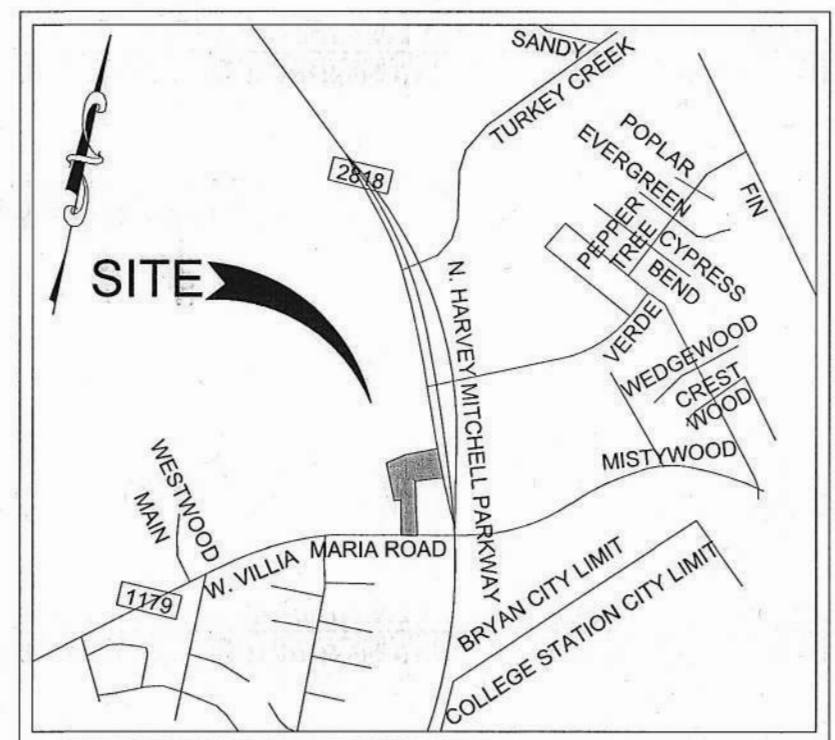


W. VILLA MARIA ROAD
(A 100' WIDE PUBLIC RIGHT-OF-WAY) (ASPHALT PAVING)

VICINITY MAP
NTS



FINAL PLAT
LOT 4A-R, & LOT 4B-R, BLOCK B
BEING A REPLAT OF
LOT 4A, BLOCK B OF THE
VILLA MARIA WAL-MART ADDITION

5.189 ACRES
SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45 BRAZOS COUNTY, TEXAS IN THE CITY OF BRYAN, BEING ALL OF LOT 4B, BLOCK B, VILLA MARIA WAL-MART ADDITION, AN ADDITION TO THE CITY OF BRYAN, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2018-1346710, PLAT RECORDS, BRAZOS COUNTY, TEXAS.

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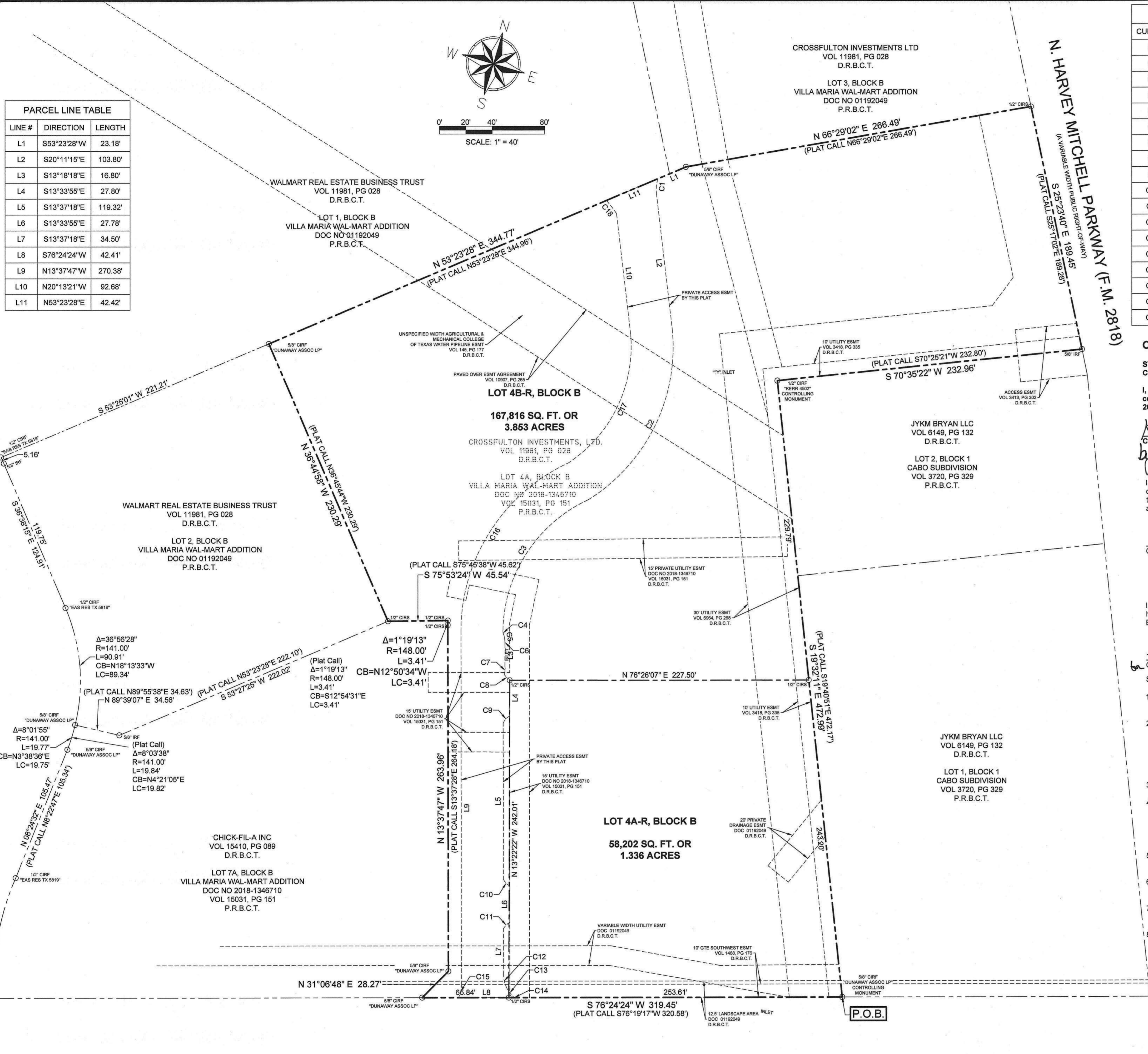
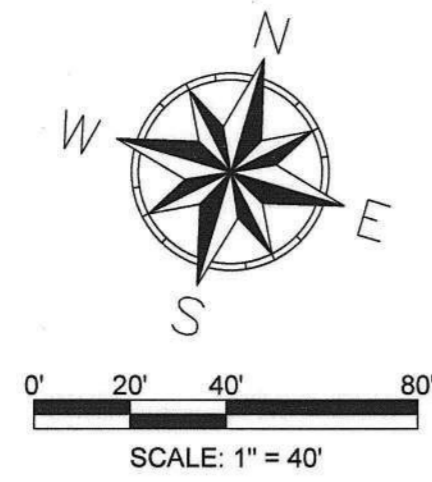
(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System (42), Central Zone (4203), North American Datum 1983 (NAD83).
(2) C.M. = Controlling Monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

1013 EDGAR AVE. SUITE 101
DALLAS, TEXAS 75203
WWW.BLUESTARSURVEYING.COM
817-659-9206
JN 20-257-PP | GF # | GF # | DATE: 12/4/20

OWNER/DEVELOPER
CROSSFULTON INVESTMENTS, LTD.
1520 OLIVER STREET
HOUSTON, TEXAS 77007
(713) 964-8111 (PHONE)

ORIGINAL PLAT

LINE #	DIRECTION	LENGTH
L1	S53°23'28"W	23.18'
L2	S20°11'15"E	103.80'
L3	S13°18'18"E	16.80'
L4	S13°33'55"E	27.80'
L5	S13°37'18"E	119.32'
L6	S13°33'55"E	27.78'
L7	S13°37'18"E	34.50'
L8	S76°24'24"W	42.41'
L9	N13°37'47"W	270.38'
L10	N20°13'21"W	92.68'
L11	N53°23'28"E	42.42'



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	21°50'31"	32.52'	12.40'	S9°16'00"E	12.32'
C2	63°10'27"	137.42'	151.52'	S12°35'15"W	143.98'
C3	64°47'36"	111.91'	128.55'	S19°29'59"W	119.92'
C4	27°45'52"	6.39'	3.10'	S26°46'44"E	3.07'
C5	13°44'30"	17.20'	4.12'	S24°08'45"E	4.11'
C6	3°58'13"	42.52'	2.95'	S15°17'24"E	2.95'
C7	25°22'09"	14.30'	6.33'	S9°33'27"E	6.28'
C8	28°02'44"	11.50'	5.63'	S60°57'18"E	5.57'
C9	36°39'24"	11.50'	7.36'	S29°35'06"W	7.23'
C10	35°17'38"	11.50'	7.08'	S57°24'03"E	6.97'
C11	34°48'50"	11.50'	6.99'	S30°34'35"W	6.88'
C12	25°39'42"	23.69'	10.61'	S25°35'08"E	10.52'
C13	25°43'38"	21.77'	9.78'	S51°16'48"E	9.69'
C14	0°08'35"	28.41'	0.07'	S84°12'54"E	0.07'
C15	26°29'42"	21.52'	9.95'	N0°22'56"W	9.87'
C16	65°00'59"	141.30'	160.34'	N19°03'57"E	151.87'
C17	61°07'46"	107.02'	114.18'	N12°09'02"E	108.84'
C18	8°08'57"	88.63'	12.61'	N51°03'29"W	12.60'

PROPERTY DESCRIPTION

BEING a 5.189 acre tract of land situated in the CENO PHILLIPS LEAGUE SURVEY, ABSTRACT NO. 45, in the City of Bryan, Brazos County, Texas, being all of Lot 4A, Block B, Villa Maria Wal-Mart Addition, an addition in the City of Bryan, Brazos County, Texas, according to the plat thereof recorded in Document Number 2018-1346710, Volume 15031, Page 151, Plat Records, Brazos County, Texas, being a portion of that certain tract of land described in deed to Crossfulton Investments, LTD., recorded in Volume 11981, Page 028, Deed Records, Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "Dunaway Assoc. LP" found for the common corner of said Lot 4A, Block B, and Lot 1, Block 1, Cabo Subdivision, an addition in the City of Bryan, Brazos County, Texas, according to the plat thereof recorded in Volume 3720, Page 329, Plat Records, Brazos County, Texas, said point being in the north right-of-way line of W. Villa Maria Road (a 100 foot wide public right-of-way);

THENCE S 76°24'24" W, along the south line of said Lot 4A, Block B, and along the north right-of-way line of said W. Villa Maria Road, a distance of 319.45 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for the common corner of said Lot 4A, Block B, and Lot 7A, Block B, of said Villa Maria Wal-Mart Addition;

THENCE N 31°06'48" E, along the common line of said Lot 4A, Block B, and said Lot 7A, Block B, a distance of 28.27 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for the common corner of said Lot 4A, Block B, and said Lot 7A, Block B;

THENCE N 13°37'47" W, along the common line of said Lot 4A, Block B, and said Lot 7A, Block B, a distance of 263.96 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Lot 4A, Block B, and said Lot 7A, Block B, said point being the beginning of a curve to the right having a radius of 148 feet, a delta angle of 01°19'13";

THENCE, along the common line of said Lot 4A, Block B, and said Lot 7A, Block B, and along said curve to the right, an arc distance of 3.41 feet, a chord bearing and distance of N 12°50'34" W, 3.41 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Lot 4A, Block B, and said Lot 7A, Block B;

THENCE S 75°53'24" W, along the common line of said Lot 4A, Block B, and said Lot 7A, Block B, a distance of 45.54 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Lot 4A, Block B, and said Lot 7A, Block B, and Lot 2, Block B, of Villa Maria Wal-Mart Addition, an addition in the City of Bryan, Brazos County, Texas, according to the plat thereof recorded in Document Number 01192049, Plat Records, Brazos County, Texas;

THENCE N 36°44'58" W, along the common line of said Lot 4A, Block B, and said Lot 2, Block B, a distance of 230.29 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for the common corner of said Lot 4A, Block B, and said Lot 2, Block B, and being in the south line of Lot 1, Block B, of said Villa Maria Wal-Mart Addition, recorded in Document Number 01192049;

THENCE N 53°23'28" E, along the common line of said Lot 4A, Block B, and said Lot 1, Block B, passing the common corner of said Lot 1, Block N, and Lot 3, Block B, of said Villa Maria Wal-Mart Addition, recorded in Document Number 01192049, and continuing a total distance of 344.77 feet to a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" found for the common corner of said Lot 4A, Block B, and said Lot 3, Block B;

THENCE N 66°29'02" E, along the common line of said Lot 4A, Block B, and said Lot 3, Block B, a distance of 266.49 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Lot 4A, Block B, and said Lot 3, Block B, said point being in the west right-of-way line of N. Harvey Mitchell Parkway (F. M. 2818) (a variable width public right-of-way);

THENCE S 25°23'40" E, along the east line of said Lot 4A, Block B, and along the west right-of-way line of said N. Harvey Mitchell Parkway, a distance of 189.45 feet to a 5/8 inch iron rod found for the common corner of said Lot 4A, Block B, and Lot 2, Block 1, of said Cabo Subdivision;

THENCE S 70°35'22" W, along the common line of said Lot 4A, Block B, and said Lot 2, Block 1, a distance of 232.96 feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found for the common corner of said Lot 4A, Block B, and said Lot 2, Block 1;

THENCE S 19°32'11" E, along the common line of said Lot 4A, Block B, and said Lot 2, Block 1, passing the common corner of said Lot 2, Block 1, and said Lot 1, Block 1, and continuing a total distance of 472.99 feet to the POINT OF BEGINNING and containing 226,018 square feet or 5.189 acres of land more or less.

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said (certificates of authentication was filed for 2021) in the Official Records of Bra

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 6/23/2021 8:57:37 AM
in the PLAT Records
Doc Number: 2021-1436554
Volume - Page: 17117 - 204
Number of Pages: 2
Amount: 73.00
Order#: 2021082300023
By: LG

APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 10th day of June, 2021.

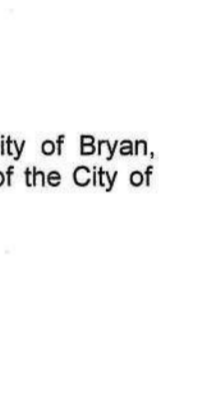
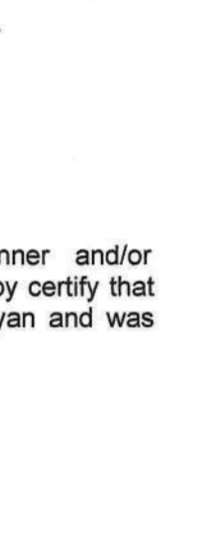
[Signature]
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, San Vernon, 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 22nd day of June, 2021.

[Signature]
City Engineer, Bryan, Texas

- SURVEYOR'S NOTES:**
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS99).
 - THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 48041C0195 E, EFFECTIVE DATE OF MAY 16, 2012. THIS SURVEYOR WILL NOT ACCEPT THE RESPONSIBILITY FOR THE ACCURACY OF SAID MAP, NOR WILL THIS SURVEYOR ACCEPT THE RESPONSIBILITY FOR ANY LOCAL SURFACE DRAINAGE AFFECTING THE PROPERTY.
 - ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
 - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS MINOR PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 - THE CURRENT ZONING FOR THE SUBJECT TRACT IS PLANNED DEVELOPMENT-BUSINESS (PD-B) PER THE CITY OF BRYAN ORDINANCE NUMBER 1963
 - BUILDING SETBACKS LINE SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCE AND REGULATIONS.
 - PROPERTY SHOWN HEREON IS LOCATED IN THE WEST VILLA MARIA CORRIDOR OVERLAY DISTRICT, BRYAN CODE OF ORDINANCES SEC. 62-528 THROUGH 532 AND SEC. 130-26.
 - THE LOTS SHOWN HEREON ARE SUBJECT TO THE NON-EXCLUSIVE ACCESS EASEMENTS AND CURB CUT LIMITATIONS CITED IN THE INSTRUMENT TITLED "EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR)" RECORDED IN VOLUME 10908, PAGE 1, DEED RECORDS, BRAZOS COUNTY, TEXAS.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Crossfulton Investments, LTD., the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to it in the Deeds Records of Brazos County in Volume 11981, Page 028, 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 hereon shown for the purposes identified.

Owner: David Fear

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared David Fear, 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 3rd day of June, 2021.

[Signature]
Notary Public, Harris County, Texas

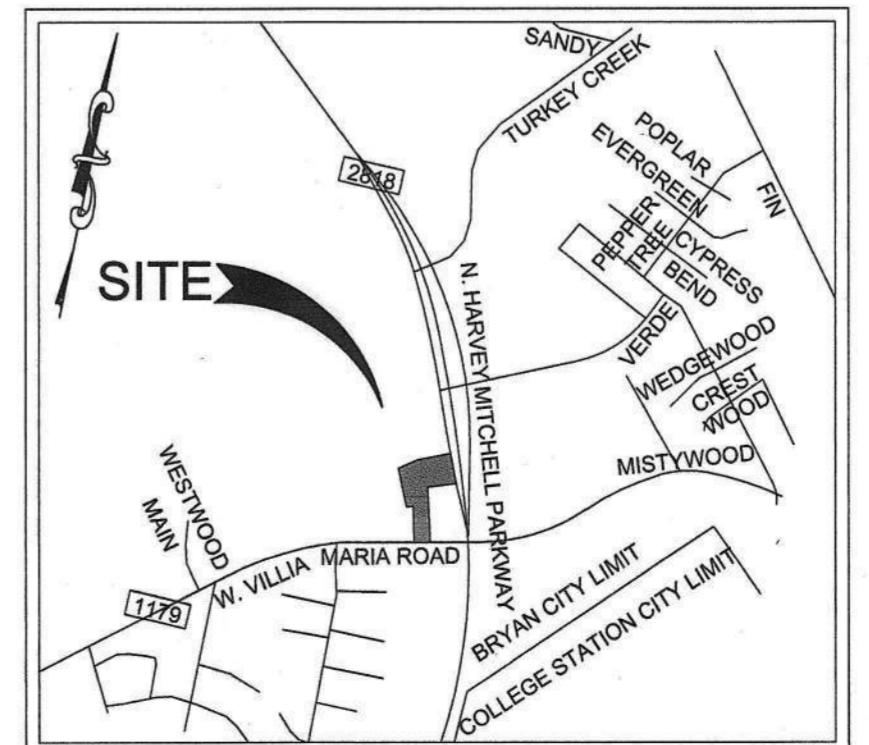
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Roy Rodriguez, Registered Public Surveyor No. 5596 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.

[Signature]
Roy Rodriguez
Registered Professional Land Surveyor or No. 5596

Date: 05/27/2021



FINAL PLAT
LOT 4A-R, & LOT 4B-R, BLOCK B
BEING A REPLAT OF
LOT 4A, BLOCK B OF THE
VILLA MARIA WAL-MART ADDITION
5.189 ACRES

SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45 BRAZOS COUNTY, TEXAS IN THE CITY OF BRYAN, BEING ALL OF LOT 4B, BLOCK B, VILLA MARIA WAL-MART ADDITION, AN ADDITION TO THE CITY OF BRYAN, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2018-1346710, PLAT RECORDS, BRAZOS COUNTY, TEXAS.

OWNER/DEVELOPER
CROSSFULTON INVESTMENTS, LTD.
1520 OLIVER STREET
HOUSTON, TEXAS 77007
(713) 964-8111 (PHONE)

REPLAT

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1013 CEDAR BRKAK, CT. 817-659-9266
20202020
WWW.BLUESTARSURVEYING.COM

(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, Central Zone (4203), North American Datum 1983(2011).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

JN 20-257 GF # GF # DATE: 12/4/20