

OWNER: CROSSFULTON INVESTMENTS LTD. ADDRESS: 2410 POLK ST STE 200 HOUSTON, TX 77003 (PER BRAZOS CENTRAL APPRAISAL DISTRICT GIS SYSTEM)

CROSSFULTON INVESTMENTS LTD. VOL. 10907, PG. 207 VOL. 10907, PG. 227 VOL. 10907, PG. 246 O.R.B.C.T.

LOT 11, BLOCK B VILLA MARIA WAL-MART ADDITION VOL. 11981, PG. 28 O.R.B.C.T. CALLED 3.172 AC. [138,180 SQFT.]

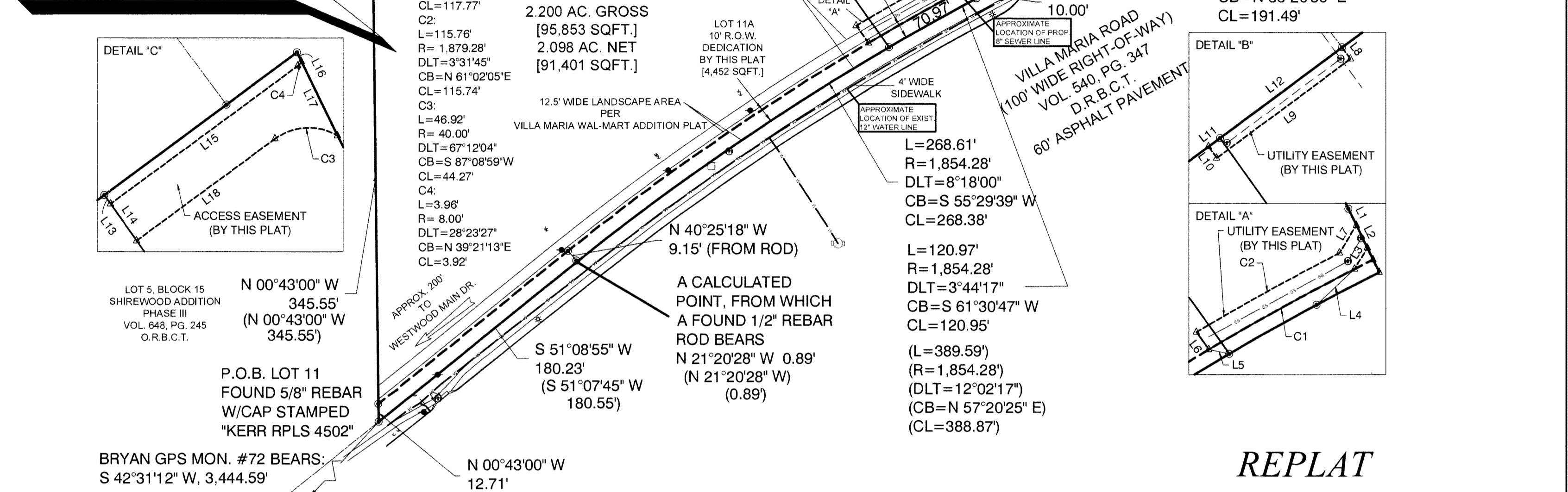
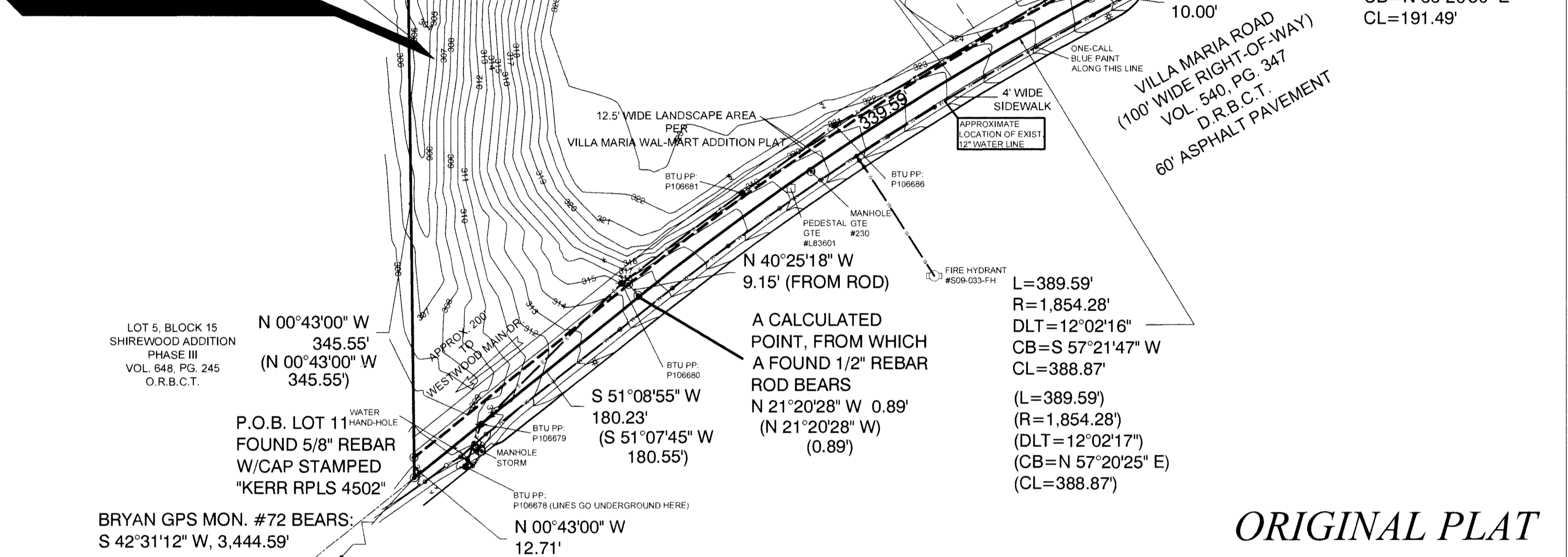
MEASURED 3.172 AC. [138,183 SQFT.]

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CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, CROSSFULTON INVESTMENTS LTD., OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 11A AND 11B, BLOCK B OF THE VILLA MARIA WAL-MART ADDITION, BRAZOS COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES, SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

David Fear  
OWNER(S)

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(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/HY EXECUTED THE SAME FOR THE PURPOSES STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 31 DAY OF May 2023.

Travis Brandenburg  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, JEFFREY A. BARRON, A REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6515 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.

Jeffrey A. Barron  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6515  
TBPELS Survey Firm: 10194741

5/16/2023

CERTIFICATION 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 31 DAY OF May 2023.

W. Paul Krueger  
CITY PLANNER, CITY OF BRYAN

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 31 DAY OF May 2023.

W. Paul Krueger  
CITY ENGINEER, CITY OF BRYAN

CERTIFICATE OF THE COUNTY CLERK

DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE RDS OF BRAZOS COUNTY, TEXAS, IN VOLUME PAGE

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 6/1/2023 9:53:37 AM  
In the PLAT Records

Doc Number: 2023-1503502  
Volume - Page: 18657-119  
Number of Pages: 1  
Amount: 73.00  
Order#: 20230601000040  
By: LG  
Karen McQueen  
Rayanna Chidwell

ORIGINAL PLAT

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, (2011 ADJUSTED) CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE GROUND/SURFACE.
- ACCORDING TO MAP NO. 48041C0195E OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, DATED MAY 16, 2012, THE SUBJECT TRACT IS SITUATED WITHIN X ZONE, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE BUILDING SETBACK REQUIREMENTS SHALL BE STANDARD C-2 SETBACKS, WHICH ARE 25' FROM THE FRONT AND 5' FROM THE SIDES AND REAR.
- ZONING OF LOTS 11A AND 11B IS PD-B PER ORDINANCE NO. 1963.
- SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXTENSION OF THE OF THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG W. VILLA MARIA ROAD.
- DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF BRYAN.
- ELECTRIC SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.
- ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
- WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON THE PROPERTY ADJACENT TO THE PUE TO ACCESS FACILITIES.
- DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES, AND REGULATIONS.
- THE CITY OF BRYAN IS RESPONSIBLE FOR THE FOR THE MAINTENANCE OF FACILITIES WITHIN THE R.O.W. AND WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENTS.

LOT 11  
METES & BOUNDS DESCRIPTION  
OF 3.172 ACRES  
[138,183 SQFT.]

BEING 3.172 ACRES [138,183 SQUARE FEET] OF LAND AND BEING LOT 11, BLOCK B OF THE VILLA MARIA WAL-MART ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11981, PAGE 28 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.) AND BEING PART THE LAND CONVEYED TO FULTON INVESTMENTS LTD., BY THE DEEDS RECORDED IN VOLUME 10907, PAGE 207, VOLUME 10907, PAGE 227 AND VOLUME 10907, PAGE 246 OF THE O.R.B.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH DIAMETER REBAR ROD WITH YELLOW PLASTIC CAP STAMPED "KERR RPLS 4502" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 11, SAME BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK 15 OF THE SHIREWOOD ADDITION PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 648, PAGE 245 OF THE O.R.B.C.T. AND ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE OF VILLA MARIA ROAD, A 100'-FT WIDE RIGHT-OF-WAY:

THENCE N00°43'00" W, WITH THE COMMON LINE OF SAID LOT 11 AND SAID LOT 5 A DISTANCE OF 345.55 FEET TO A 5/8-INCH DIAMETER REBAR ROD WITH ORANGE CAP STAMPED "A.I. FIRM 10194741" SET AT THE NORTHWEST CORNER OF SAID LOT 11, SAME BEING THE SOUTHWEST CORNER OF THE COMMON AREA ACCORDING TO SAID WAL-MART ADDITION PLAT AND ALSO BEING IN THE EAST LINE OF SAID LOT 5;

THENCE N53°25'24" E A DISTANCE OF 359.09 FEET TO A 5/8-INCH DIAMETER REBAR ROD WITH ORANGE PLASTIC CAP STAMPED "A.I. FIRM 10194741" SET IN THE NORTH LINE OF SAID LOT 11, SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID WAL-MART ADDITION;

THENCE N53°25'24" E A DISTANCE OF 62.17 FEET TO A 5/8-INCH DIAMETER REBAR ROD WITH ORANGE PLASTIC CAP STAMPED "A.I. FIRM 10194741" SET AT THE NORTHEAST CORNER OF SAID LOT 11, SAME BEING THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 1;

THENCE S26°03'15" E, WITH THE EAST LINE OF SAID LOT 11 A DISTANCE OF 254.74 FEET TO A 5/8-INCH DIAMETER REBAR ROD WITH ORANGE PLASTIC CAP STAMPED "A.I. FIRM 10194741" SET AND CONTINUING A TOTAL DISTANCE OF 304.74 FEET TO A CALCULATED POINT FOR CORNER, AT THE SOUTHWEST CORNER OF SAID LOT 11, SAME BEING IN SAID RIGHT-OF-WAY LINE, SAID CALCULATED POINT BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 1,854.28 FEET AND A CENTRAL ANGLE OF 12°02'16";

THENCE CONTINUING WITH SAID CURVE TO THE LEFT, PASSING A 5/8-INCH DIAMETER REBAR ROD WITH ORANGE CAP STAMPED "A.I. FIRM 10194741" SET, AT AN ARC DISTANCE OF 50.00 FEET, CONTINUING A TOTAL ARC DISTANCE OF 389.59 FEET AND A LONG CHORD THAT BEARS S57°21'47" W A DISTANCE OF 388.87 FEET TO A CALCULATED POINT, FROM WHICH A FOUND 1/2-INCH DIAMETER REBAR ROD BEARS N21°20'28" W, A DISTANCE OF 0.89 FEET;

THENCE CONTINUING WITH SAID CURVE TO THE LEFT, PASSING A 5/8-INCH DIAMETER REBAR ROD WITH ORANGE CAP STAMPED "A.I. FIRM 10194741" SET, AT AN ARC DISTANCE OF 50.00 FEET, CONTINUING A TOTAL ARC DISTANCE OF 389.59 FEET AND A LONG CHORD THAT BEARS N21°20'28" W, A DISTANCE OF 0.89 FEET;

THENCE S51°08'55" W, CONTINUING WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 180.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.172 ACRES [138,183 SQFT.] OF LAND, MORE OR LESS.

REPLAT

LEGEND

- CONTROL POINT
- PROPERTY CORNER FOUND, AS NOTED
- PROPERTY CORNER SET (1)
- CALCULATED POINT
- MISC. MONUMENT
- FENCE POST
- AIR CONDITIONER
- IRRIGATION CONTROL VALVE
- MAILBOX
- SIGN
- FIRE HYDRANT
- MANHOLE
- WATER VALVE
- WATER METER
- GAS METER
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- UTILITY PEDESTAL
- UTILITY MARKER

(1) 5/8 IN DIAMETER STEEL REBAR SET WITH ORANGE PLASTIC CAP STAMPED "A.I. FIRM 10194741", UNLESS OTHERWISE NOTED.

O.R.B.C.T.: OFFICIAL RECORDS BRAZOS COUNTY, TX.

D.R.B.C.T.: DEED RECORDS BRAZOS COUNTY, TX.

R.O.W., RIGHT-OF-WAY

( ) RECORD PLAT DIMENSION

U.G. UNDERGROUND

— E — OVERHEAD ELECTRIC LINE(S)

— W — U.G. WATER

— SD — U.G. STORM DRAIN

— SS — U.G. SANITARY SEWER

— G — U.G. GAS

VICINITY MAP

NOT TO SCALE

FINAL PLAT OF LOT 11, BLOCK B VILLA MARIA WAL-MART ADDITION

BEING A MINOR REPLAT OF LOT 11, BLOCK B OF THE VILLA MARIA WAL-MART ADDITION, RECORDED IN VOLUME 11981, PAGE 28 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

BEING A TOTAL OF 3.172 ACRES ZENO PHILLIPS LEAGUE ABSTRACT NUMBER 45

PREPARED BY: ALPHA Infrastructure LLC. 4340 Decatur Dr., #2114 College Station, TX 77945 Phone: (879) 454-0992 Email: jell.barron@ASurveyors.com

PREPARED FOR: LOVETT COMMERCIAL 2410 Polk Street, Suite 200 Houston, TX 77003 Phone: 713-293-6901 Email: david@lovettcommercial.com

Scale: 1 in = 60 ft

Rev.	Date	Description
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-	-	-
-	-	-
-	-	-

1642 W. Villa Maria Rd. Bryan, TX 77807

Project No: TX01-P2200163A Date: May 16, 2023

Surveyor	Drawn By	Checked By
JAB	JMB	JAB

Sheet Number: 01 of 01

TBPELS Survey Firm: 10194741