



SCALE: 1" = 30'

LEGEND:

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ORBCT = OFFICIAL 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
- WATER VALVE
 - WATER METER
 - CLEAN OUT
 - UTILITY POLE
 - LIGHT POLE/STANDARD
 - GAS METER
 - ELECTRIC SERVICE
 - BILLBOARD
 - BOLLARD
 - AERIAL TELEPHONE LINES
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - CONCRETE
 - GRAVEL
 - ASPHALT
 - CURB

SURVEYOR'S CERTIFICATE:

I, MICHAEL KONETSKI, R.P.L.S. NO. 6531, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

Michael Konetski
MICHAEL KONETSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531



CULPEPPER MANOR SECOND INSTALLMENT
188/413 (DRBCT)

N/F
SELIDA LAWRENCE & W.R. HOLLANDER
CALLED LOT 4, BLOCK 17
CULPEPPER MANOR SECOND INSTALLMENT
9950/158 (OPRBCT)

LOT 4
BLOCK 17

LOT 3
BLOCK 17

5/8 INCH IRON
ROD FOUND (CM)

5' PUBLIC UTILITY
EASEMENT (10710/92)

VILLA MARIA ROAD SUBDIVISION
LOT 12R
10710/92 (OPRBCT)

N/F
TEXAS-VILLA MARIA RETAIL, L.P.
6308/100 (OPRBCT)

N/F
WILLIE L. GREEN, JR.
CALLED LOT 5, BLOCK 17
CULPEPPER MANOR SECOND INSTALLMENT
15083/115 (OPRBCT)

1/2 INCH BENT IRON
ROD FOUND (CM)

LOT 5
BLOCK 17

0.410 ACRES

N/F
GLEN D. DOCKERY
CALLED LOTS 16, 17, AND THE
ADJOINING 1/2 OF 18
VILLA MARIA ROAD SUBDIVISION
17173/48 (OPRBCT)

720 E. VILLA MARIA ROAD
1 STORY HARDIE
HOUSE

POINT OF BEGINNING
1/2 INCH IRON ROD FOUND (CM)

10' PUBLIC UTILITY
EASEMENT (10710/92)

20' CROSS-ACCESS
EASEMENT (10710/92)

N/F
CRAWFORD-AUSTIN PROPERTIES, LTD.
CALLED LOTS 19, 20, 21, 22, AND 1/2 OF 18
VILLA MARIA ROAD SUBDIVISION
5503/74 (OPRBCT)

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 12-12-2025, THIS TRACT IS ZONED RESIDENTIAL DISTRICT-7000 [RD-7] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 5'
REAR SETBACK - 5'

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 1.00010899466584 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

(P) INDICATES THE PLAT OF VILLA MARIA ROAD SUBDIVISION RECORDED IN VOLUME 103, PAGE 277 (DRBCT).

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO AN EXPERT CONSULTANT.

THIS SURVEY DOES NOT PROVIDE A 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.

THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.

VISIBLE IMPROVEMENTS WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

TSPS STANDARD LAND SURVEY PLAT
OF A

0.410 ACRE TRACT
CALLED TO BE LOTS 16, 17, AND THE ADJOINING 1/2 OF 18
VILLA MARIA ROAD SUBDIVISION
VOLUME 103, PAGE 277 DRBCT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS



"When one person stands
to gain over another, the
facts must be uncovered"

SCALE: 1 INCH = 30 FEET
FIELD SURVEY DATE: 12-10-2025 | PLAT DATE: 12-17-2025
JOB NUMBER: 25-1453 | CAD NAME: 25-1453-BOUNDARY
POINT FILE: 25-1453 (cont); 25-1453 (job)
DRAWN BY: WW CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

FLOOD PLAIN NOTES:

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. 48041C0215F, REVISED DATE: 04-02-2014, REFERENCED ON 12-12-2025.

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.