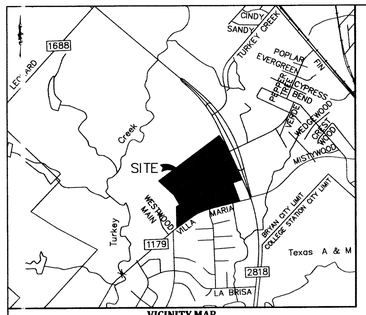

VICINITY MAP
NOT TO SCALE

SCALE 1" = 100' — 100' 0 100' 200' FEET

NOTES:

1. The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Panel 141 of 250, Map Number 48041C0141 C, Effective Date: July 2, 1992, the subject property is located in Zone "X (unshaded)", defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.
3. The property corners are a 5/8 inch iron rod with a cap stamped **"Dunaway Assoc LP" set unless otherwise noted.**
4. City of Bryan GPS Network Monuments 70, 71 and 72 were used for this survey.
5. Boundary shown hereon is based on an on-the-ground survey conducted during the month of December, 2011.
6. The current zoning for the tract of land shown hereon is "Planned Development" according to the current zoning map on the City of Bryan Planning and Zoning website.
7. Building setback lines shall be in accordance with City of Bryan ordinance and regulations.

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Gregory S. Iffland, Registered Professional Land Surveyor No. 4351 in the State of Texas, hereby certify that this plat 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 description of said subdivision describes a closed geometric form.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Gregory S. Iffland — (3-5-2013)
Registered Professional Land Surveyor No. 4351 — Date

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	13°11'02"	535.00'	123.11'	N59°53'31"E 122.83'
C2	13°11'02"	495.00'	113.90'	S59°53'31"W 113.65'
C3	20°38'44"	189.00'	68.10'	S01°56'35"E 67.74'
C4	8°03'38"	141.00'	19.84'	S04°21'05"W 19.82'
C5	45°01'56"	141.00'	110.82'	S14°08'09"E 107.99'
C6	36°58'18"	141.00'	90.98'	S18°09'58"E 89.41'
C7	1°32'42"	1854.28'	50.00'	S64°07'54"W 50.00'
C8	13°08'07"	535.00'	122.65'	S30°07'56"E 122.38'

Line Table		
Line Number	Bearing	Distance
L1	S25°17'02"E	36.19'
L2	S25°17'02"E	40.00'
L3	S66°29'02"W	77.54'
L4	S66°29'02"W	78.77'
L5	S53°18'00"W	100.08'
L6	S36°42'00"E	46.52'
L7	N25°17'02"W	205.90'
L8	S70°25'21"W	66.67'
L9	S19°40'51"E	64.09'
L10	N18°01'25"E	54.02'
L11	S18°01'25"W	36.19'
L12	N76°19'41"E	50.00'
L13	N89°55'38"E	34.63'
L14	S12°15'57"E	25.96'
L15	S76°19'17"W	14.30'
L16	S36°38'43"E	24.95'
L17	N36°38'43"W	24.96'
L18	S53°24'37"W	5.07'
L19	N81°33'57"W	21.73'
L20	N36°39'08"W	65.64'
L21	N81°07'40"W	90.05'
L22	S53°20'52"W	150.86'
L23	S36°39'08"E	18.43'
L24	S53°20'52"W	15.00'
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L26	S53°20'52"W	66.94'
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L28	N53°20'52"E	15.00'

Line Table		
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L31	S81°39'06"E	65.53'
L32	N53°20'52"E	8.80'
L33	S36°39'07"E	188.46'
L34	N08°56'17"E	188.84'
L35	S13°33'43"E	19.79'
L36	N76°19'17"E	42.19'
L37	S13°32'57"E	2.50'
L38	N76°19'17"E	129.75'
L39	S13°32'57"E	2.50'
L40	N76°19'17"E	298.04'
L41	N86°38'31"E	83.73'
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L49	N36°39'08"W	3.54'
L50	S36°39'08"E	65.57'
L51	S81°33'57"E	9.32'
L52	N53°20'52"E	109.44'
L53	N36°36'11"W	22.28'
L54	N53°18'00"E	15.00'
L55	S36°36'11"E	22.30'

	ACRES	SQUARE FEET
BLOCK A	21.616	941,581
BLOCK B	24.668	1,074,578
COMMON AREA	4.921	214,343

RECEIVED
MAY 13 2013

A FINAL PLAT OF LOTS 1-2, BLOCK A, & LOTS 1-12, BLOCK B VILLA MARIA WAL-MART ADDITION

Situated in the Zeno Phillips League, Abstract Number 45, Brazos County, Texas, in the City of Bryan, being a portion of the tract of land described in the deed to Johnny Foster Lyon recorded in Volume 1093, Page 342, Deed Records of Brazos County, Texas, also being a portion of the tract of land described in the deed to Johnny Lyon recorded in Volume 3134, Page 271, Deed Records of Brazos County, Texas, also being a portion of the tract of land described as Tract One in the deed to R. Coke Mills Trustee recorded in Volume 1215, Page 232, Deed Records of Brazos County, Texas, and being a portion of the tract of land described in the deed to Kenneth R. Melber recorded in Volume 2628, Page 189, and Volume 2402, Page 86, Deed Records of Brazos County, Texas,

14 Lots – 51.205 Acres
This plat was created in January, 2013

SURVEYOR & ENGINEER
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

OWNER/DEVELOPER (LOTS 1-2, BLOCK A)
WAL-MART REAL ESTATE BUSINESS TRUST
2001 S.E. 10TH STREET
BENTONVILLE, ARKANSAS 72716
(479) 273-4000 (PHONE)

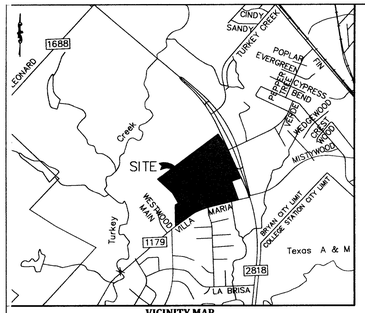
OWNER/DEVELOPER (LOTS 1-12, BLOCK B)
LOVETT COMMERCIAL
1520 OLIVER STREET
HOUSTON, TX 77007
(713) 964-8111 (PHONE)

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437

SHEET 1 OF 2

JOB NUMBER: B000330.001

66



VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION

BEING a 51.205 acre tract of land situated in the Zeno Phillips League, Abstract Number 45, Brazos County, Texas, in the City of Bryan, being all of the tract of land described in the deed to Johnny Foster Lyon recorded in Volume 1093, Page 342, Deed Records of Brazos County, Texas, and a portion of the tract of land described in the deed to Johnny Lyon recorded in Volume 3134, Page 271, Deed Records of Brazos County, Texas, and the tract of land described as Tract One in the deed to R. Coke Mills Trustee recorded in Volume 1215, Page 232, Deed Records of Brazos County, Texas, and a portion of the tracts of land described in the deed to Kenneth R. Melber recorded in Volume 2628, Page 189, Deed Records of Brazos County, Texas, said 51.205 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the westerly right-of-way line of F. M. 2818 (a variable width right-of-way) for the southeasterly corner of the tract of land described in the deed to Southwest Premier Properties, LLC recorded in Volume 3192, Page 310, Deed Records of Brazos County, Texas, also being the southeasterly corner of Lot 1, Block 1, Southwest Premier Addition, an addition to the City of Bryan according to the plat recorded in Volume 7246, Page 54, Plat Records of Brazos County, Texas;

THENCE with the westerly right-of-way line of F. M. 2818 the following:

South 33° 52' 36" West a distance of 289.72 feet to a 1/2 inch iron rod with a cap stamped "HP Mayo RPLS 5045" found for corner;

South 25° 17' 02" East at distance of 148.88 feet passing a Mag nail found in asphalt for the southeasterly corner of said Johnny Foster Lyon tract continuing at a distance of 189.72 feet passing a 1/2 inch iron rod with a cap stamped "HP Mayo RPLS 5045 found for the northeasterly corner of said R. Coke Mills Trustee tract in all a total distance of 895.80 feet to the northeasterly corner of Lot 2, Cabo Subdivision, an addition to the City of Bryan according to the plat recorded in Volume 3720, Page 329, Plat Records of Brazos County, Texas, from which a found 5/8 inch iron rod with a cap stamped "Kerr RPLS 4502" bears North 62° 16' 37" East 0.34 feet;

THENCE departing the westerly right-of-way line of F. M. 2818 with the northwesterly line of said Lot 2 South 70° 25' 21" West a distance of 232.80 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the northwesterly corner of said Lot 2;

THENCE with the westerly line of said Lot 2 and Lot 1 of said Cabo Subdivision South 19° 40' 51" East a distance of 472.18 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the northerly right-of-way line of Villa Maria Road (a 100' wide right-of-way) as shown on the La Brisa Phase VII Street Right-of-Way Dedication Plat recorded in Volume 540 Page 347, Plat Records of Brazos County, Texas for the southwesterly corner of said Lot 1;

THENCE with the northerly right-of-way line of Villa Maria Road the following:

South 76° 19' 17" West at a distance of 521.38 feet passing a 1/2 inch iron rod with a cap stamped "RPLS 2859" found for the southeasterly corner of said Kenneth R. Melber tract in all a total distance of 658.47 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left having a radius of 1,854.28 feet;

Southwesterly along said curve through a central angle of 25° 00' 00" an arc distance of 809.08 feet with a chord bearing of South 63° 49' 17" West and a chord distance of 802.68 feet to a point at the end of said curve from which a found 1/2 inch iron rod bears North 21° 20' 28" West 0.89 feet;

South 51° 07' 45" West a distance of 180.55 feet to a 5/8 inch iron rod with a cap stamped "Kerr RPLS 4502" found the southeasterly corner of Lot 5, Block 15, Shirewood Addition Phase III, an addition to the City of Bryan according to the plat recorded in Volume 648, Page 245, Plat Records of Brazos County, Texas;

THENCE departing the northerly right-of-way line of Villa Maria Road with the easterly line of said Lot 5, Block 15 North 00° 43' 00" West a distance of 499.95 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE departing the easterly line of said Lot 5, Block 15 North 62° 10' 59" East a distance of 89.27 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 30° 22' 20" West a distance of 282.33 feet to a 1 inch iron pipe found in the easterly line of Shirewood Addition Phase IV, an addition to the City of Bryan according to the plat recorded in Volume 2377, Page 279, Plat Records of Brazos County, Texas for the southwesterly corner of said Johnny Lyon tract (Volume 3134 Page 271);

THENCE with the easterly line of said Shirewood Addition Phase IV North 47° 05' 11" West at a distance of 440.17 feet passing a 5/8 inch iron rod found for the common northerly corner of Lot 6 and Lot 7, Block 2 of said Shirewood Addition Phase IV in all a total distance of 490.05 feet to a 1/2 inch iron rod found in the southeasterly line of Carriage Hills Subdivision Phase Two an addition to the City of Bryan according to the plat recorded in Volume 2936, Page 313, Plat Records of Brazos County, Texas for the most northerly corner of said Shirewood Addition Phase IV;

THENCE departing the easterly line of said Shirewood Addition Phase IV with the southeasterly line of said Carriage Hills Subdivision Phase Two North 53° 18' 27" East at a distance of 469.45 feet passing the common southerly corner of said Carriage Hills Subdivision Phase Two and said Lot 1, Block 1, Southwest Premier Addition, continuing with the southeasterly line of said Lot 1, Block 1 at a distance of 1,190.21 feet passing a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the most westerly corner of said Johnny Foster Lyon tract, continuing with southeasterly line of said Lot 1, Block 1 in all a total distance of 1,803.19 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 51.205 acres (2,230,502 square feet) of land.

STATE OF TEXAS §

COUNTY OF BRAZOS §

I (We), Wal-Mart Real Estate Business Trust, the owner and developer of the land shown on this plat being the tract of land as conveyed to it in the Deed Records of Brazos County in Volume 10907, Page 275, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places shown hereon for the purposes identified.

Owner: _____

STATE OF ARKANSAS §

COUNTY OF BENTON §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this_____day of_____, 2013.

_____

Notary Public Benton County, Arkansas

STATE OF TEXAS §

COUNTY OF BRAZOS §

I (We), Lovett Commercial, the owner and developer of the land shown on this plat, being the tract of land as conveyed to it in the Deed Records of Brazos County in Volume 10907, Page 207, and whose name is subscribed hereto, hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements and public places shown hereon for the purposes identified.

Owner: _____

STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this_____day of_____, 2013.

_____

Notary Public Harris County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I,_____Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval by the Planning and Zoning Commission of the City of Bryan

on the _____ day of _____, 2013 and same was duly approved on the

_____ day of _____, 2013 by said Commission.

_____

Chair, Planning and Zoning Commission, Bryan, Texas

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_____, 2013.

_____

City Planner, Bryan, Texas

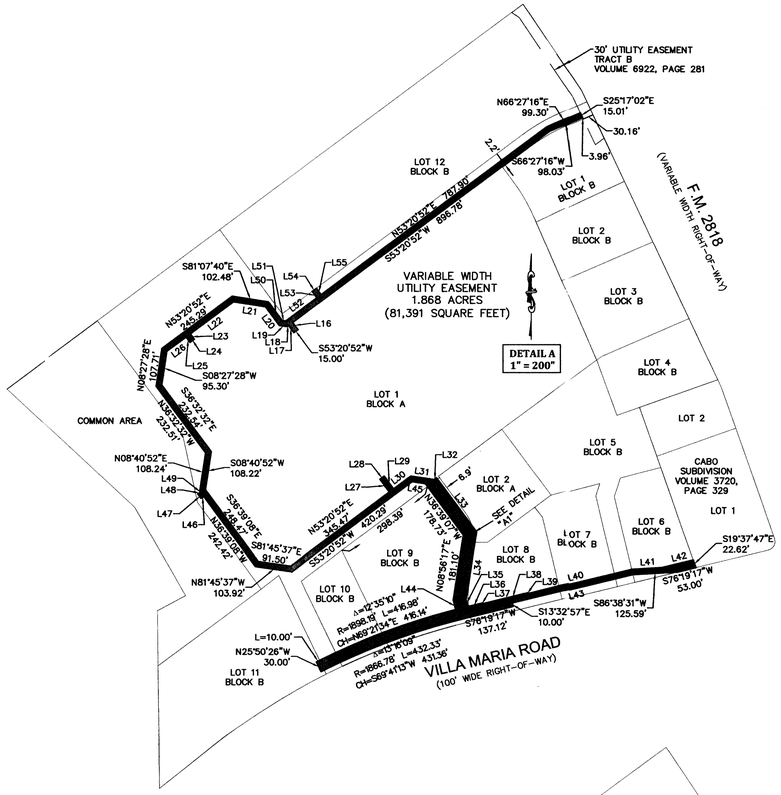
APPROVAL OF THE CITY ENGINEER

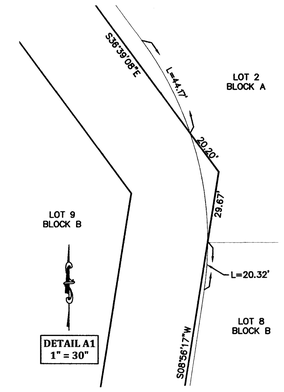
I,_____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of

Bryan and was approved on the_____ day of_____, 2013.

_____

City Engineer, Bryan, Texas





Curve Table				
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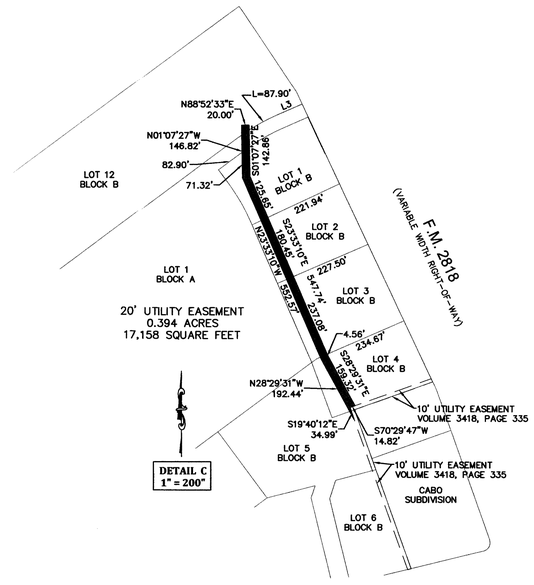

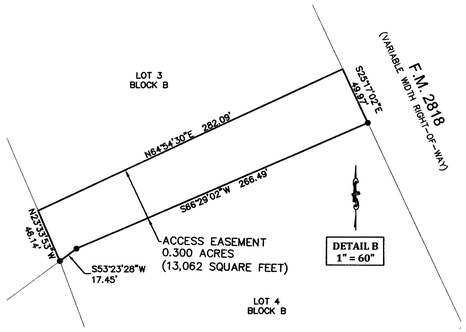

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS §

COUNTY OF BRAZOS §

I, KAREN McQUEEN, 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 _____, 2013, in the Official Records of Brazos

County, in Volume _____, Page _____.

_____

County Clerk Brazos County, Texas

A FINAL PLAT OF LOTS 1–2, BLOCK A, & LOTS 1–12, BLOCK B VILLA MARIA WAL–MART ADDITION

Situated in the Zeno Phillips League, Abstract Number 45, Brazos County, Texas, in the City of Bryan, being a portion of the tract of land described in the deed to Johnny Foster Lyon recorded in Volume 1093, Page 342, Deed Records of Brazos County, Texas, also being a portion of the tract of land described in the deed to Johnny Lyon recorded in Volume 3134, Page 271, Deed Records of Brazos County, Texas, also being a portion of the tract of land described as Tract One in the deed to R. Coke Mills Trustee recorded in Volume 1215, Page 232, Deed Records of Brazos County, Texas, and being a portion of the tract of land described in the deed to Kenneth R. Melber recorded in Volume 2628, Page 189, and Volume 2402, Page 86, Deed Records of Brazos County, Texas,

14 Lots – 51.205 Acres
This plat was created in January, 2013

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437

JOB NUMBER: B000330.001