



FIELD NOTES DESCRIPTION  
OF A  
0.410 ACRE TRACT  
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45  
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.410 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF CALLED LOTS 16, 17, AND THE ADJOINING 1/2 OF LOT 18 OF VILLA MARIA ROAD SUBDIVISION FILED IN VOLUME 103, PAGE 277 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), BEING DESCRIBED IN A DEED TO GLEN D. DOCKERY RECORDED IN VOLUME 17173, PAGE 48 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.410 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod found in the northwest right-of-way line of Villa Maria Road (100' wide right-of-way 103/277 DRBCT), same being the east corner of a tract of land called to be Lot 12R of Villa Maria Road Subdivision as shown on plat filed in Volume 10710, Page 92 and previously described in a deed to Texas-Villa Maria Retail, L.P. recorded in Volume 6308, Page 100 (OPRBCT), the south corner of said Dockery tract, and being the south corner hereof;

**THENCE**, with the common line of said Texas-Villa Maria Retail, L.P. tract and said Dockery tract, same being the common line of Lots 12R & 16, **N 47° 17' 04" W**, a distance of **145.31 feet** to a 5/8 inch iron rod found in the southeast line of Lot 4, Block 17 of Culpepper Manor Second Installment filed in Volume 188, Page 413 (DRBCT), being described in a deed to Selida Lawrence & W. R. Hollander recorded in Volume 9950, Page 158 (OPRBCT), same being the north corner of said Texas-Villa Maria Retail, L.P. tract, the west corner of said Dockery tract, and being the west corner hereof;

**THENCE**, with the common line of said Culpepper Manor Second Installment and said Villa Maria Road Subdivision, **N 42° 02' 37" E**, a distance of **120.75 feet** to a 1/2 inch bent iron rod found in the southeast line of Lot 5, Block 17 of Culpepper Manor Second Installment, being described in a deed to Willie L. Green, Jr. recorded in Volume 15083, Page 115 (OPRBCT), same being the west corner of a tract of land called to be Lots 19, 20, 21, 22, and 1/2 of Lot 18 of Villa Maria Road Subdivision, described in a deed to Crawford-Austin Properties, LTD. recorded in Volume 5503, Page 74 (OPRBCT), the north corner of said Dockery tract, and being the north corner hereof;

**THENCE**, with the common line of said Crawford-Austin Properties, LTD. tract and said Dockery tract, **S 48° 48' 35" E**, a distance of **145.87 feet** to a 1/2 inch iron rod with a plastic cap stamped 'KERR SURVEYING' set in the northwest right-of-way line of Villa Maria Road, same being the south corner of said Crawford-Austin Properties, LTD. tract, the east corner of said Dockery tract, and being the east corner hereof;

**THENCE**, with the northwest right-of-way line of Villa Maria Road, same being the southeast lien of said Dockery tract, **S 42° 17' 57" W**, at a distance of 24.90 feet passing a 1/2 inch bent iron rod found marking the south corner of Lot 18, Same being the east corner of Lot 17 of said Villa Maria Road Subdivision, and continuing for a total distance of **124.63 feet** to the **POINT OF BEGINNING** hereof and containing **0.410 acres**, more or less.

Surveyed on the ground December 2025 under my supervision. See plat prepared December 2025 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00010899466584 (calculated using GEOID12B). Reference drawing: 25-1453-Boundary.



12/17/25

Michael Konetski

Registered Professional Land Surveyor No. 6531



**KERR**  
**SURVEYING**

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