEMENT
	EX. O.H. UTILITY		EX. PROPERTY LINE
	EX. HIGH BANK		EX. C.L. FENCE
			EX. B.W. FENCE
			EX. ELEVATION



OVERALL SITE PLAN
SCALE 1" = 120'-0"

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8200 ROTHWAY STREET, SUITE 140
HOUSTON, TEXAS 77040
PHONE: 713-480-9802 FAX: 713-690-9037
AXIS PROJECT NUMBER:
01-131105-188

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REVISIONS	BY

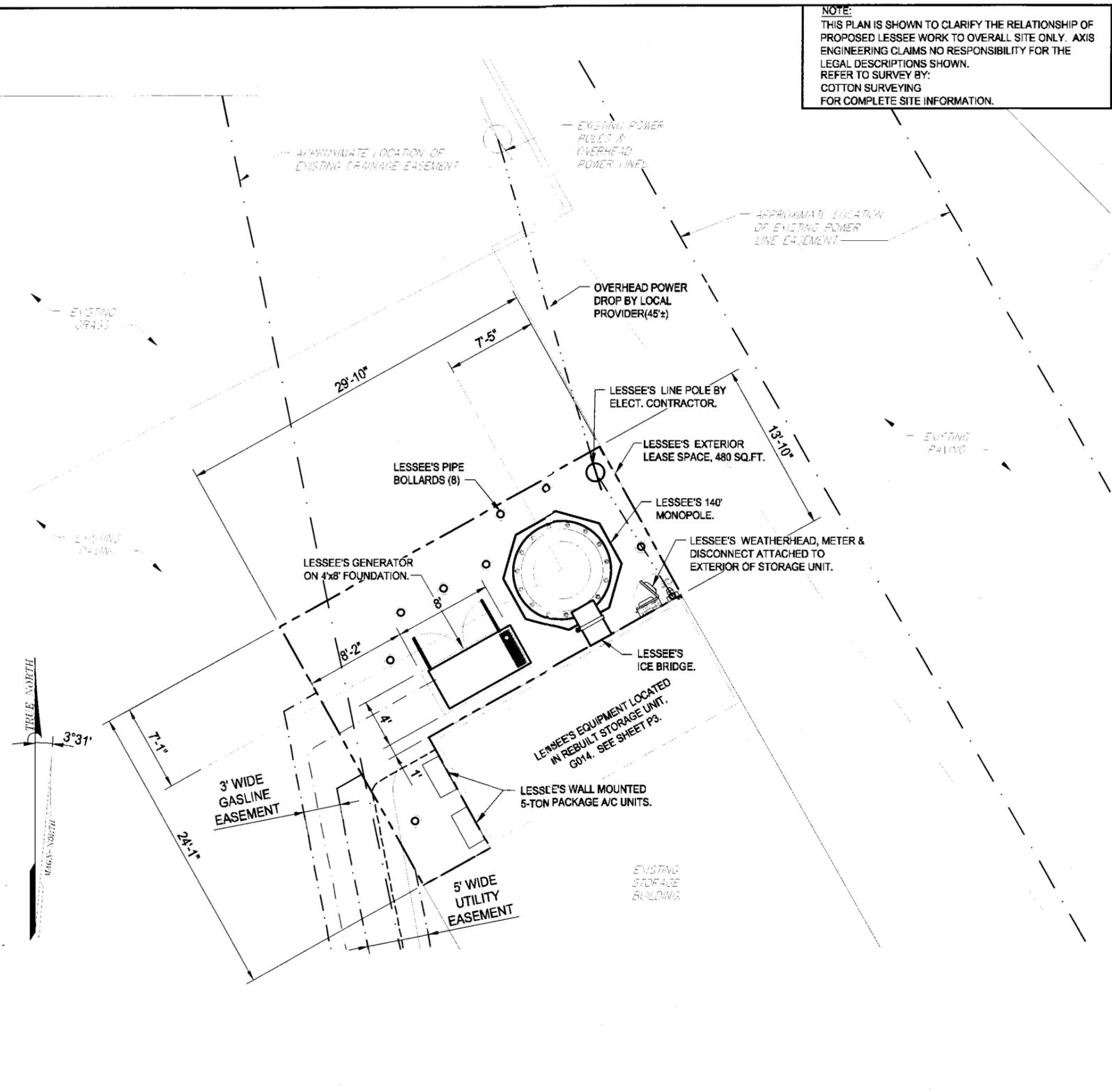
OVERALL SITE PLAN
VERIZON WIRELESS - TEXAS AREA
VILLA MARIA SITE

DRAWN BY:	JDR
CHECKED BY:	DB
DATE:	01-29-2014
CLIENT SITE No.:	260888

C1

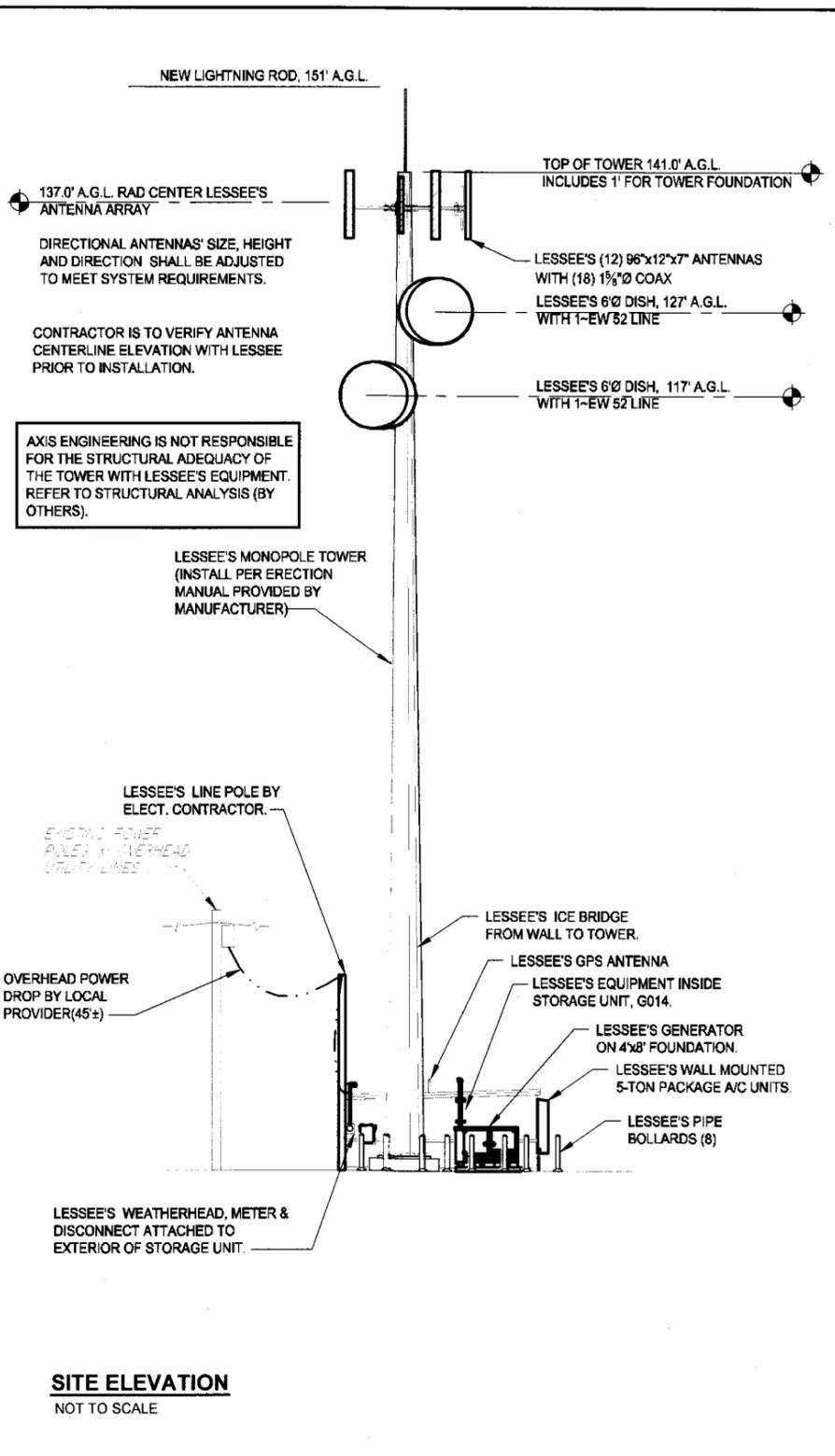
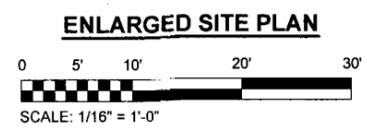
VERIZON WIRELESS
VILLA MARIA

NOTE:
 THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED LESSEE WORK TO OVERALL SITE ONLY. AXIS ENGINEERING CLAIMS NO RESPONSIBILITY FOR THE LEGAL DESCRIPTIONS SHOWN. REFER TO SURVEY BY: COTTON SURVEYING FOR COMPLETE SITE INFORMATION.



ALL TRENCHING IS TO BE HAND-DUG

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.



SITE ELEVATION
 NOT TO SCALE

LEGEND

—○—○—	LESSEE FENCE	— — — — —	LESSEE LEASE LINE
— — — — —	LESSEE EASEMENT	— — — — —	LESSEE PAVEMENT
227.10	LESSEE ELEVATION	— — — — —	LESSEE U.G. TELCO
⊘	LESSEE UTILITY POLE	— — — — —	LESSEE U.G. POWER
— — — — —	EX. O.H. UTILITY	— — — — —	LESSEE O.H. UTILITY
— — — — —	EX. HIGH BANK	— — — — —	EXISTING EASEMENT
		— — — — —	EX. PROPERTY LINE
		— — — — —	EX. C.L. FENCE
		— — — — —	EX. B.W. FENCE
		+	EX. ELEVATION

verizon
 WIRELESS

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 Wireless Site Design and Engineering
 www.axisengineering.net
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 PHONE: 713-460-9902 FAX: 713-690-5037

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 01-131105-188

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REVISIONS	BY

ENLARGED SITE PLAN & ELEVATION
VERIZON WIRELESS - TEXAS AREA
VILLA MARIA SITE

DRAWN BY: **JDR**

CHECKED BY: **DB**

DATE: **01-29-2014**

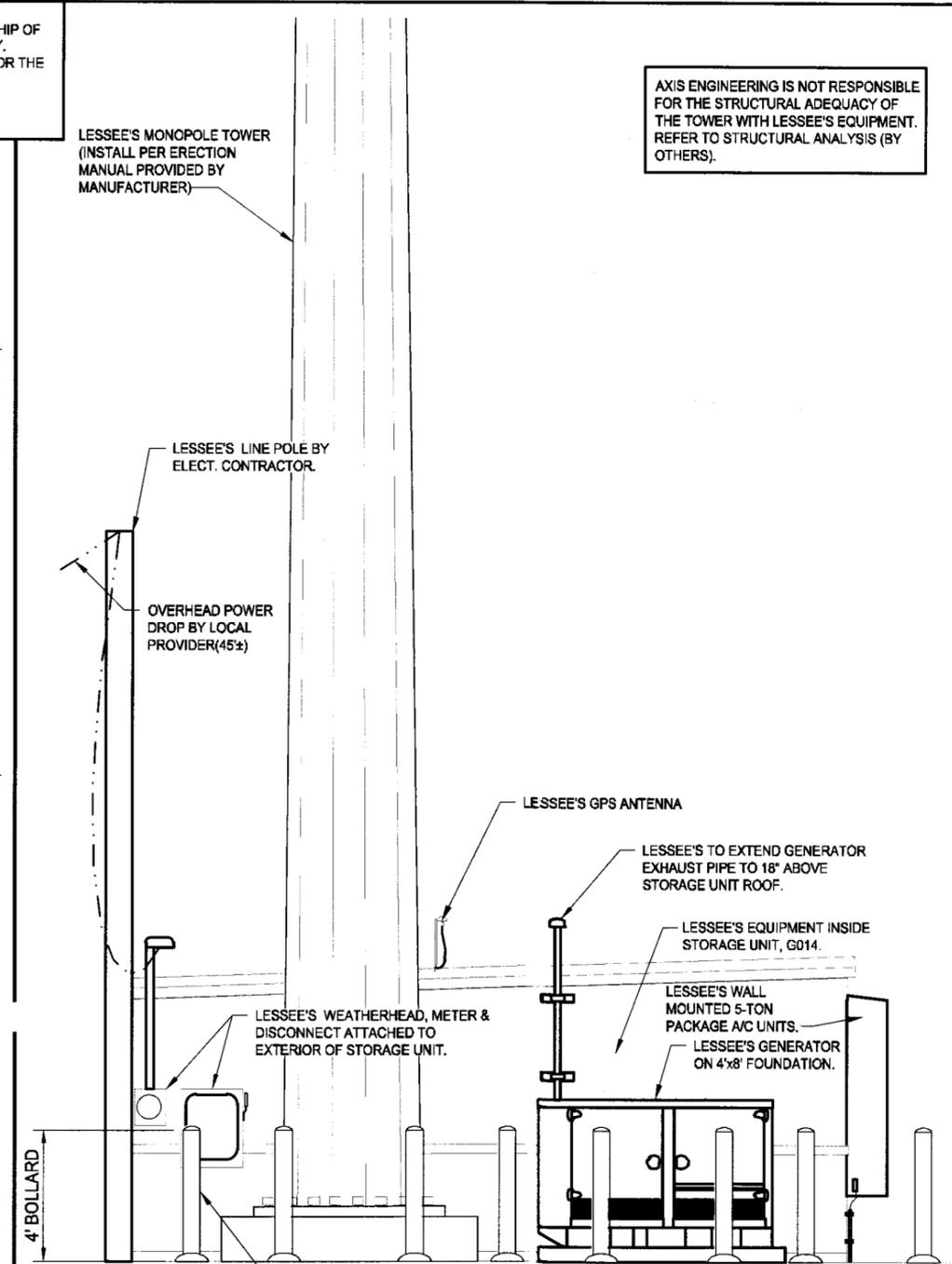
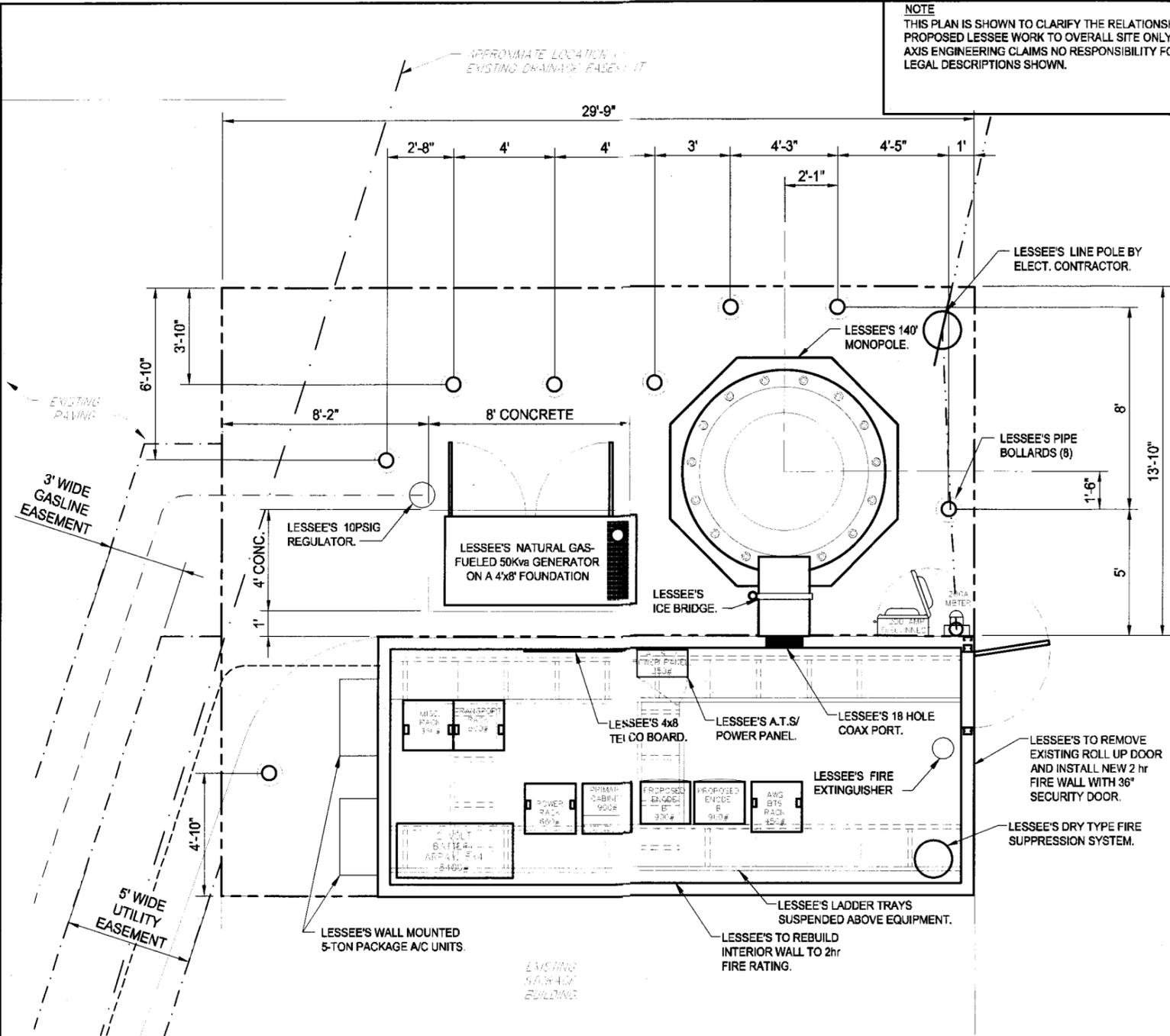
CLIENT SITE No.: **280688**

C2

VERIZON WIRELESS
VILLA MARIA

NOTE
THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED LESSEE WORK TO OVERALL SITE ONLY. AXIS ENGINEERING CLAIMS NO RESPONSIBILITY FOR THE LEGAL DESCRIPTIONS SHOWN.

AXIS ENGINEERING IS NOT RESPONSIBLE FOR THE STRUCTURAL ADEQUACY OF THE TOWER WITH LESSEE'S EQUIPMENT. REFER TO STRUCTURAL ANALYSIS (BY OTHERS).

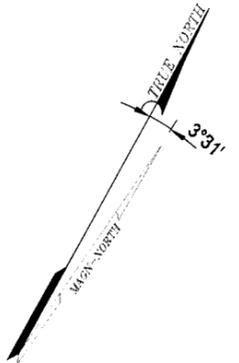
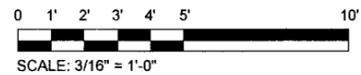


ENLARGED SITE ELEVATION
SCALE: NOT TO SCALE

ALL TRENCHING IS TO BE HAND-DUG

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

ENLARGED SITE PLAN



LEGEND

	LESSEE FENCE		LESSEE LEASE LINE
	LESSEE EASEMENT		LESSEE PAVEMENT
	LESSEE ELEVATION		LESSEE U.G. TELCO
	LESSEE PAVING		LESSEE U.G. POWER
	LESSEE UTILITY POLE		LESSEE O.H. UTILITY
	EX. O.H. UTILITY		EXISTING EASEMENT
	EX. HIGH BANK		EX. PROPERTY LINE
			EX. C.L. FENCE
			EX. B.W. FENCE
			EX. ELEVATION

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REVISIONS	BY

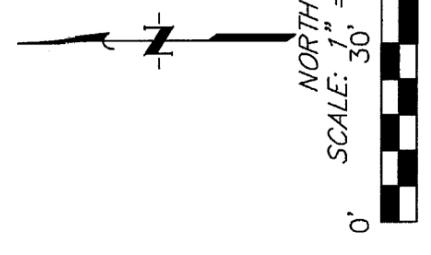
ENLARGED EQUIPMENT PLAN & SITE ELEVATION
VERIZON WIRELESS - TEXAS AREA
VILLA MARIA SITE

DRAWN BY: **JDR**
CHECKED BY: **DB**
DATE: **01-29-2014**
CLIENT SITE NO.: **260688**

C3
VERIZON WIRELESS
VILLA MARIA

LINE	BEARING	DISTANCE
L1	S 58°15'33" W	26.22'
L2	N 31°44'27" W	25.00'
L3	N 57°40'53" E	5.54'
L4	N 31°42'33" W	35.03'
L5	N 58°15'33" E	30.37'
L6	S 31°44'27" E	25.00'
L7	S 58°15'33" W	25.44'
L8	S 31°49'25" E	9.99'
L9	S 57°49'45" W	4.97'
L10	N 06°20'37" W	13.15'
L11	N 58°17'27" E	15.29'
L12	S 31°42'33" E	10.00'
L13	S 58°17'27" W	8.10'
L14	N 43°08'32" E	449.03'
L15	N 43°08'32" E	449.39'

LESSEE'S LAND SPACE
0.0186 ACRES
 809 SQ. FT.
 SEE NOTE 12

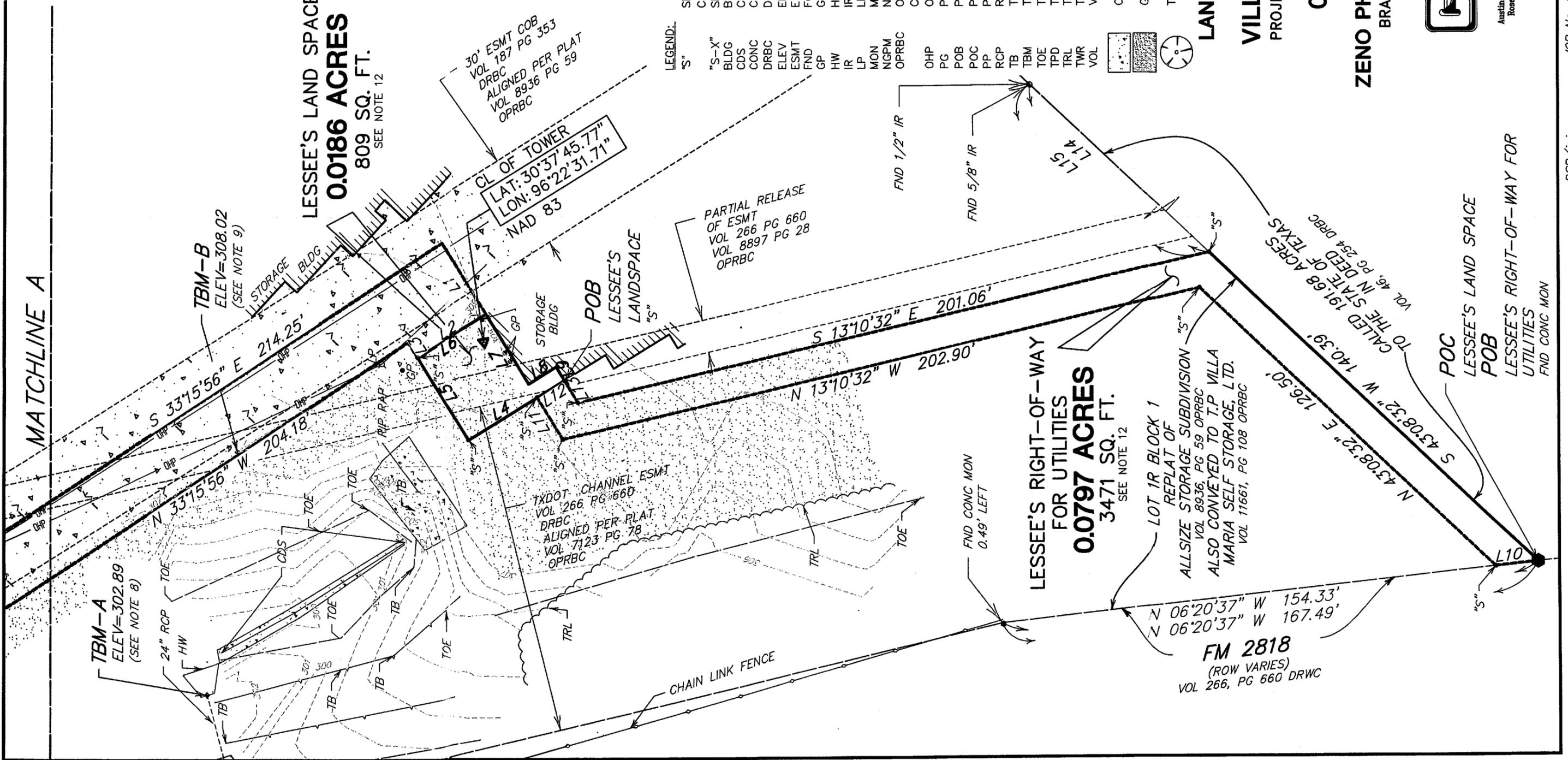


LEGEND:
 "S" SET 5/8-INCH IRON ROD (WITH CAP STAMPED "COTTON SURVEYING")
 "S-X" SET "X" IN CONCRETE
 BLDG BUILDING
 CDS CONCRETE DITCH STRUCTURE
 CONC CONCRETE
 DRBC DEED RECORDS OF BRAZOS COUNTY
 ELEV ELEVATION
 ESMT EASEMENT
 FND FOUND
 GP GUARD POST
 HW HEADWALL
 IR IRON ROD
 LP LIGHTPOLE
 MON MONUMENT
 NGPM NATURAL GAS PIPELINE MARKER
 OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
 OHP OVERHEAD POWER
 PG PAGE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PP POWER POLE
 RCP RCP PIPE
 TB TOP BANK
 TBM TEMPORARY BENCHMARK
 TOE TOE OF SLOPE
 TPD TELEPHONE PEDESTAL
 TRL TREETRIM LINE
 TWR TOWER
 VOL VOLUME
 CONCRETE
 GRAVEL
 TREE

LAND TITLE SURVEY
 OF
VILLA MARIA SITE
 PROJECT NO. 2012791264
 BEING
0.0186 ACRE
 OUT OF THE
ZENO PHILLIPS LEAGUE, A-65
 BRAZOS COUNTY, TEXAS
 MARCH 2014



COTTON SURVEYING COMPANY
 6335 Gulton, Suite 103
 Houston, Texas 77061-1169
 Office (713) 981-0275
 a Jones & Carter Company
 Austin • Brenham • Bryan • Dallas • Houston
 Rosenberg • San Antonio • The Woodlands
 FIRM No. 10046107

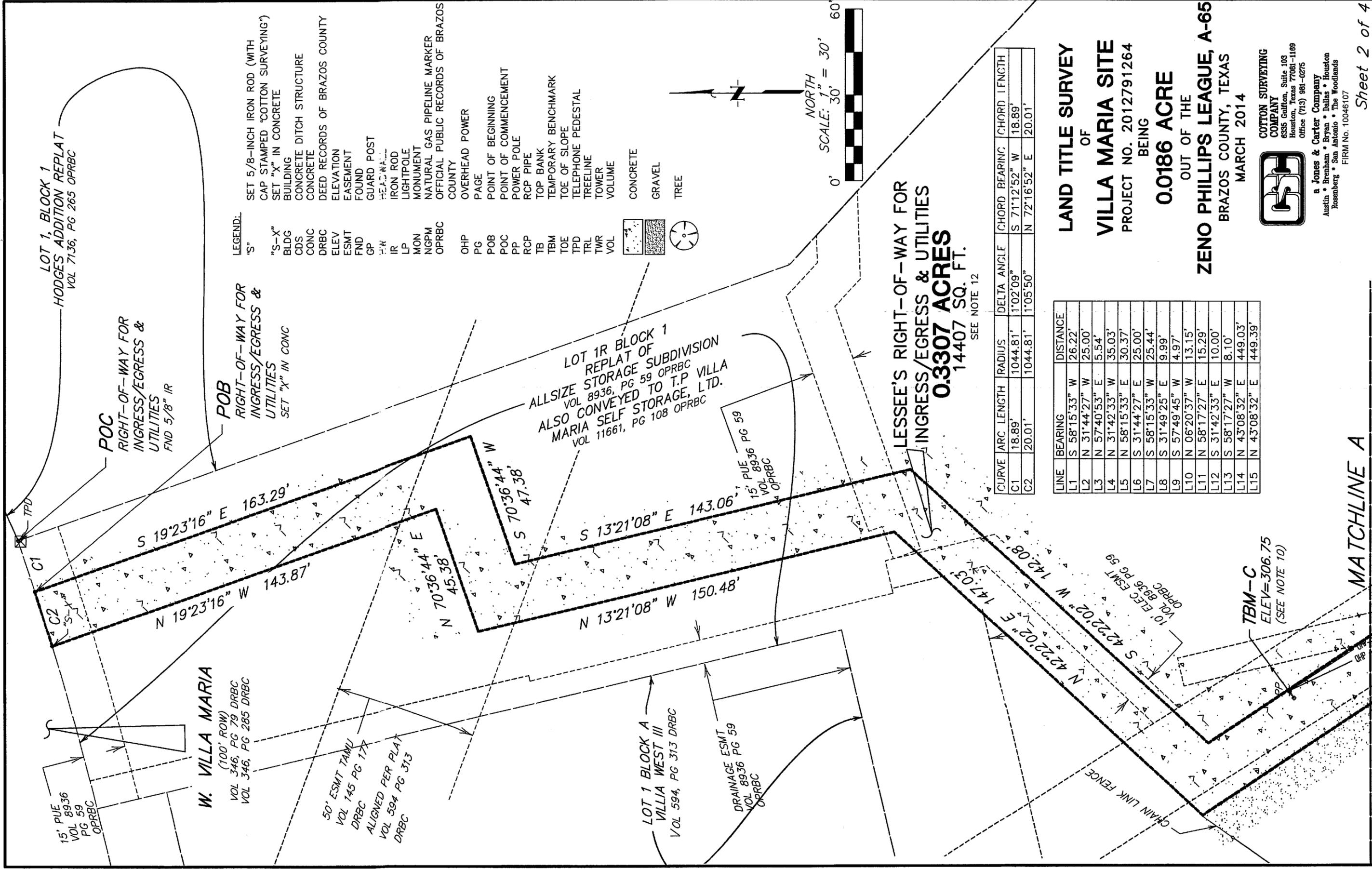


LESSEE'S RIGHT-OF-WAY FOR UTILITIES
0.0797 ACRES
 3471 SQ. FT.
 SEE NOTE 12

LOT 1R BLOCK 1
 REPLAT OF
 ALLSIZE STORAGE SUBDIVISION
 VOL 8936, PG 59 OPRBC
 ALSO CONVEYED TO T.P. VILLA MARIA SELF STORAGE, LTD.
 VOL 11661, PG 108 OPRBC

FM 2818
 (ROW VARIES)
 VOL 266, PG 660 DRWC

LESSEE'S LAND SPACE
 POB
 LESSEE'S RIGHT-OF-WAY FOR UTILITIES
 FND CONC MON



- LEGEND:**
- "S" SET 5/8-INCH IRON ROD (WITH CAP STAMPED "COTTON SURVEYING")
 - "S-X" SET "X" IN CONCRETE
 - BLDG BUILDING
 - CDS CONCRETE DITCH STRUCTURE
 - CONC CONCRETE
 - DRBC DEED RECORDS OF BRAZOS COUNTY
 - ELEV ELEVATION
 - ESMT EASEMENT
 - FND FOUND
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 - POC POINT OF COMMENCEMENT
 - PP POWER POLE
 - RCP RCP PIPE
 - TB TOP BANK
 - TBM TEMPORARY BENCHMARK
 - TOE TOE OF SLOPE
 - TPD TELEPHONE PEDESTAL
 - TRL TREELINE
 - TWR TOWER
 - VOL VOLUME
 - CONC CONCRETE
 - GRAV GRAVEL
 - TREE TREE



LESSEE'S RIGHT-OF-WAY FOR INGRESS/EGRESS & UTILITIES
0.3307 ACRES
14407 SQ. FT.
 SEE NOTE 12

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.89'	1044.81'	1°02'09"	S 71°12'52" W	18.89'
C2	20.01'	1044.81'	1°05'50"	N 72°16'52" E	20.01'

LINE	BEARING	DISTANCE
L1	S 58°15'33" W	26.22'
L2	N 31°44'27" W	25.00'
L3	N 57°40'53" E	5.54'
L4	N 31°42'33" W	35.03'
L5	N 58°15'33" E	30.37'
L6	S 31°44'27" E	25.00'
L7	S 58°15'33" W	25.44'
L8	S 31°49'25" E	9.99'
L9	S 57°49'45" W	4.97'
L10	N 06°20'37" W	13.15'
L11	N 58°17'27" E	15.29'
L12	S 31°42'33" E	10.00'
L13	S 58°17'27" W	8.10'
L14	N 43°08'32" E	449.03'
L15	N 43°08'32" E	449.39'

LAND TITLE SURVEY
 OF
VILLA MARIA SITE
 PROJECT NO. 2012791264
 BEING
0.0186 ACRE
 OUT OF THE
ZENO PHILLIPS LEAGUE, A-65
 BRAZOS COUNTY, TEXAS
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MATCHLINE A

LESSEE'S LAND SPACE

STATE OF TEXAS §
COUNTY OF BRAZOS §

A METES & BOUNDS description of a certain 0.0186-acre Lessee's Land Space out of the Zeno Phillips League, Abstract No. 65 in Brazos County, Texas, being a portion of Lot 1R of Block 1 of the Replat of Allsize Storage Subdivision, plat of which is recorded in Volume 8936, Page 59 of the Official Records of Brazos County and also being the same tract conveyed to T.P. Villa Maria Road Self Storage in Warranty Deed recorded in Volume 11661, Page 108 of the Official Records of Brazos County, said 0.0186 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, Central Zone, NAD83.

COMMENCING at a found concrete monument marking the south corner of said Lot 1R, being in the northwest line of a called 191.68-acres to the State of Texas described in a deed recorded in Volume 46, Page 254 of the Deed Records of Brazos County, also being in the east right-of-way of Farm to Market Road 2818, from which a set 5/8-inch iron rod (with cap stamped "Jones & Carter") bears North 6'20'37" West, 13.15 feet and a found concrete monument bears North 6'20'37" West, 167.49 feet and 0.49 feet left;

THENCE, North 43'08'32" East, along the northwest line of said 191.68-acre tract, 140.39 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter") from which a found 5/8-inch iron and a found 1/2-iron rod bear North 43'08'32" East, 449.03 feet and 449.39 feet respectively;

THENCE, North 13'10'32" West, 201.06 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter");

THENCE, North 58'17'27" East, 8.10 feet to a point for corner on the face of an existing storage building marking the POINT OF BEGINNING of the herein described 0.0186-acres Lessee's Land Space;

THENCE, North 31'42'33" West, passing at 10.00 feet a set 5/8-inch iron rod (with cap stamped "Jones & Carter"), continuing a total distance of 35.03 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter");

THENCE, North 58'15'33" East, 30.37 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter");

THENCE, South 31'44'27" East, 25.00 feet to a point for corner on the face of an existing storage building;

THENCE, South 58'15'33" West, along the face of an existing storage building, 25.44 feet to a corner of an existing storage building;

THENCE, South 31'49'25" East, along the face of an existing storage building, 9.99 feet to a corner of an existing storage building;

THENCE, South 57'49'45" West, along the face of an existing storage building, 4.97 feet to the POINT OF BEGINNING, CONTAINNING 0.0186 acre tract in Brazos County, Texas as shown on Drawing No. 1106 filed in the offices of Jones & Carter in Bryan, Texas.

LESSEE'S RIGHT-OF-WAY FOR UTILITIES

STATE OF TEXAS §
COUNTY OF BRAZOS §

A METES & BOUNDS description of a certain 0.0797-acre Lessee's Right-of-way for ingress/egress and utilities out of the Zeno Phillips League, Abstract No. 65 in Brazos County, Texas, being a portion of Lot 1R of Block 1 of the Replat of Allsize Storage Subdivision, plat of which is recorded in Volume 8936, Page 59 of the Official Records of Brazos County and also being the same tract conveyed to T.P. Villa Maria Road Self Storage in Warranty Deed recorded in Volume 11661, Page 108 of the Official Records of Brazos County, said 0.0797 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, Central Zone, NAD83.

BEGINNING at a found concrete monument marking the south corner of said Lot 1R, being in the northwest line of a called 191.68-acres to the State of Texas described in a deed recorded in Volume 46, Page 254 of the Deed Records of Brazos County, also being in the east right-of-way of Farm to Market Road 2818;

THENCE, North 06'20'37" West, along the west line of said Lot 1R, being common with the said east right-of-way 13.15 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter"), from which a found concrete monument bears North 06'20'37" West, 154.31 feet, 0.49 feet left;

THENCE, North 43'08'32" East, 126.50 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter");

THENCE, North 13'10'32" West, 202.90 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter");

THENCE, North 58'17'27" East, 15.29 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter"), from which a set 5/8-inch iron rod (with cap stamped "Jones & Carter") bears North 31'42'33" West, 25.03 feet;

THENCE, South 31'42'33" East, 10.00 feet to a point for corner on the face of an existing storage building;

THENCE, South 58'17'27" West, 8.10 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter");

THENCE, South 13'10'32" East, 201.06 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter") in the northwest line of aforementioned 191.68 acre tract, being common with the southeast line of aforementioned Lot 1R, from which a found 5/8-inch iron and a found 1/2-iron rod bear North 43'08'32" East, 449.03 feet and 449.39 feet respectively;

THENCE, South 43'08'32" West, along said common line, 140.39 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter") to the POINT OF BEGINNING, CONTAINNING 0.0797 acres of land in Brazos County, Texas, as shown on Drawing No. 1106 filed in the offices of Jones & Carter in Bryan, Texas.

LESSEE'S RIGHT-OF-WAY FOR INGRESS/EGRESS & UTILITIES

STATE OF TEXAS §
COUNTY OF BRAZOS §

A METES & BOUNDS description of a certain 0.3307-acre Lessee's Right-Of-Way for Ingress/Egress & Utilities out of the Zeno Phillips League, Abstract No. 65 in Brazos County, Texas, being a portion of Lot 1R of Block 1 of the Replat of Allsize Storage Subdivision, plat of which is recorded in Volume 8936, Page 59 of the Official Records of Brazos County, and also being the same tract conveyed to T.P. Villa Maria Road Self Storage in Warranty Deed recorded in Volume 11661, Page 108 of the Official Records of Brazos County, said 0.3307 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, Central Zone, NAD83.

COMMENCING at a found 5/8-inch iron rod marking the northeast corner of said Lot 1R, being in the south right-of-way of W. Villa Maria dedicated in Volume 346, Page 79 and Volume 346, Page 285 of the Deed Records of Brazos County, also being the northwest corner of Lot 1, Block 1 of the Hodges Addition Replat recorded in Volume 7136, Page 265 of the Official Records of Brazos County;

THENCE, along the south right-of-way of said W. Villa Maria, following a non-tangent curve to the right having an arc length of 18.89 feet, a radius of 1044.81 feet, and a chord bearing of South 71'12'52" West, 18.89 feet, to a set "X" in concrete marking the POINT OF BEGINNING of the herein described 0.3307-acre Lessee's Right-Of-Way for Ingress/Egress & Utilities;

THENCE, South 19'23'16" East, 163.29 feet to a point for corner;

THENCE, South 70'36'44" West, 47.38 feet to a point for corner;

THENCE, South 13'21'08" East, 143.06 feet to a point for corner;

THENCE, South 42'22'02" West, 142.08 feet to a point for corner;

THENCE, South 33'15'56" East, 214.25 feet to a point for corner;

THENCE, South 58'15'33" West, 26.22 feet to a point for corner on the face of an existing storage building;

THENCE, North 31'44'27" West, 25.00 feet to a set 5/8-inch iron rod (with cap stamped Jones & Carter) from which a set 5/8-inch iron rod (with cap stamped "Jones & Carter") bears South 58'15'33" West, 30.37 feet;

THENCE, North 57'40'53" East, 5.54 feet to a point for corner;

THENCE, North 33'15'56" West, 204.18 feet to a point for corner;

THENCE, North 42'22'02" East, 147.03 feet to a point for corner;

THENCE, North 13'21'08" West, 150.48 feet to a point for corner;

THENCE, North 70'36'44" East, 45.38 feet to a point for corner;

THENCE, North 19'23'16" West, 143.87 feet to a set "X" in concrete in the south right-of-way of aforementioned W. Villa Maria marking the beginning of a non-tangent curve to the left;

THENCE, along the south right-of-way of said W. Villa Maria, following the arc of said non-tangent curve to the left, having an arc length of 20.01 feet, a radius of 1044.81 feet, and a chord bearing of North 72'16'52" East, 20.01 feet to the POINT OF BEGINNING, CONTAINNING 0.3307 acres on land in Brazos County, Texas as shown on Drawing No. 1106 filed in the offices of Jones & Carter in Bryan, Texas.

LAND TITLE SURVEY OF VILLA MARIA SITE PROJECT NO. 2012791264 BEING 0.0186 ACRE OUT OF THE ZENO PHILLIPS LEAGUE, A-65 BRAZOS COUNTY, TEXAS MARCH 2014



COTTON SURVEYING COMPANY 6336 Gulton, Suite 103 Houston, Texas 77061-1169 Office (713) 981-0276

a Jones & Carter Company Austin • Brenham • Bryan • Dallas • Houston Rosenberg • San Antonio • The Woodlands

FIRM No. 10046107

GENERAL NOTES:

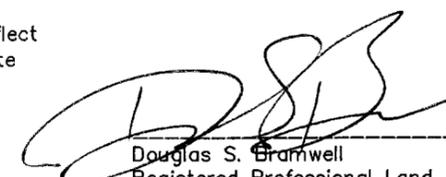
- Reference an Abstractor's Certificate prepared by Texas Abstract Services, having a control number 18611 certified through December 16, 2013. No additional research for easements or encumbrances was performed by Cotton Surveying Company.
- Bearings shown hereon are based on the Texas Coordinate System, Central Zone, NAD 83.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- According to Map No. 48041C0195E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, dated May 16, 2012, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.

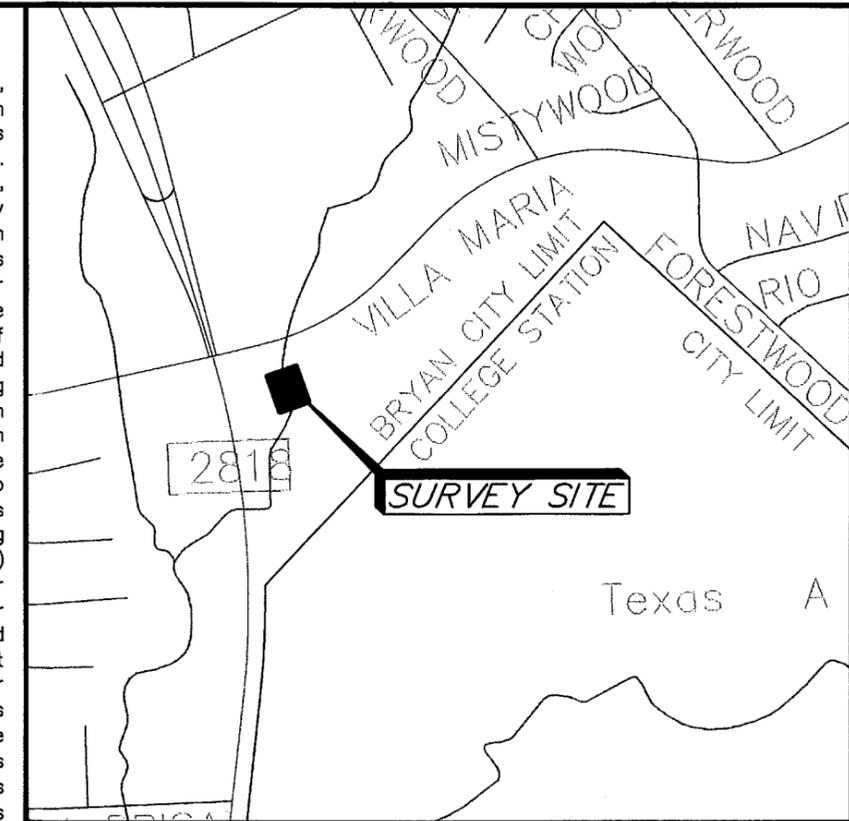
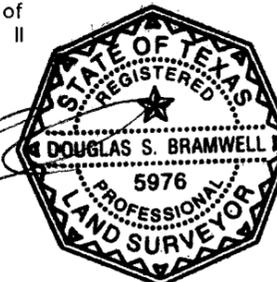
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Research for Adjoiner Tracts was performed by Texas Abstract Services and certified through December 16, 2013.
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- Latitude, Longitude and Elevations were obtained with Global Positioning Satellite Equipment.
- Temporary Benchmark A being a square cut in concrete in the center of a headwall. The headwall is located in a detention pond approximately 113 feet northwest of the Lessee's Landspace and approximately 40 feet east of a chainlink fence. Elevation =302.89 feet, NAVD 88.
- Temporary Benchmark B being a square cut on the back of a concrete curb. The curb is located approximately 40 feet west of building D of Allsize Storage and approximately 60 feet northwest of the northeast corner of building G. Elevation =308.02 feet, NAVD 88.
- Temporary Benchmark C being a square cut on the corner of a concrete island for a powerpole. The cut is on the west side of the island. The island is located approximately 20 feet west of building D and approximately 125 feet northeast of building G. Elevation =306.75 feet, NAVD 88.
- Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.
- The Abstractors Certificate mentions all easements that are shown on the Replat of Allsize Storage Subdivision, recorded in Volume 8936, Page 59 of the Official Public Records of Brazos County. This consists of a 30 foot wide City of Bryan easement, a drainage easement, 2 separate 15 foot wide public utility easements, and a 10 foot wide electrical easement. All of these easements abut or cross over the Lessee's Right of Way for Ingress/Egress and Utilities but does not affect the Lessee's Land Space and are shown hereon.
- The Abstractors Certificate mentions a right-of-way easement that was recorded on April 26, 1947 in Volume 132, Page 35 of the Deed Records of Brazos County. This is a blanket easement and cannot be located.
- The Abstractors Certificate mentions a right-of-way easement that was recorded on January 17, 1950 in Volume 141, Page 493 of the Deed Records of Brazos County. This is a blanket easement and cannot be located.
- The Abstractors Certificate mentions a waterline easement that was recorded on July 5, 1950 in Volume 145, Page 177, of the Deed Records of Brazos County. This easement crosses the Lessee' Right of Way for Ingress/Egress and Utilities but does not affect the Lessee's Land Space and is shown hereon.
- The Abstractors Certificate mentions a right-of-way easement that was recorded on April 24, 1957 in Volume 187, Page 353, of the Deed Records of Brazos County. This easement crosses the Lessee' Right of Way for Ingress/Egress and Utilities but does not affect the Lessee's Land Space and is shown hereon.
- The Abstractors Certificate mentions an easement that was recorded on May 21, 1963 in Volume 229, Page 71 of the Deed Records of Brazos County. This is a blanket easement and cannot be located.
- The Abstractors Certificate mentions an easement that was recorded on August 17, 1964 in Volume 239, Page 498 of the Deed Records of Brazos County. This is a blanket easement and cannot be located.
- The Abstractors Certificate mentions an easement for Highway Purposes dated July 21, 1967 recorded in Volume 266, Page 660 of the Deed Records of Brazos County. Said easement partially released by instrument recorded in Volume 8897, Page 28 of the Official Records of Brazos County. This easement affects the northwest corner of the Lessee's Land Space and a portion of the Lessee's Right-of-Way for Utilities and a portion of the Lessee's Right-of-Way for Ingress/Egress & Utilities and is shown hereon.
- The Abstractors Certificate mentions an easement that was recorded on January 17, 1968 in Volume 276, Page 824 of the Deed Records of Brazos County this easement is located west of the Lessee's Land Space, and does not affect the Lessee's Land Space, the Lessee's Right-of-Way for Ingress/Egress and Utilities, or the Lessee's Right-of-Way for Utilities.

Subject to the General Notes shown hereon:

The undersigned hereby certifies unto Verizon Wireless and Pennington Law Firm, LLP, and Texas Abstract Services that (a) this survey drawing is based upon an on-the-ground survey made by the undersigned on May 15, 2013, and as to matters of record relies upon the documents listed in the Abstractor's Certificate Control No. 18611, prepared by Texas Abstractors Services and certified through December 16, 2013, which includes, and is limited to, the Lessee's Land Space, Lessee's Right of Way for Ingress/Egress, and Lessee's Right of Way for Ingress/Egress & Utilities, herein collectively termed, the 'Property', as shown and as described on this drawing (b) this survey accurately shows (1) the location of any buildings, structures and other improvements situated on or within the Property (2) the facts found by the undersigned at the time of said survey, (3) the courses and measured distances of the perimeter boundaries of the Property as described and shown on this survey, and (4) all setback lines, encroachments, easements and rights-of-way crossing, abutting or affecting the Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such setback lines, encroachments, easements and rights-of-way; (c) the area of the Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (d) the field notes attached to this survey accurately state the courses and distances found in performing the on-the-ground survey; (e) the notes listed on the survey are true and correct (f) except as shown on the survey drawing, there are no (1) visible easements or rights-of-way across or abutting or affecting the Property (2) easements or rights-of-way across or abutting or affecting the Property of which the undersigned has been advised (3) visible encroachments from the Property onto an adjacent property or onto easements, streets, or alleys, by any of the building structures or other improvements, or (4) visible encroachments on the Property by buildings structures or other improvements situated on adjoining property; (g) Access to the Lessee's Land Space will be from Villa Maria, to the Right-of-Way For Ingress/Egress & Utilities, then through Right-of-Way For Ingress/Egress & Utilities to the Lessee's Land Space; (h) this professional service conforms to (1) the scope of work as requested by Verizon Wireless on a site visit and (2) the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Surveyed: May 15, 2013
 Revised March 11, 2014 to reflect updated Abstractor's Certificate


 Douglas S. Bramwell
 Registered Professional Land Surveyor
 No. 5976



LAND TITLE SURVEY
 OF
VILLA MARIA SITE
 PROJECT NO. 2012791264
 BEING
0.0186 ACRE
 OUT OF THE
ZENO PHILLIPS LEAGUE, A-65
 BRAZOS COUNTY, TEXAS
 MARCH 2014



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a Jones & Carter Company
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 FIRM No. 10048107