


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

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;

- 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.

KERR SURVEYING, LLC
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BRYAN, TX 77802
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TBPELS F-10018500
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PROJECT 25-0292



KERR
SURVEYING

SHEET 1 OF 2

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 _____.

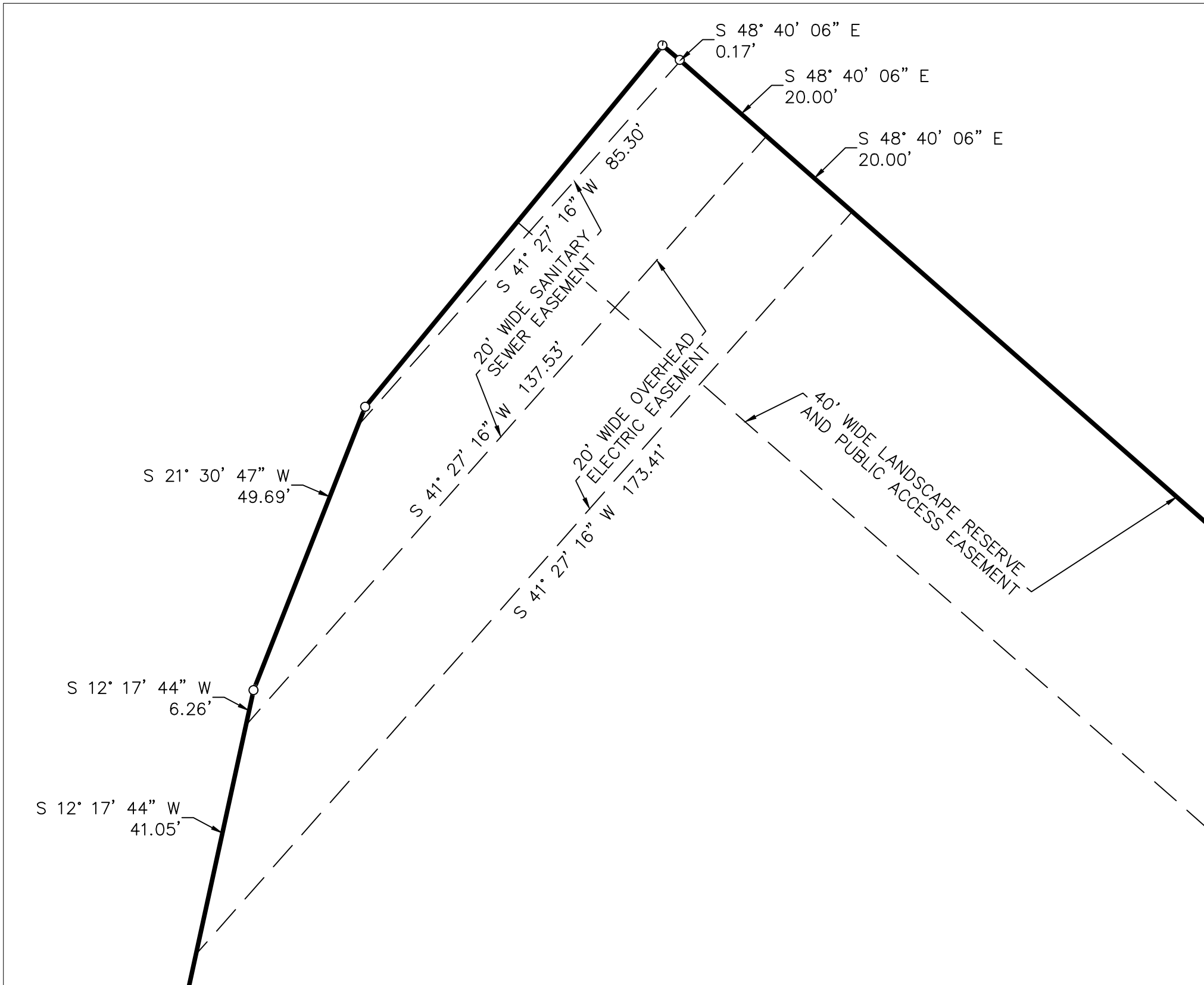
COUNTY CLERK, BRAZOS COUNTY, TEXAS

GENERAL NOTES

- 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).
- 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).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- 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).
- 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.
- 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.
- 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.
- 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL LOT CORNERS UNLESS IN CREEK OR OTHERWISE NOTED.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- THIS PROPERTY IS ZONED INNOVATION CORRIDOR - RETAIL DISTRICT (IC-RS) AND LIES WITHIN THE INNOVATION CORRIDOR OVERLAY DISTRICT.

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
OPRBCT	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
123/456	VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
N/F	NOW OR FORMERLY
()	RECORD INFORMATION



EASEMENT DETAILS

1" = 20'

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. WOOTEN LEAGUE SURVEY, ABSTRACT 59
BRYAN, BRAZOS COUNTY, TEXAS

APRIL 2025

OWNER/DEVELOPER

DESSAU ROAD, LLC
756 E BRENHAM ST
GIDDINGS, TX 77902
(512) 507-4108

ENGINEER

CENTER POLE ENGINEERING, LLC
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SURVEYOR

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PRELIMINARY PLAN
FOR REVIEW
PURPOSES ONLY

