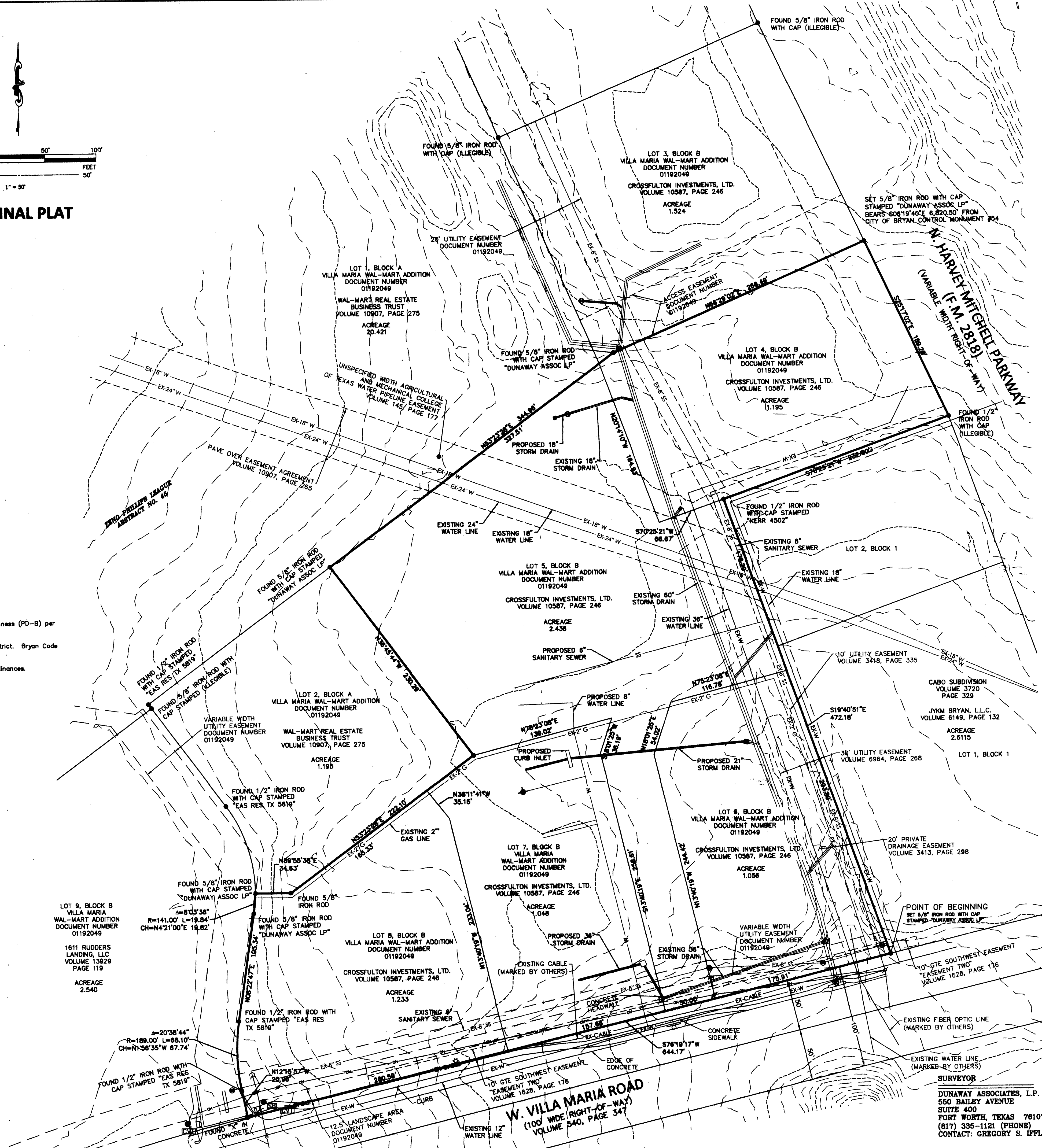


**ORIGINAL PLAT**

**NOTES:**  
 The current zoning for the subject property is Planned Development - Business (PD-B) per City of Bryan Ordinance number 1963.  
 The subject property is located in the West Villa Maria Corridor Overlay District. Bryan Code of Ordinances Section 62-528 through 532 & Section 130-28.  
 All building setback lines shall be in accordance with the City of Bryan Ordinances.  
 2' contours shown are from the City of Bryan 2015 GIS contour map.



SYMBOL	DESCRIPTION
CVT	CABLE VAULT
GUY	GUY
LP	LIGHT POLE
SM	SANITARY SEWER MANHOLE
S	SIGN
SB	SIGNAL BOX
SL	SIGNAL LIGHT
SDM	STORM DRAIN MANHOLE
U	UTILITY POLE
OW	OVERHEAD WIRE
CB	BURIED CABLE
EB	BURIED ELECTRIC LINE
EF	BURIED FIBER OPTIC

**FINAL PLAT**  
 OF  
**LOTS 4A & 7A, BLOCK B**  
 BEING A REPLAT OF  
**LOTS 4-B, BLOCK B OF THE**  
**VILLA MARIA WAL-MART ADDITION**  
**6.970 ACRES**

Situated in the Zeno Phillips League, Abstract Number 45, Brazos County, Texas, in the City of Bryan, being all of Lots 4, 5, 6, 7, & 8 Block B, Villa Maria Wal-Mart Addition, an addition to the City of Bryan according to the plat recorded in Document Number 01192049 Plot Records of Brazos County, Texas.

2 LOTS - 6.970 ACRES / 303,606 SQUARE FEET  
 THIS PLAT WAS PRINTED IN SEPTEMBER, 2018

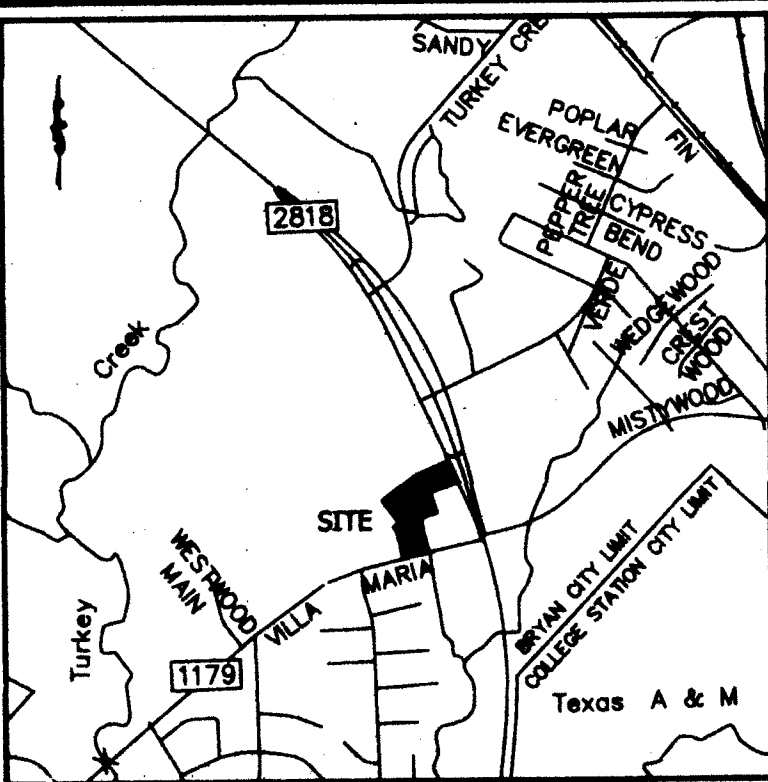


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 Tel: 817.335.1121  
 FIRM REGISTRATION 10098100

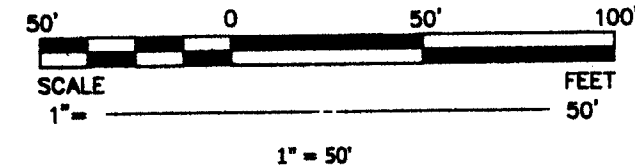
**OWNER/DEVELOPER**  
 (LOTS 1-12, BLOCK B)  
 CROSSFULTON INVESTMENTS, L.P.  
 550 BAILEY AVENUE  
 SUITE 400  
 FORT WORTH, TEXAS 76107  
 (817) 335-1121 (PHONE)  
 CONTACT: GREGORY S. IFFLAND

**SURVEYOR**  
 DUNAWAY ASSOCIATES, L.P.  
 550 BAILEY AVENUE  
 SUITE 400  
 FORT WORTH, TEXAS 76107  
 (817) 335-1121 (PHONE)  
 CONTACT: GREGORY S. IFFLAND





VICINITY MAP  
NOT TO SCALE



REPLAT

- NOTES:
- The bearings shown hereon are referenced to the Texas State Coordinate System, Central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Panel 141 of 250, Map Number 4804100195 E, Effective Date: May 16, 2012, the subject property is located in Zone "X (unshaded)", defined as "Area determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.
  - The property corners are a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set unless otherwise noted.
  - City of Bryan GPS Network Monuments 70, 71 and 72 were utilized during this survey.
  - Boundary shown hereon is based on an on-the-ground survey conducted during the month of October, 2018.
  - The current zoning for the subject tract is Planned Development-Business (PD-B) per the City of Bryan Ordinance Number 1963.
  - Building setback lines shall be in accordance with 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 With Covenants And Restrictions Affecting Land ("ECR") recorded in Volume 10908, Page 1, Deed Records of Brazos County, Texas.

Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	1°19'15"	148.00'	3.41'	N12°54'31"W 3.41'

METES AND BOUNDS DESCRIPTION

BEING a 6.970 acre tract of land 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 Crossfulton Investments, Ltd. recorded in Volume 10587, Page 246, Deed Records of Brazos County, Texas, and being all of Lot 4, Lot 5, Lot 6, Lot 7 and Lot 8, Block B, Villa Maria Wal-Mart Addition, and addition to the City of Bryan according to the plat recorded in Document Number 01192049, Plat Records of Brazos County, Texas, said 6.970 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" set in the northerly right-of-way line of Villa Maria Road (a 100' foot 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 the Cabo Subdivision, on addition to the City of Bryan according to the plat recorded in Volume 3720, Page 329, Plat Records of Brazos County, Texas;

THENCE with the northerly right-of-way line of Villa Maria Road South 78° 19' 17" West a distance of 844.18 feet to an "X" found in concrete for the southwest corner of said Lot 8, Block B;

THENCE departing the northerly right-of-way line of Villa Maria Road with the westerly line of said Lot 8, Block B the following:

North 12° 15' 57" East a distance of 25.96 feet to a 1/2 inch iron rod with a cap stamped "EAS RES TX 5819" found for the point of curvature of a curve to the right having a radius of 189.00 feet;

Northeasterly along said curve through a central angle of 20° 38' 44" an arc distance of 68.10 feet with a chord bearing of North 01° 56' 35" West and a chord distance of 67.74 feet to a 1/2 inch iron rod with a cap stamped "EAS RES TX 5819" found for the point of tangency of said curve;

North 08° 22' 47" East a distance of 105.34 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" found for the point of curvature of a curve to the left having a radius of 141.00 feet;

Northeasterly along said curve through a central angle of 08° 03' 38" an arc distance of 19.84 feet with a chord bearing of North 04° 21' 05" East and a chord distance of 19.82 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" found for the common westerly corner of said Lot 8, Block B and Lot 2, Block A, of said Villa Maria Wal-Mart Addition;

THENCE departing the westerly line of said Lot 8, Block B with the southerly line of said Lot 2, Block A the following:

North 89° 55' 38" East a distance of 34.63 feet to a 5/8 inch iron rod found for corner;

North 53° 23' 28" East a distance of 222.10 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the southeasterly corner of said Lot 2, Block A;

THENCE departing the southerly line of said Lot 2, Block A with the easterly line of said Lot 2, Block A North 36° 45' 44" West a distance of 230.29 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" found in the southerly line of Lot 1, Block A of said Villa Maria Wal-Mart Addition for the northeasterly corner of said Lot 2, Block A;

THENCE with the southerly line of said Lot 1, Block A North 53° 23' 28" East a distance of 327.51 feet to the common corner of said Lot 1, Block A and Lot 4, Block B of said Villa Maria Wal-Mart Addition;

THENCE with the northerly line of said Lot 4, Block B the following:

North 53° 23' 28" East a distance of 17.45 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" found for corner;

North 68° 29' 02" East a distance of 286.49 feet to 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 northeasterly corner of said Lot 4, Block B;

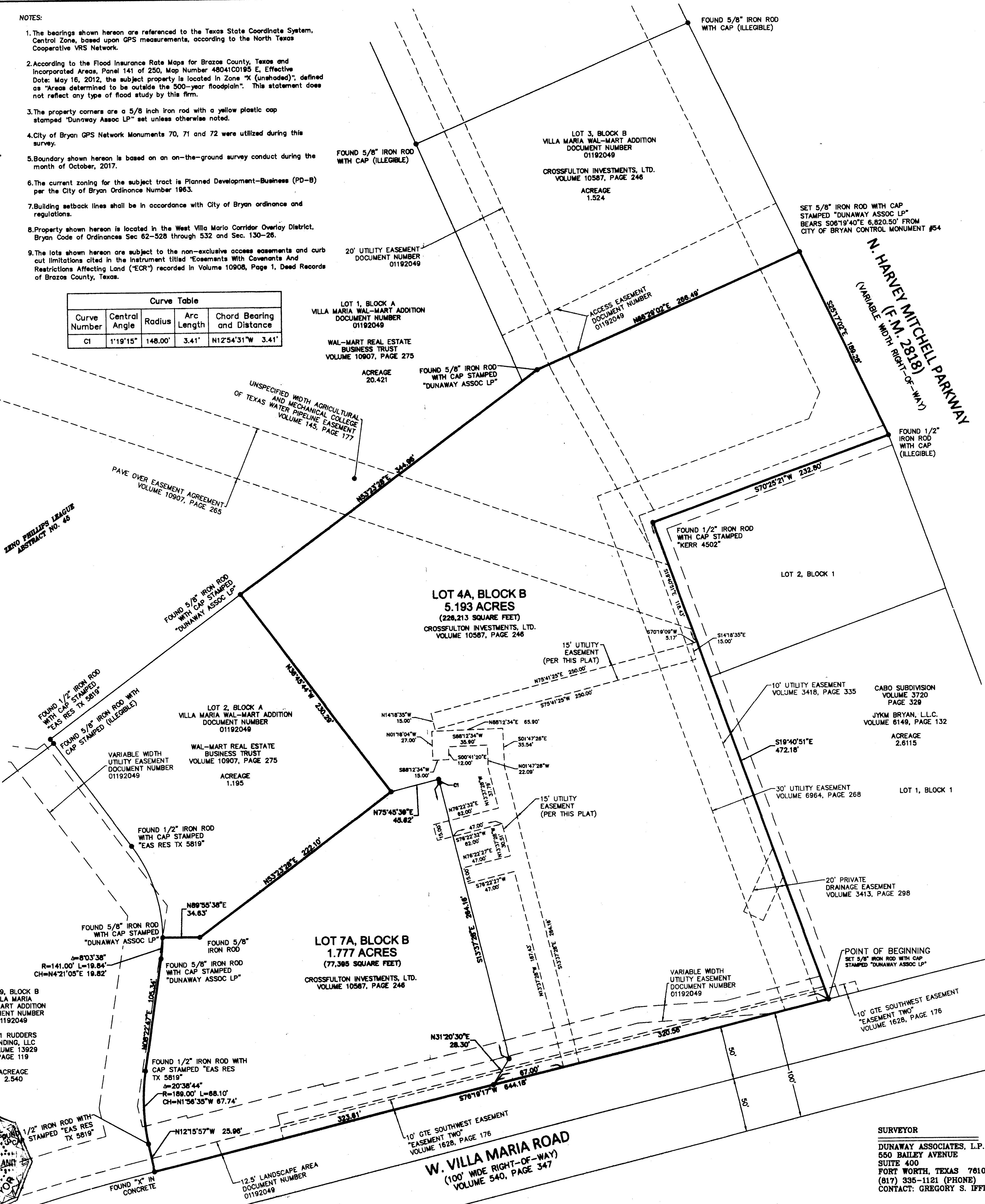
THENCE with the westerly right-of-way line of F. M. 2818 South 25° 17' 02" East a distance of 189.28 feet to a 1/2 inch iron rod with a illegible cap found for the northeasterly corner of said Cabo Subdivision;

THENCE departing the westerly right-of-way line of F. M. 2818 with the northerly and westerly line of said Cabo Subdivision the following:

South 70° 25' 21" West a distance of 232.80 feet to a 1/2 inch iron rod with a cap stamped "Kerr 4502" found for the northeasterly corner of said Cabo Subdivision;

South 19° 40' 51" East a distance of 472.18 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 6.970 acres (303,608 square feet) of land.



CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF Harris

I, 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 10587, Page 246, 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: David For

STATE OF TEXAS  
COUNTY OF Harris

Before me, the undersigned authority, on this day personally appeared David For, 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 12th day of October, 2018.

Notary Public: Harris County, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 11/26/2018 3:26:18 PM  
in the PLAT Records



Doc Number: 2018-1346710  
Volume - Page: 15031-151  
Number of Pages: 2  
Amount: 75.00  
Order#: 20181126000084  
By: MG

I hereby certify that this plat record in my office  
Plat Records of Brazos

Karen McQueen by Mary Garcia  
County Clerk Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Cutler, 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 2nd day of November, 2018 and same was duly approved on the 4th day of October, 2018 by said Commission.

[Signature]  
Chair, Planning and Zoning Commission, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 2nd day of November, 2018.

[Signature]  
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. [Signature], 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 2nd day of October, 2018.

[Signature]  
City Engineer, Bryan, Texas

**FINAL PLAT  
OF  
LOTS 4A & 7A, BLOCK B  
BEING A REPLAT OF  
LOTS 4-8, BLOCK B OF THE  
VILLA MARIA WAL-MART ADDITION  
6.970 ACRES**

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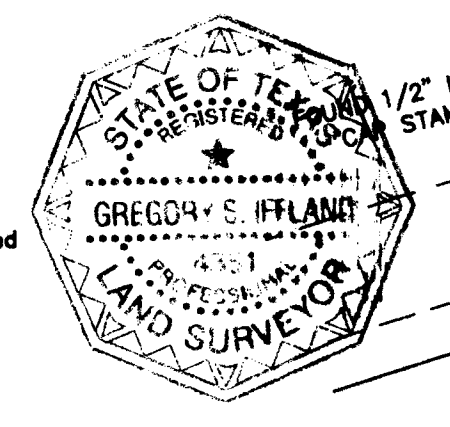


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Tel: 817.335.1121  
FIRM REGISTRATION 10098100

CERTIFICATION OF SURVEYOR

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.

Gregory S. Iffland  
Registered Professional Land Surveyor No. 4351



W. VILLA MARIA ROAD  
(100' WIDE RIGHT-OF-WAY)  
VOLUME 540, PAGE 347

SURVEYOR  
DUNAWAY ASSOCIATES, L.P.  
650 BAILEY AVENUE  
SUITE 400  
FORT WORTH, TEXAS 76107  
(817) 335-1121 (PHONE)  
CONTACT: GREGORY S. IFFLAND

OWNER/DEVELOPER  
(LOTS 1-12, BLOCK B)  
CROSSFULTON INVESTMENTS, LTD.  
1520 OLIVER STREET  
HOUSTON, TX 77007  
(713) 964-8111 (PHONE)