

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.98'	S 49° 23' 38" E
L2	61.68'	S 30° 55' 05" W
L3	58.94'	S 80° 24' 18" W
L4	46.33'	S 74° 18' 56" W
L5	63.71'	N 78° 33' 12" W
L6	54.69'	N 46° 24' 28" W
L7	40.04'	N 50° 51' 51" W
L8	136.55'	N 63° 46' 36" W
L9	24.75'	S 83° 08' 02" W
L10	118.83'	N 53° 54' 50" W
L11	12.00'	N 22° 53' 00" E
L12	60.52'	N 64° 36' 47" W
L13	19.45'	N 71° 28' 05" W
L14	27.02'	N 12° 48' 36" W
L15	87.41'	N 0° 48' 36" W
L16	87.41'	N 12° 17' 44" E
L17	53.31'	N 21° 30' 47" E
L18	81.89'	N 39° 24' 56" E

FIELD NOTES DESCRIPTION

OF A
3.445 ACRE TRACT
T. J. WOOTEEN LEAGUE SURVEY, ABSTRACT 59
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 3.445 ACRES LYING IN THE THOMAS J. WOOTEEN LEAGUE SURVEY, ABSTRACT 59, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 3.445 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DESSAU ROAD, LLC IN VOLUME 19685, PAGE 126 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 3.445 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY OF JOHN SHARP PARKWAY—STATE HIGHWAY 47 (SH 47 RIGHT-OF-WAY WIDTH VARIES), AND THE SOUTHEAST EAST RIGHT-OF-WAY LINE OF W. VILLA MARIA ROAD (RIGHT-OF-WAY WIDTH VARIES), AT THE NORTH CORNER OF SAID 3.445 ACRE, FOR THE NORTH CORNER HEREOF; FROM WHICH THE CITY OF BRYAN MONUMENT GPS-74 BEARS N 07° 44' 07" E A DISTANCE OF 2,162.18 FEET;

THENCE, CONTINUING WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SH 47, SAME BEING THE NORTHEAST LINES OF SAID 3.445 ACRES, FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S 49° 23' 38" E, A DISTANCE OF 3.98 FEET TO A 5/8 INCH IRON ROD FOUND;
- 2) S 48° 40' 06" E, A DISTANCE OF 311.90 FEET TO A TxDOT TYPE I CONCRETE RIGHT-OF-WAY MONUMENT FOUND;
- 3) S 43° 20' 31" E, A DISTANCE OF 197.11 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 2972" FOUND;
- 4) S 43° 20' 21" E, CONTINUING WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SH 47, AND THE NORTHEAST RIGHT-OF-WAY OF SAID 3.445 ACRE TRACT, A DISTANCE OF 180.12 FEET TO THE EAST CORNER HEREOF, FROM WHICH A TYPE I CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS S 43° 20' 21" E A DISTANCE OF 0.59 FEET, AT A NORTHERLY CORNER OF A CALLED 10.888 ACRE TRACT DESCRIBED IN A DEED TO ERWIN M. THOMAS, III AND WIFE, DOROTHY MAE THOMAS IN VOLUME 2262, PAGE 257 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT);

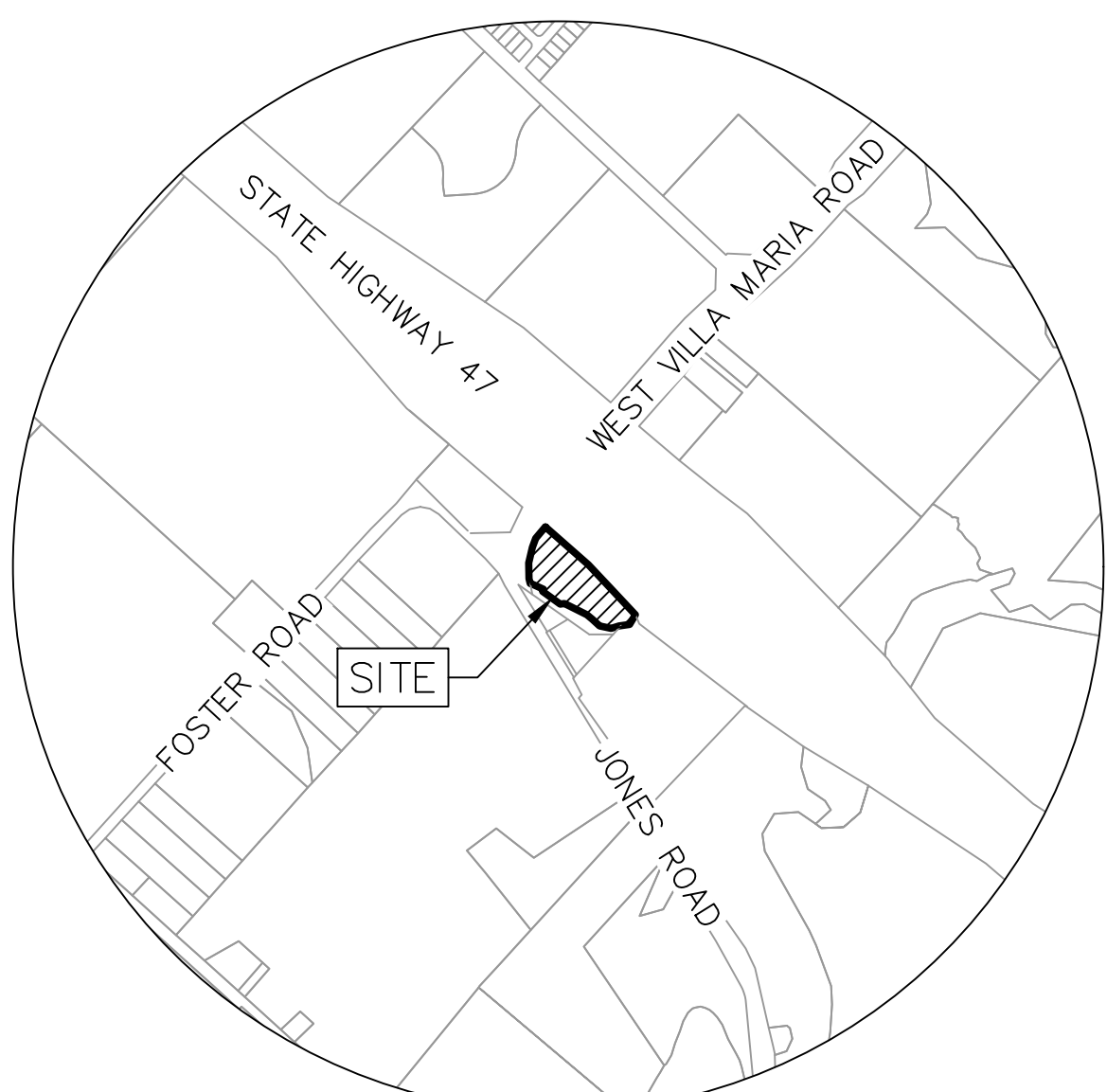
THENCE, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SH 47, WITH A NORTHWEST LINE OF SAID 10.888 ACRE TRACT COMMON WITH SAID 3.445 ACRES, S 30° 55' 05" W, A DISTANCE OF 61.68 FEET TO POINT FOR CORNER LYING IN THE CENTER OF A CREEK;

THENCE, WITH SAID 3.445 ACRES AND PARTLY WITH A NORTH LINE OF SAID 10.888 ACRES AND PARTLY WITH A NORTH LINE OF THE RESIDUE OF A CALLED 81.07 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HARRISON NEAL JONES AND JAMES CARLETON JONES RECORDED IN VOLUME 1721, PAGE 263 (ORBCT), WITH THE CENTER LINE OF SAID CREEK, FOR THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) S 80° 24' 18" W, A DISTANCE OF 58.94 FEET;
- 2) S 74° 18' 56" W, A DISTANCE OF 46.33 FEET;
- 3) N 78° 33' 12" W, A DISTANCE OF 63.71 FEET;
- 4) N 46° 24' 28" W, A DISTANCE OF 54.69 FEET;
- 5) N 50° 51' 51" W, A DISTANCE OF 40.04 FEET;
- 6) N 63° 46' 36" W, A DISTANCE OF 136.55 FEET;
- 7) S 83° 08' 02" W, A DISTANCE OF 24.75 FEET;
- 8) N 53° 54' 50" W, A DISTANCE OF 118.83 FEET;
- 9) N 22° 53' 00" E, A DISTANCE OF 12.00 FEET;
- 10) N 64° 36' 47" W, A DISTANCE OF 60.52 FEET;
- 11) N 71° 28' 05" W, A DISTANCE OF 19.45 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND ON A SOUTH LINE OF SAID W. VILLA MARIA ROAD RIGHT-OF-WAY MARKING A NORTH CORNER OF SAID RESIDUE TRACT;

THENCE, WITH SAID SOUTH RIGHT-OF-WAY OF W. VILLA MARIA ROAD AND THE NORTH LINES OF SAID 3.445 ACRE TRACT FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N 12° 48' 36" W, A DISTANCE OF 27.02 FEET TO A 5/8 INCH IRON ROD FOUND;
- 2) N 00° 48' 36" W, A DISTANCE OF 87.41 FEET 1/2 INCH IRON ROD FOUND;
- 3) N 12° 17' 44" E, A DISTANCE OF 87.41 TO A 1/2 INCH IRON ROD FOUND NEAR THE HIGH BANK OF SAID CREEK;
- 4) N 21° 30' 47" E, A DISTANCE OF 53.31 FEET TO A 1/2 INCH IRON ROD FOUND;
- 5) N 39° 24' 56" E, A DISTANCE OF 81.89 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 3.445 ACRES, MORE OR LESS.

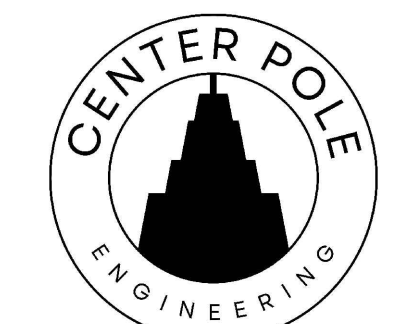


VICINITY MAP
N.T.S.

FINAL PLAT
OF
VILLA MARIA RETAIL CENTER
LOT 1, BLOCK 1
3.445 ACRES
BEING A FINAL PLAT OF ALL OF A CALLED 3.445 ACRE TRACT
VOLUME 19685, PAGE 126 OPRBCT
THOMAS J. WOOTEEN LEAGUE SURVEY, ABSTRACT 59
BRYAN, BRAZOS COUNTY, TEXAS
MARCH 2025

OWNER/DEVELOPER DESSAU ROAD, LLC 756 E BRENHAM ST GIDDINGS, TX 78942 (512) 507-4108	ENGINEER CENTER POLE ENGINEERING, LLC BRYAN, TX 77802 (979) 213-6971 TBPELS F-23601 INFO@CENTERPOLEENGINEERING.COM	SURVEYOR KERR SURVEYING, LLC 1718 BRIARCREST DR BRYAN, TX 77802 (979) 268-3195 TBPELS F-10018500 SURVEYS@KERRSURVEYING.NET PROJECT 25-0292
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PRELIMINARY PLAN
FOR REVIEW
PURPOSES ONLY



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, DESSAU ROAD, LLC, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 19685, PAGE 126, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____ 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 PURPOSE STATED. GIVEN UNDER MY HAND AND SEAL ON THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PUBLIC SURVEYOR NO. 6531 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 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.

MICHAEL KONETSKI, RPLS NO. 6531

APPROVAL OF THE CITY PLANNER

I, _____, 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 ____ DAY OF _____, 20____.

CITY PLANNER, BRYAN, TEXAS

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 ____ DAY OF _____, 20____.

CITY ENGINEER, BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS


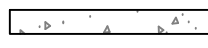

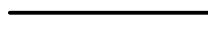

















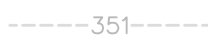

I, _____, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20____ IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010350985184 (CALCULATED USING GEOID12B).
3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
4. CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING AERIAL DRONE LIDAR AND CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (GEOID12B).
5. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS, AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
6. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
7. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0285E, REVISED DATE: 05-16-2012.
8. 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL LOT CORNERS UNLESS IN CREEK OR OTHERWISE NOTED.
9. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LIE.

LEGEND

-  EXISTING GRAVEL
-  EXISTING CONCRETE
-  PROPERTY BOUNDARY
-  PROPOSED LOT LINE
-  EXISTING LOT LINE
-  NEIGHBORING PROPERTY LINE
-  BUILDING SETBACK
-  EXISTING SEWER MANHOLE
-  EXISTING FIRE HYDRANT
-  EXISTING WATER VALVE
-  EXISTING STORM SEWER MANHOLE
-  EXISTING GRATE INLET
-  EXISTING POWER POLE
-  EXISTING ELECTRIC SERVICE
-  EXISTING TRANSFORMER
-  EXISTING OVERHEAD ELECTRIC
-  EXISTING WATER LINE (SIZE NOTED)
-  EXISTING SANITARY SEWER LINE (SIZE NOTED)
-  EXISTING BARBED WIRE FENCE
-  EXISTING CHAIN LINK FENCE
-  EXISTING WIRE MESH FENCE
-  EXISTING CONTOUR (MAJOR)
-  EXISTING CONTOUR (MINOR)
- DRBCT** DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBT** OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456** VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F** NOW OR FORMERLY
- ()** RECORD INFORMATION

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THIS DOCUMENT, INCLUDING METES, THE COORDINATES AND ELEVATIONS SPECIFIED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PARTS OF THIS DOCUMENT WITHOUT THE WRITTEN AUTHORIZATION AND ASSUMPTION OF CENTER POLE ENGINEERING, LLC SHALL BE WITHOUT LIABILITY TO CENTER POLE ENGINEERING, LLC.