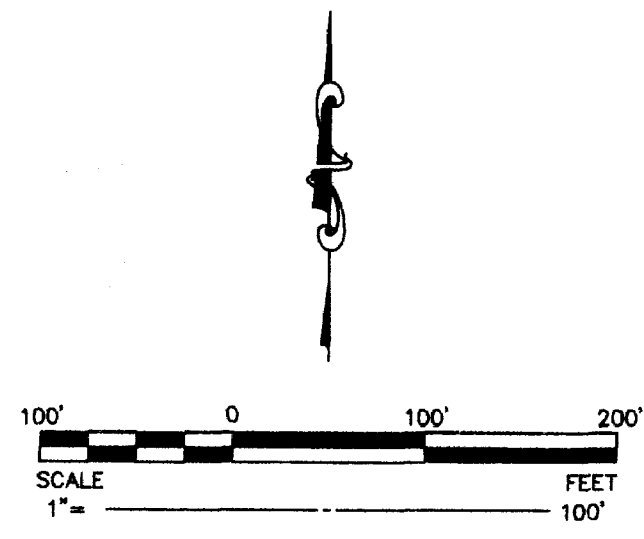


VICINITY MAP
NOT TO SCALE



NOTES:

- 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.
- 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.
- The property corners are a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set unless otherwise noted.
- City of Bryan GPS Network Monuments 70, 71 and 72 were used for this survey.
- Boundary shown hereon is based on an on-the-ground survey conducted during the month of December, 2011.
- 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.

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.

Gregory S. Iffland
27 MARCH 2014
Date
Registered Professional Land Surveyor No. 4351



Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	13°11'02"	535.00'	123.11'	N58°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 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°01'29"E	54.02'
L11	S18°01'25"W	36.19'
L12	N78°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'
L19	S53°24'37"W	5.07'
L20	N81°33'57"W	21.73'
L21	N36°39'08"W	65.64'
L22	N81°07'40"W	90.05'
L23	S53°20'52"W	150.86'
L24	S36°39'08"E	18.43'
L25	S53°20'52"W	15.00'
L26	N36°39'08"W	18.43'
L27	S53°20'52"W	66.94'
L28	N36°39'08"W	44.46'
L29	S36°39'08"E	44.46'
L30	N53°20'52"E	59.84'

Line Number	Bearing	Distance
L31	S81°39'06"E	65.53'
L32	N53°20'52"E	8.80'
L33	S36°39'07"E	188.46'
L34	S08°56'17"W	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	N88°38'31"E	83.73'
L41	N76°19'17"E	90.49'
L42	S13°32'57"E	10.00'
L43	N81°39'06"W	37.27'
L44	S53°24'31"W	8.88'
L45	N36°39'08"W	15.00'
L46	N53°24'31"E	8.88'
L47	N36°39'08"W	3.54'
L48	S81°07'40"E	102.48'
L49	S36°39'08"E	65.57'
L50	S81°33'57"E	9.32'
L51	N53°20'52"E	109.44'
L52	N36°36'11"W	22.28'
L53	N53°18'00"E	15.00'
L54	S36°36'11"E	22.30'
L55	N36°36'11"W	21.59'
L56	S36°36'11"E	20.33'
L57	N53°20'52"E	14.73'
L58	N68°27'16"E	99.30'

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

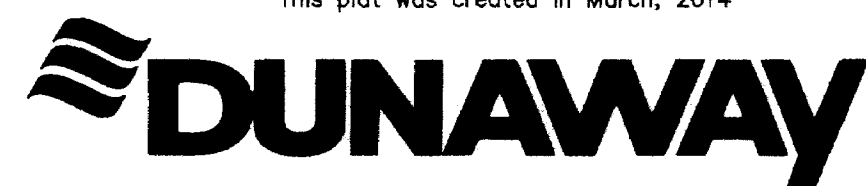
A
FINAL PLAT
OF
LOTS 1-2, BLOCK A,
& LOTS 1-12, BLOCK B
VILLA MARIA WAL-MART ADDITION

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. Weiber recorded in Volume 2625, Page 189, and Volume 2402, Page 86, Deed Records of Brazos County, Texas.

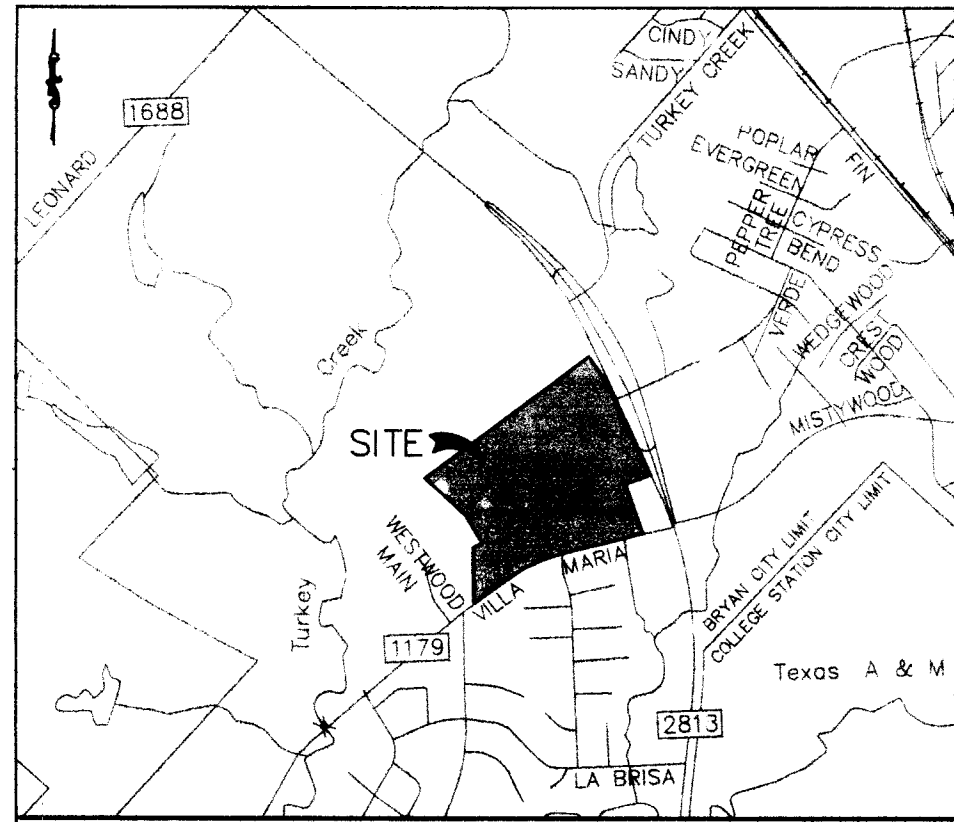
SURVEYOR & ENGINEER
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

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)
CROSSFULTON INVESTMENTS, LTD.
1520 OLIVER STREET
HOUSTON, TX 77007
(713) 964-8111 (PHONE)



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



VICINITY MAP
NOT TO SCALE

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: *[Signature]*

STATE OF ARKANSAS §
COUNTY OF BENTON §

Before me, the undersigned authority, on this day personally appeared Michael Alan 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 7th day of April, 2014.

[Signature]
Notary Public Benton County, Arkansas

COURTNEY DORTZ
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMMISSION # 12984731
DATE OF EXPIRATION 11-15-2021

STATE OF TEXAS §
COUNTY OF BRAZOS §

I (We), Crossfuton 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, 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: *[Signature]*

STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Frank M.K. Liu 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 10 day of April, 2014.

[Signature]
Notary Public Harris County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, A.S. HICKLE, 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 1st day of February, 2013 and same was duly approved on the 7th day of November, 2013 by said Commission.

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

APPROVAL OF THE CITY PLANNER

I, Madis 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 25th day of April, 2014.

[Signature]
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, SA M. C. P. G., 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 25 day of April, 2014.

[Signature]
City Engineer, Bryan, Texas

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 2828, 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 Brea Phase VI 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 808.08 feet with a chord bearing of South 63° 49' 17" West and a chord distance of 802.58 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;

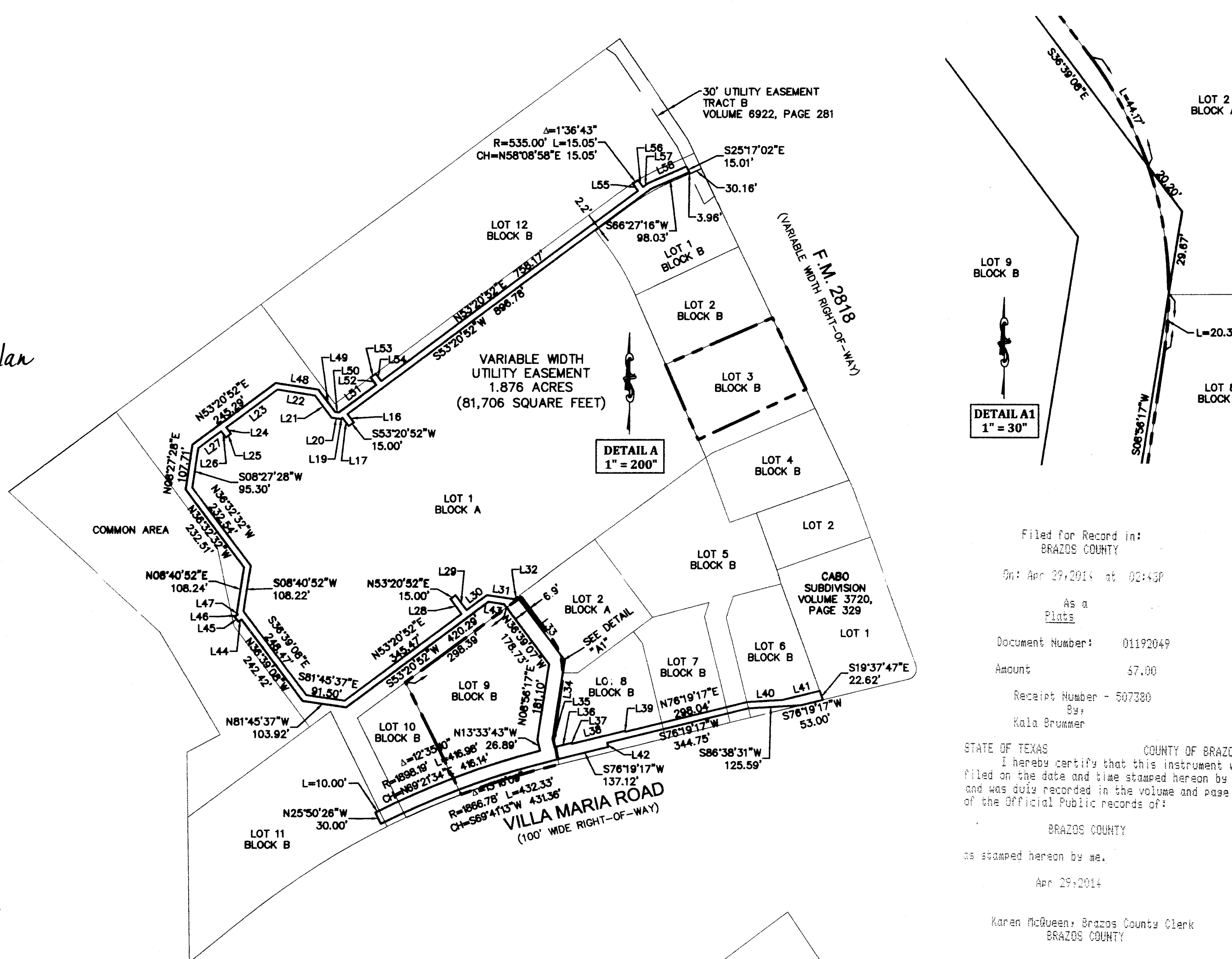
THENCE departing the easterly line of said Lot 5, Block 15 North 62° 10' 59" East a distance of 89.27 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

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 Foster 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;

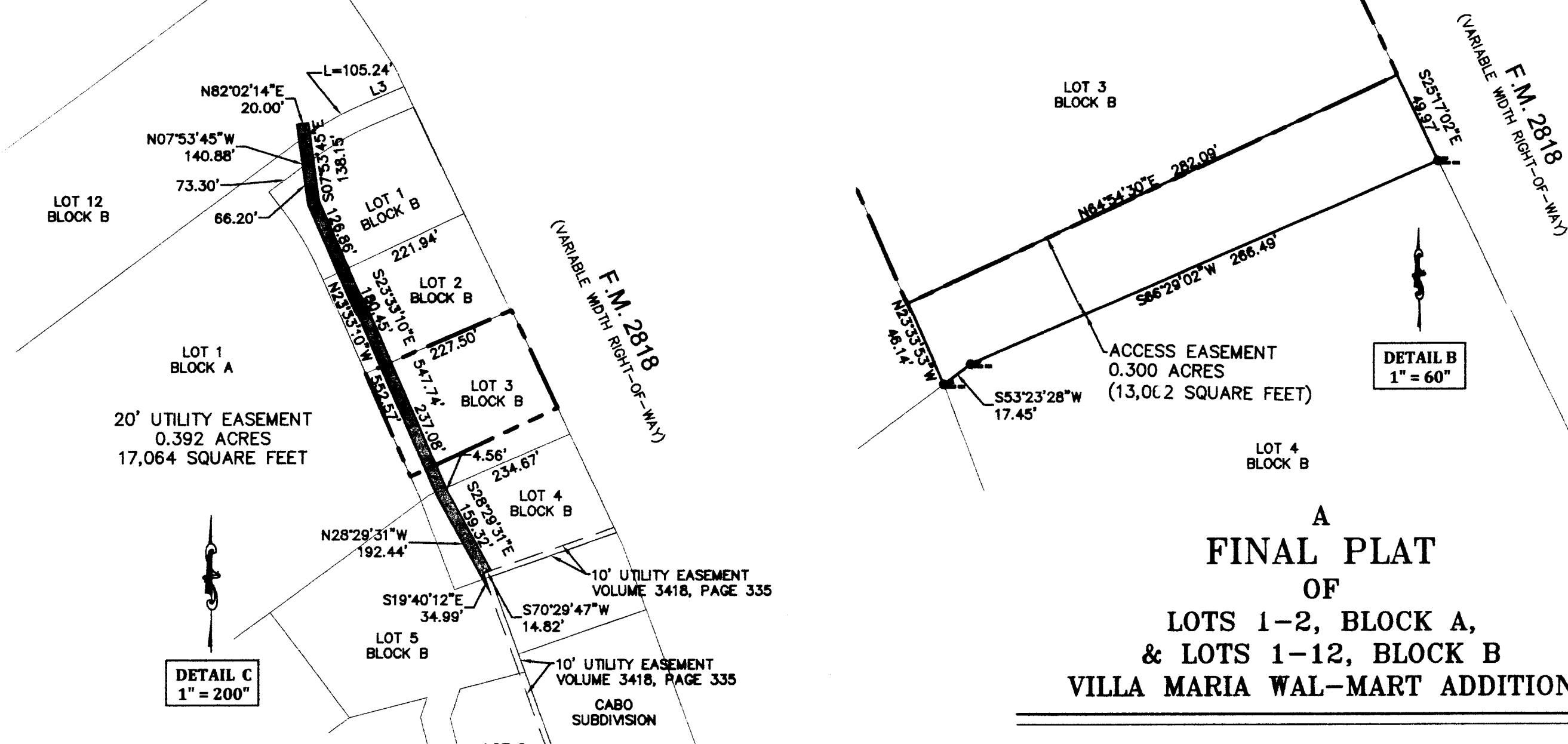
CONTAINING a computed area of 51.205 acres (2,230,502 square feet) of land.



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°08'58"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 Table		
Line Number	Bearing	Distance	Line Number	Bearing	Distance
L1	S25°17'02"E	36.19'	L31	S81°39'06"E	65.53'
L2	S25°17'02"E	40.00'	L32	N53°20'52"E	8.80'
L3	S66°29'02"W	77.54'	L33	S36°39'07"E	188.46'
L4	S66°29'02"W	78.77'	L34	S08°56'17"W	188.84'
L5	S53°18'00"W	100.08'	L35	S13°33'43"E	19.79'
L6	S36°42'00"E	46.52'	L36	N76°19'17"E	42.19'
L7	N25°17'02"W	205.90'	L37	S13°32'57"E	2.50'
L8	S70°25'21"W	66.67'	L38	N76°19'17"E	129.75'
L9	S19°40'51"E	64.09'	L39	S13°32'57"E	2.50'
L10	N18°01'25"E	54.02'	L40	N86°38'31"E	83.73'
L11	S18°01'25"W	36.19'	L41	N76°19'17"E	90.49'
L12	N76°19'41"E	50.00'	L42	S13°32'57"E	10.00'
L13	N89°55'38"E	34.63'	L43	N81°39'06"W	37.27'
L14	S12°15'57"E	25.96'	L44	S53°24'31"W	8.88'
L15	S76°19'17"W	14.30'	L45	N36°39'08"W	15.00'
L16	S36°38'43"E	24.95'	L46	N53°24'31"E	8.88'
L17	N36°38'43"W	24.96'	L47	N36°39'08"W	3.54'
L18	S53°24'37"W	5.07'	L48	S81°07'40"E	102.48'
L19	N81°33'57"W	21.73'	L49	S36°39'08"E	65.57'
L20	N36°39'08"W	65.54'	L50	S81°33'57"E	9.32'
L21	N81°07'40"W	90.05'	L51	N53°20'52"E	109.44'
L22	S53°20'52"W	150.86'	L52	N36°36'11"W	22.28'
L23	S53°20'52"W	150.86'	L53	N53°18'00"E	15.00'
L24	S36°39'08"E	18.43'	L54	S36°36'11"E	22.30'
L25	S53°20'52"W	15.00'	L55	N36°36'11"W	21.59'
L26	N36°39'08"W	18.43'	L56	S36°36'11"E	20.33'
L27	S53°20'52"W	66.94'	L57	N53°20'52"E	14.73'
L28	N36°39'08"W	44.46'	L58	N66°27'16"E	99.30'
L29	S36°39'08"E	44.46'			
L30	N53°20'52"E	59.84'			

Filed for Record in:
BRAZOS COUNTY
On: Apr 29, 2014 at 02:43P
As a
PLAT
Document Number: 01192049
Amount \$7.00
Receipt Number - 607300
Kala Brunner
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:
BRAZOS COUNTY
as stamped hereon by me.
Apr 29, 2014
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY



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 2828, Page 189, and Volume 2402, Page 86, Deed Records of Brazos County, Texas,

14 Lots - 51.205 Acres
This plat was created in March, 2014



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 on the 29 day of April, 2014, in the Official Records of Brazos County, in Volume 11981, Page 28.
[Signature]
County Clerk Brazos County, Texas

Doc Br Vol Pg
01192049 BR 11981 29