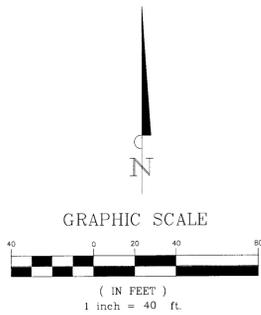


VICINITY MAP
NOT TO SCALE
BRYAN, TEXAS

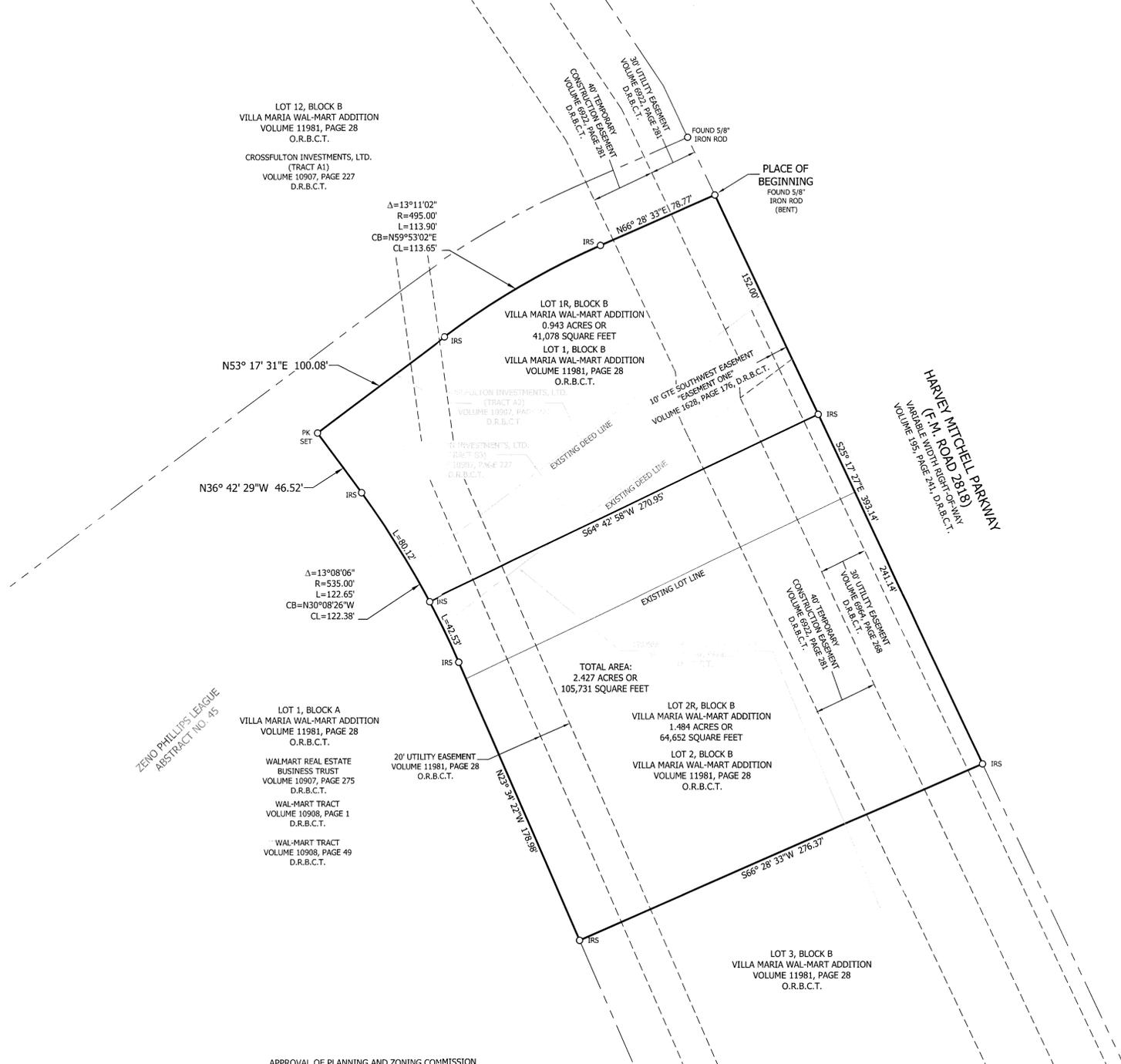


LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
D.R.B.C.T.	DEED RECORDS, BRAZOS COUNTY, TEXAS
O.R.B.C.T.	OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS
P.R.B.C.T.	PLAT RECORDS, BRAZOS COUNTY, TEXAS
IRS	5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" SET

GENERAL NOTES:

- All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas Central Zone (4203). All distances shown herein are surface distances.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48041C0195 E, dated May 16, 2012. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- City of Bryan GPS Network Monuments 70, 71 and 72 were used for this survey.
- 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.
- Building setback lines shall be in accordance with City of Bryan ordinance and regulations.
- All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838".

BANNISTER ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823



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 _____, 2014 and same was duly approved on the _____ day of _____, 2014 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 _____, 2014.

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 _____, 2014.

City Engineer, Bryan, Texas

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 _____, 2014, in the Official Records of Brazos County, in Volume _____, Page _____.

County Clerk Brazos County, Texas

ENGINEER:
BANNISTER ENGINEERING, LLC
1696 COUNTRY CLUB DRIVE
MANSFIELD, TEXAS 76063
CONTACT: T. JASON BANNISTER, P.E.
817-842-2094
Jason@bannister-engineering.com

OWNER/DEVELOPER:
CROSSFULTON INVESTMENTS, LTD.
1520 OLIVER STREET, HOUSTON, TEXAS 77007
PHONE:

LEGAL LAND DESCRIPTION:

BEING a 2.427 acres (105,731 square feet) of land in the Zeno Phillips Survey, Abstract No. 45, City of Bryan, Brazos County, Texas; said 2.427 acres (105,731 square feet) of land being all that certain Tract A2 described in a Special Warranty Deed to Crossfulton Investments, Ltd. (hereinafter referred to as Tract A2), as recorded in Volume 10907, Page 227, Deed Records, Brazos County, Texas (D.R.B.C.T.) and being a portion of that certain tract of land described as Tract B3 in a Special Warranty Deed to Crossfulton Investments, Ltd. (hereinafter referred to as Tract B3), as recorded in Volume 10907, Page 227, D.R.B.C.T. and being a portion of that certain tract of land described in a Special Warranty Deed to Crossfulton Investments, Ltd. (hereinafter referred to as Crossfulton tract), as recorded in Volume 10907, Page 207, D.R.B.C.T. and also being all of that certain tract of land described as Lot 1 and Lot 2, Block B, Villa Maria Wal-Mart Addition (hereinafter referred to as Lot 1 or Lot 2, Block B), an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 11981, Page 28, Official Records, Brazos County, Texas; said 2.427 acres (105,731 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod found for the Northerly corner of said Tract A2, same being an Easterly corner of that certain tract of land described in a Special Warranty Deed to Walmart Real Estate Business Trust (hereinafter referred to as Walmart tract), as recorded in Volume 10907, Page 275, D.R.B.C.T., same being the Northerly corner of said Lot 1, Block B, same also being the existing Southwesterly right-of-way of Harvey Mitchell Parkway, also known as F. M. Road No. 2818 (variable width right-of-way), as recorded in Volume 195, Page 241, D.R.B.C.T.;

THENCE South 25 degrees 17 minutes 27 seconds East with the common line between said Tract A2, Tract B3 and Crossfulton tract and the existing Southwesterly right-of-way of said Harvey Mitchell Parkway, a distance of 393.14 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Easterly corner said Lot 2, Block B, same being the Northerly corner of that certain tract of land described as Lot 3, Block B of said Villa Maria Wal-Mart Addition (hereinafter referred to as Lot 3);

THENCE South 66 degrees 28 minutes 33 seconds West, departing the existing Southwesterly right-of-way of said Harvey Mitchell Parkway and with the common line between said Lot 2, Block B and said Lot 3 and crossing said Crossfulton tract, a distance of 276.37 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southerly corner of said Lot 2, Block B, same being the Westerly corner of said Lot 3, same being the Northeasterly line of that certain tract of land described as Lot 1, Block A of said Villa Maria Wal-Mart Addition (hereinafter referred to as Lot 1), same also being the Southwesterly line of said Crossfulton tract;

THENCE North 23 degrees 34 minutes 22 seconds West with the common line between said Lot 2, Block B and said Lot 1, Block B and said Crossfulton tract, passing the Westerly corner of said Lot 2, Block B, same being the Southerly corner of said Lot 1 at a distance of 178.98 feet and continuing with said course and with the common line between said Lot 1, Block B and said Lot 1 for a total distance of 178.98 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the left, whose long chord bears North 30 degrees 08 minutes 26 seconds West, a distance of 122.38 feet;

THENCE Northwesterly with the common line between said Lot 1, Block B and said Lot 1 and with said curve to the left having a radius of 535.00 feet, through a central angle of 13 degrees 08 minutes 06 seconds, for an arc distance of 122.65 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;

THENCE North 36 degrees 42 minutes 29 seconds West continue with the common line between said Lot 1, Block B and said Lot 1, a distance of 46.52 feet to a PK nail set for the Westerly corner of said Lot 1, Block B, same being an inner-el corner of said Lot 1, same also being the Westerly corner of the aforesaid Tract A2;

THENCE North 53 degrees 17 minutes 31 seconds East with the common line between said Lot 1, Block B and said Lot 1, a distance of 100.08 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the right, whose long chord bears North 59 degrees 53 minutes 02 seconds East, a distance of 113.65 feet;

THENCE Northeasterly continue with the common line between said Lot 1, Block B and said Lot 1 and with said curve to the right having a radius of 495.00 feet, through a central angle of 13 degrees 11 minutes 02 seconds, for an arc distance of 113.90 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;

THENCE North 66 degrees 28 minutes 33 seconds East continue with the common line between said Lot 1, Block B and said Lot 1, a distance of 78.77 feet to the PLACE OF BEGINNING, and containing a calculated area of 2.427 acres (105,731 square feet) of land.

STATE OF TEXAS §
COUNTY OF BRAZOS §

I (We), CROSSFULTON INVESTMENTS, LTD., 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, Volume 10907, Page 227 and Volume 10907, Page 227, 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.

CROSSFULTON INVESTMENTS, LTD.

Owner: _____

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838 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 AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



REPLAT
VILLA MARIA WAL-MART ADDITION
LOT 1R AND LOT 2R, BLOCK B
Being situated in the Zeno Philips League
Abstract Number 45
City of Bryan, Brazos County, Texas
Being a revision of Lot 1 and Lot 2, Block B, Villa Maria Wal-Mart
Addition, an addition to the City of Bryan, Brazos County, Texas,
according to the plat thereof recorded in Volume 11981, Page 28,
Official Records, Brazos County, Texas
2 Lots - 2.427 Acres

Date Prepared: May 2014
SHEET 1 OF 1

JUN 03 2014