

ORIGINAL PLAT
LOT 12, BLOCK B
VOL. 11981, PG. 28

- NOTES:**
- BERING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2)
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001086656362 (CALCULATED USING GEOID12B)
 - CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: DATUM NAVD 1988 (GEOID12B)
 - (CM) INDICATED CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - PROPERTY CORNERS ARE 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET UNLESS OTHERWISE NOTED.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT-BUSINESS (PD-B), PER ORDINANCE NUMBER 1963.
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNERS OR THE POA, HOMEOWNERS ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. SAT-41-4000412400724R, EFFECTIVE DATE: 02-28-2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 10d: EASEMENT TO SINCLAIR REFINING CO. (132/35 DRBCT) DOES APPLY TO THE PARENT TRACT HEREOF, BUT THE PIPELINE COVERED BY THIS EASEMENT DOES NOT CROSS THIS TRACT.
 - ITEM 10e: ELECTRICAL EASEMENT TO THE CITY OF BRYAN (141/493) DOES AFFECT THIS TRACT. THIS EASEMENT CALLS TO BE 20' WIDE CENTERED ON ELECTRICAL LINES OWNED AND OPERATED BY THE CITY OF BRYAN AS INSTALLED AND CANNOT BE PLOTTED DUE TO A LACK OF EVIDENCE OF SAID LINES CROSSING THIS TRACT.
 - ITEM 10f: WATERLINE EASEMENT TO THE AGRICULTURAL AND MECHANICAL COLLEGE OF TEXAS, NOW TEXAS A&M UNIVERSITY, (145/177 DRBCT) DOES NOT CROSS / AFFECT THIS TRACT AS AMENDED (10907/247 OPRBCT).
 - ITEM 10g: ELECTRICAL TRANSMISSION EASEMENT TO THE CITY OF BRYAN (187/353 DRBCT) DOES NOT CROSS THIS TRACT. ITEM 10h: ELECTRICAL TRANSMISSION EASEMENT TO THE CITY OF BRYAN (215/591 DRBCT) DOES NOT CROSS THIS TRACT.
 - ITEM 10i: GUY WIRE AND ANCHOR EASEMENT TO THE CITY OF BRYAN (229/71 DRBCT) DOES NOT CROSS / AFFECT THIS TRACT. ITEM 10j:

FIELD NOTES DESCRIPTION
 OF A
 7.137 ACRE TRACT
 ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 7.137 ACRES IN THE ZENO PHILLIP LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 12, BLOCK B OF THE VILLA MARIA WAL-MART ADDITION FILED IN VOLUME 11981, PAGE 28 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 7.137 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped "H P Mayo RPLS 5045" found in the southwest right-of-way line of N. Harvey Mitchell Parkway - Farm to Market Road 2818 (right-of-way width varies), at the north corner of said Lot 12 and the east corner of Lot 1, Block 1 of Southwest Premiere (subdivision) filed in Volume 7246, Page 54;

THENCE, with the northeast line of said Lot 12, same being the southwest line of N. Harvey Mitchell Parkway, the following two (2) courses and distances:

- S 33° 51' 54" E, a distance of 289.39 feet to a 1/2 inch iron rod with orange plastic cap stamped "H P Mayo RPLS 5045" found for an angle point; and
- S 25° 12' 26" E, a distance of 36.62 feet to a 1/2 inch iron rod set (all rods set with blue plastic cap stamped "KERR SURVEYING") for the east corner of said Lot 12 and the northeast corner of Lot 1, Block A of said Villa Maria Wal-Mart Addition;

THENCE, with the common line of said Lot 12 and said Lot 1, the following four (4) courses and distances:

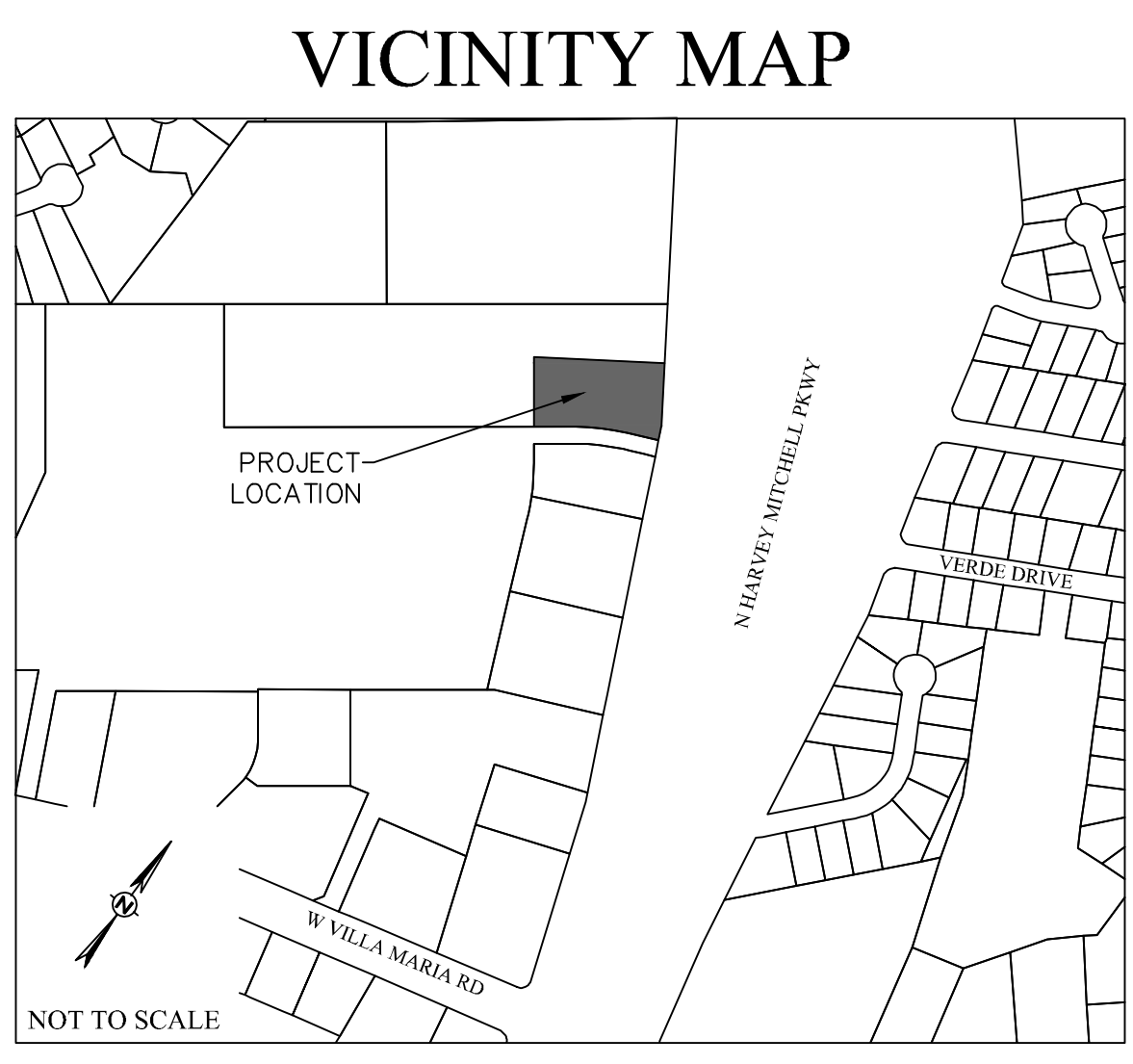
- S 66° 30' 02" W, a distance of 77.46 feet to a 1/2 inch iron rod set for a point of curvature;
- with a tangent curve to the left, having a radius of 535.00 feet, an arc length of 123.10 feet, a delta angle of 13° 11' 02", and a chord which bears S 59° 54' 31" W, a distance of 122.83 feet to a 1/2 inch iron rod set for the point of tangency;
- S 53° 19' 27" W, a distance of 840.59 feet to a 1/2 inch iron rod set for the south corner of said Lot 12, from which the City of Bryan monument GPS-72 bears S 34° 37' 44" W, a distance of 4,699.37 feet; and
- N 36° 38' 06" W, a distance of 293.19 feet to a 1/2 inch iron rod set in the southeast line of said Southwest Premiere, for the west corner of said Lot 12 and the northwest corner of said Lot 1, Block A, from which a 1/2 inch iron rod with yellow plastic cap stamped "DUNAWAY ASSOC LP" found bears S 53° 19' 27" W, a distance of 427.51 feet;

THENCE, with the common line of said Lot 12, and said Southwest Premiere subdivision, N 53° 19' 27" E, for a distance of 1,059.30 feet to the POINT OF BEGINNING hereof and containing 7.137 acres, more or less.

Surveyed on the ground March 2024 under my supervision. See plat prepared March 2024 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.0001086656362 (calculated using GEOID12B). Reference drawing: 24-300-S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	36.62'	S25° 12' 26"E
L2	77.46'	S66° 30' 02"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	123.10'	535.00'	013°11'02"	61.83'	122.83'	S59°54'31"W



LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
	EXISTING WATERLINE (SIZE NOTED)
	EXISTING SEWERLINE (SIZE NOTED)
	EXISTING STORM SEWER
	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	EXISTING BLOCK LABEL
	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
	RECORDING INFORMATION
	RIGHT-OF-WAY

FINAL PLAT
LOTS 12A & 12B, BLOCK B
 BEING A
REPLAT
 OF
LOT 12, BLOCK B
VILLA MARIA WAL-MART ADDITION
VOLUME 11981, PAGE 28 OPRBCT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 40'
 JULY, 2024

OWNER/DEVELOPER:
 CROSSFULTON INVESTMENTS LTD
 2410 POLK ST
 HOUSTON, TX 77003

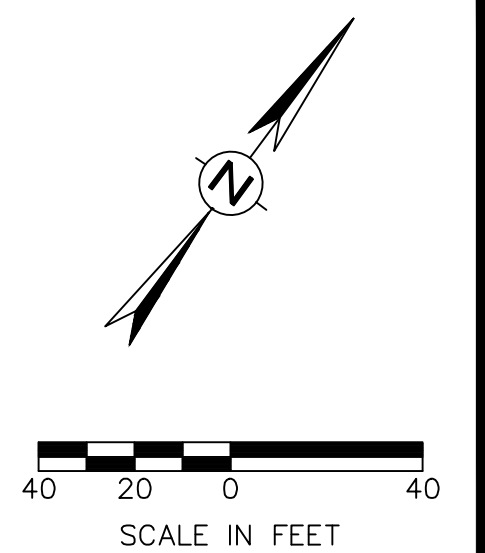
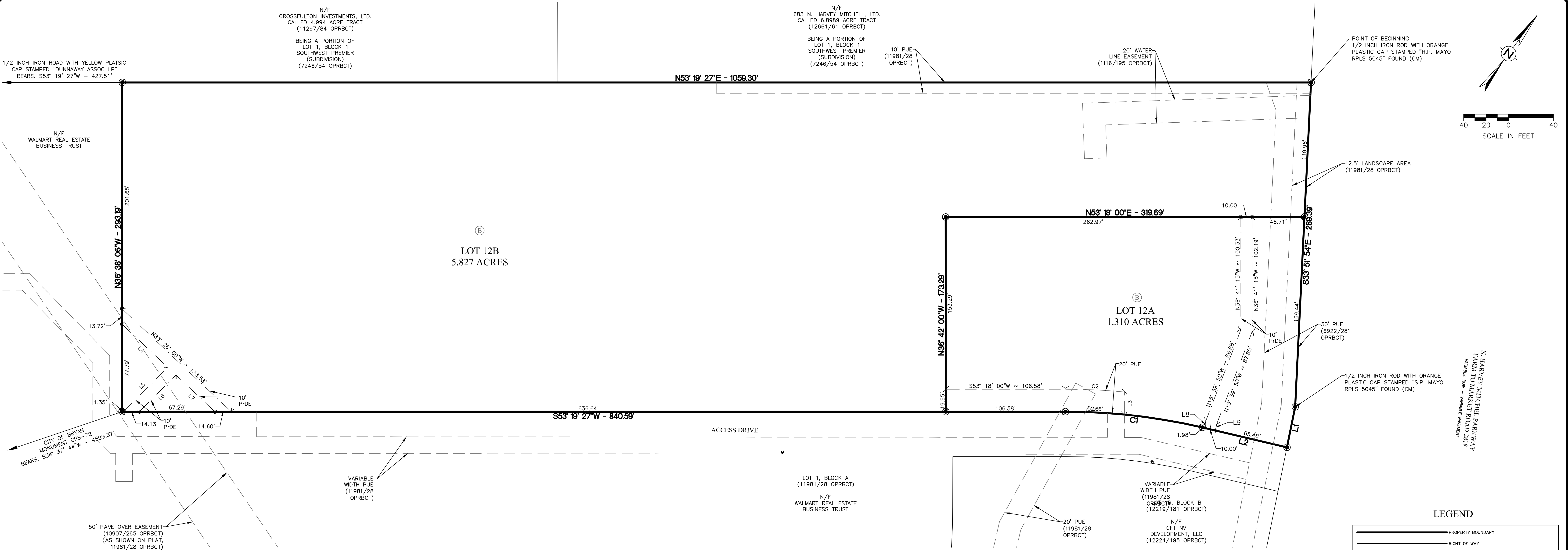
SURVEYOR:

 Kerr Surveying, LLC
 1718 Briarcrest Dr.
 Bryan, TX 77802
 (979) 268-3195
 TBPELS FIRM # 10018500
 SURVEYS@KERRSURVEYING.NET
 KERR PROJECT 24-300

ENGINEER:

 TBPE FIRM NO. 12327
 911 SOUTHWEST PKWY E.
 College Station, Texas 77840
 (979) 764-9900

SHEET 1 OF 2



REPLAT

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 me in the Deeds Records of Brazos County in Volume 11981, Page 28, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Crossfulton Investments, Ltd.

**STATE OF TEXAS
 COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are 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 on this ____ day of _____, 20____

Notary Public, Brazos County, Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, _____, 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 _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk
 Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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 the 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.

_____, R.P.L.S. No. 6531

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 _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

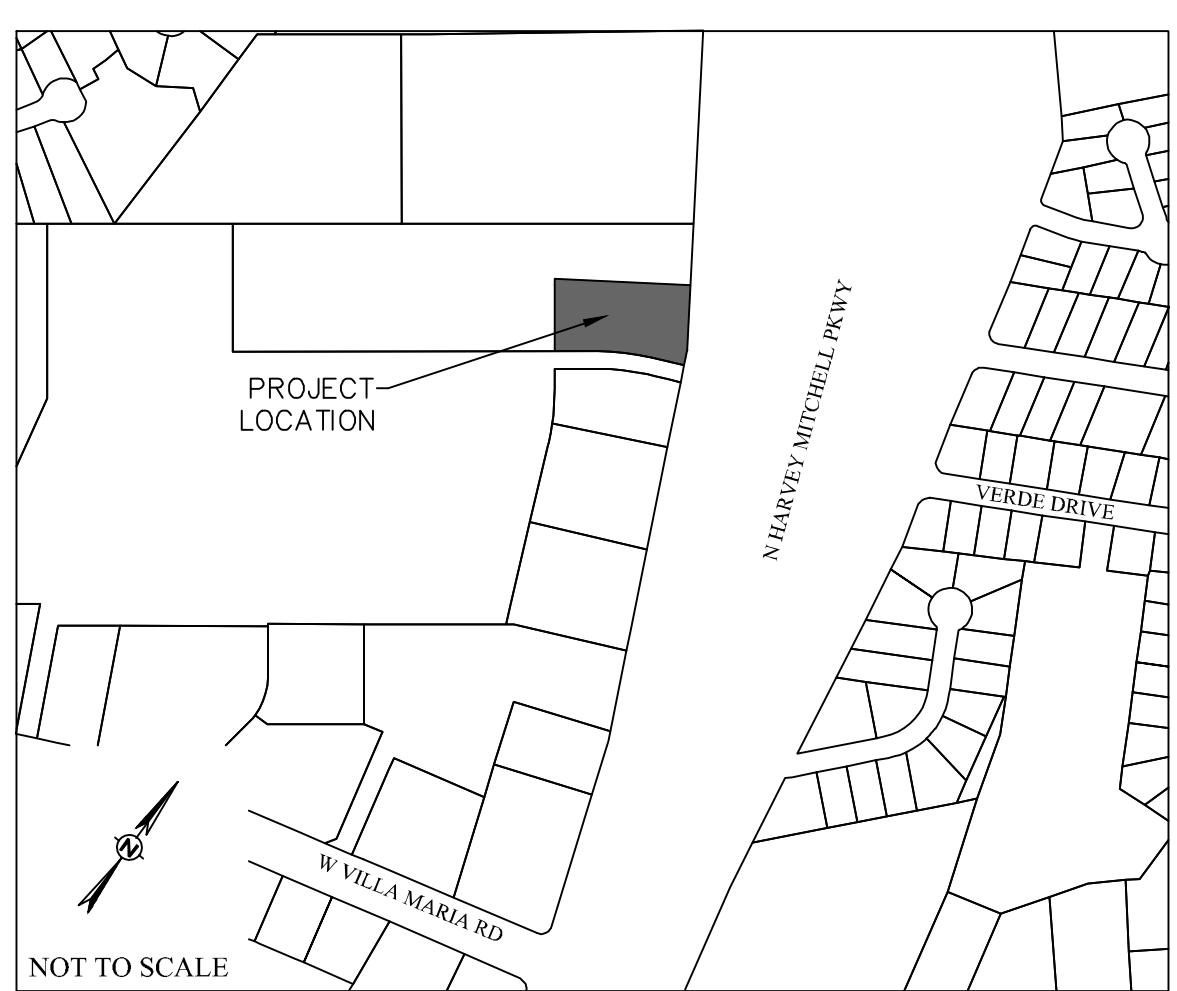
I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Planner, Bryan, Texas

LINE #	LENGTH	DIRECTION
L1	36.62'	S25° 12' 26"E
L2	77.46'	S66° 30' 02"W
L3	20.11'	N36° 34' 44"W
L4	55.91'	N83° 26' 00"W
L5	55.81'	N8° 17' 10"E
L6	46.12'	N8° 17' 10"E
L7	47.64'	S83° 26' 00"E
L8	6.57'	S25° 47' 32"E
L9	6.09'	S25° 47' 32"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	123.10'	535.00'	013°11'02"	61.83'	122.83'	S59°54'31"W
C2	52.71'	555.00'	005°26'31"	26.38'	52.69'	S56°02'16"W

VICINITY MAP



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E)
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FINAL PLAT

LOTS 12A & 12B, BLOCK B

BEING A
REPLAT

OF
 LOT 12, BLOCK B
 VILLA MARIA WAL-MART ADDITION
 VOLUME 11981, PAGE 28 OPRBCT
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SCALE 1" = 40'
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SHEET 2 OF 2