

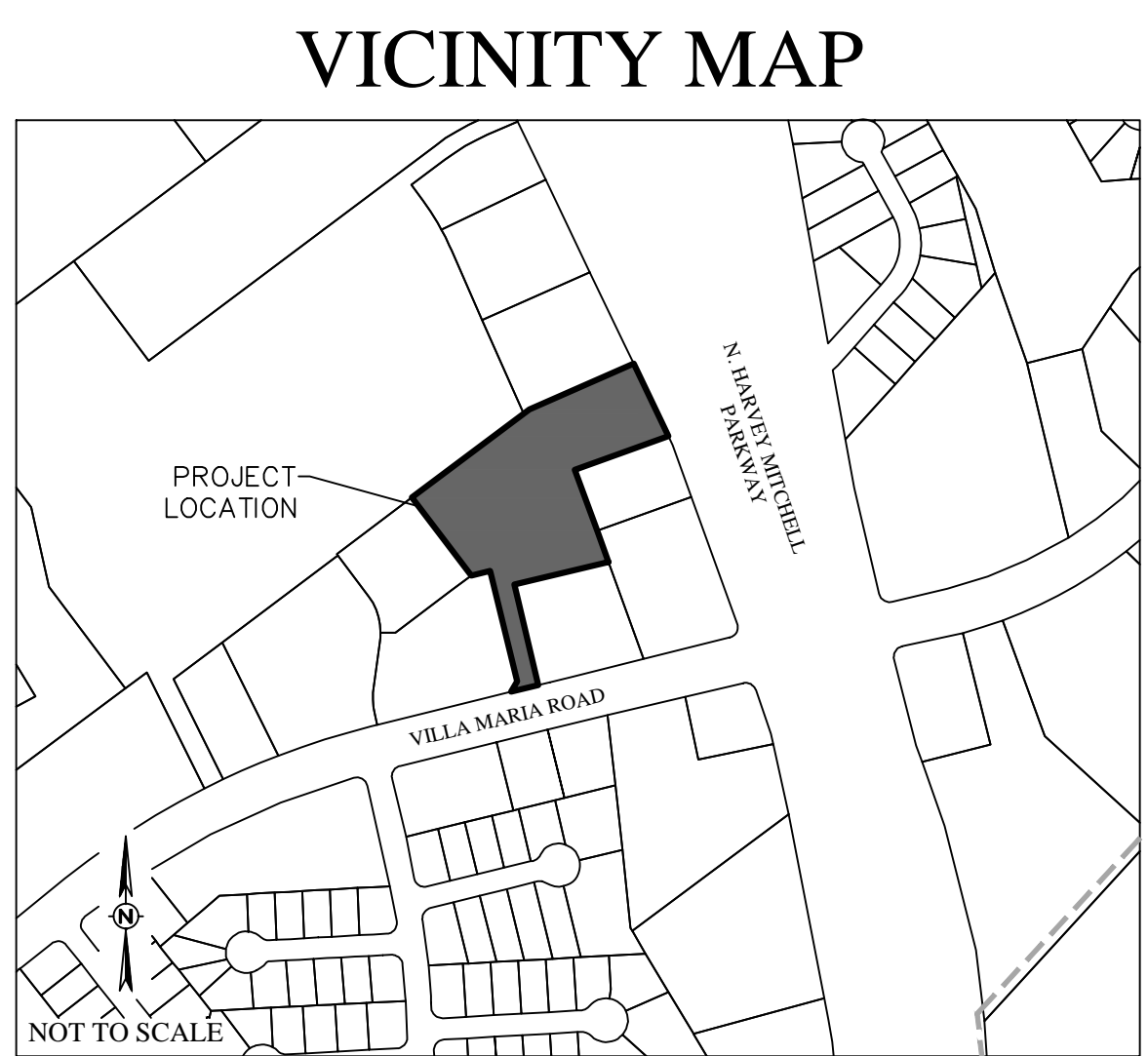
**ORIGINAL PLAT**  
**LOT 4B-R, BLOCK B**  
**VOL. 17117, PG. 204**

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	3.31'	148.02'	001°16'49"	1.65'	3.31'	N12°35'57"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.29'	N31° 27' 04"E
L2	45.55'	S75° 50' 34"W

**LEGEND**

—	PROPERTY BOUNDARY
—	RIGHT OF WAY
---	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
---	EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
---	EXISTING PRIVATE DRAINAGE EASEMENT (P.P.D.E.)
---	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
W	EXISTING WATERLINE (SIZE NOTED)
S	EXISTING SEWERLINE (SIZE NOTED)
ST	EXISTING STORM SEWER
GAS	EXISTING GAS LINE
AE	EXISTING AERIAL ELECTRIC LINE
T	EXISTING TELECOMMUNICATIONS LINE
●	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
●	BLOCK CORNERS & ANGLE POINTS - 5/8" IRON ROD SET IN CONCRETE WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
#	EXISTING BLOCK LABEL
(CM)	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
OPRBCT	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
DRBCT	DEED RECORDS OF BRAZOS COUNTY, TEXAS
()	RECORDING INFORMATION
ROW	RIGHT-OF-WAY



- NOTES:**
- BEARING 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 1.00010886656362 (CALCULATED USING GEOD12B).
  - THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.
  - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
  - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT-BUSINESS (PD-B).
  - 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 LOT OWNERS OR THE POA, PROPERTY OWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
  - ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
  - ALL LOTS SERVED BY AN ON-SITE SEWAGE FACILITY (OSSF) MUST COMPLY WITH THE COUNTY AND STATE MINIMUM LOT SIZING REQUIREMENTS.
  - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
  - EXISTING UTILITIES LOCATED IN RIGHTS-OF-WAY DEDICATION AREAS WILL BE RELOCATED INTO THE ADJACENT PUBLIC UTILITY EASEMENT AT THE DEVELOPER'S EXPENSE.
  - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
  - ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.
  - ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
  - BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS. THE HOME OWNERS' ASSOCIATION (HOA) WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS.
  - MAXIMUM IMPERVIOUS COVER TO BE 30%. THIS MAXIMUM PERCENTAGE IS IN ACCORDANCE WITH COLLEGE STATION UDO SECTION 5.2 RESIDENTIAL DESIGN STANDARDS.
  - MAXIMUM IMPERVIOUS COVER TO BE 65%. THIS MAXIMUM PERCENTAGE IS IN ACCORDANCE WITH THE DRAINAGE REPORT TITLED, "DRAINAGE REPORT FOR SOUTHERN POINTE SUBDIVISION - BASIN C BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1", DATED JANUARY 2022 PREPARED BY SCHULTZ ENGINEERING, LLC.
  - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 2405000CS, EFFECTIVE DATE: 11/25/2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
    - ITEM 10H: EASEMENTS AND SET BACK LINES SHOWN ON THE PLAT OF VILLA MARIA WAL-MART ADDITION RECORDED IN VOLUME 17117, PAGE 204 (OPRBCT) DO APPLY TO THIS LOT AND ARE SHOWN HEREON.
    - ITEM 10I: EASEMENTS AND SET BACK LINES AS SET OUT IN THE RESTRICTIONS RECORDED IN VOLUME 10908, PAGE 1 & VOLUME 16431, PAGE 3 & VOLUME 17183, PAGE 140 (OPRBCT) DO APPLY TO THIS LOT AND ARE SHOWN HEREON.
    - ITEM 10J: EASEMENT TO SINCLAIR REFINING COMPANY RECORDED IN VOLUME 132, PAGE 35 (DRBCT) DOES AFFECT THIS LOT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
    - ITEM 10K: EASEMENT TO AGRICULTURAL AND MECHANICAL COLLEGE OF TEXAS RECORDED IN VOLUME 145, PAGE 177 (DRBCT) & AMENDED IN VOLUME 10907, PAGE 247 & VOLUME 10907, PAGE 265 (OPRBCT) DOES CROSS THIS LOT AS SHOWN.
    - ITEM 10L: EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 187, PAGE 353 (DRBCT) DOES NOT CROSS THIS LOT.
    - ITEM 10M: EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 215, PAGE 579 (DRBCT) DOES NOT CROSS THIS LOT.
    - ITEM 10N: EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 215, PAGE 591 (DRBCT) DOES NOT CROSS THIS LOT.
    - ITEM 10O: EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 229, PAGE 71 (DRBCT) DOES AFFECT THIS LOT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
    - ITEM 10P: EASEMENT TO SOUTHWESTER BELL TELEPHONE COMPANY RECORDED IN VOLUME 239, PAGE 498 (DRBCT) DOES NOT CROSS THIS LOT.
    - ITEM 10Q: EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 1116, PAGE 195 (OPRBCT) DOES NOT CROSS THIS LOT.
    - ITEM 10R: EASEMENT TO GTE SOUTHWEST INC. RECORDED IN VOLUME 1628, PAGE 176 (OPRBCT) DOES CROSS THIS LOT AS SHOWN.
    - ITEM 10S: MUTUAL EASEMENT TO R. COKE MILLS RECORDED IN VOLUME 3413, PAGE 302 (OPRBCT) DOES CROSS THIS LOT AS SHOWN.
    - ITEM 10T: EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3418, PAGE 335 (OPRBCT) DOES CROSS THIS LOT AS SHOWN.
    - ITEM 10U: EASEMENT TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 6922, PAGE 281 (OPRBCT) DOES NOT CROSS THIS LOT.
    - ITEM 10V: EASEMENT TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 6964, PAGE 268 (OPRBCT) DOES CROSS THIS LOT AS SHOWN.
  - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

**FINAL PLAT**  
 LOTS 4B-R2, 4C-R AND 4D-R, BLOCK B  
 BEING A  
**REPLAT**  
 OF  
 LOT 4B-R, BLOCK B  
 REPLAT OF LOT 4A, BLOCK B, OF THE  
 VILLA MARIA WAL-MART ADDITION  
 VOL. 17117, PG. 204  
 ZENO PHILLIPS LEAGUE SURVEY, A-45  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 40'  
 JANUARY, 2025

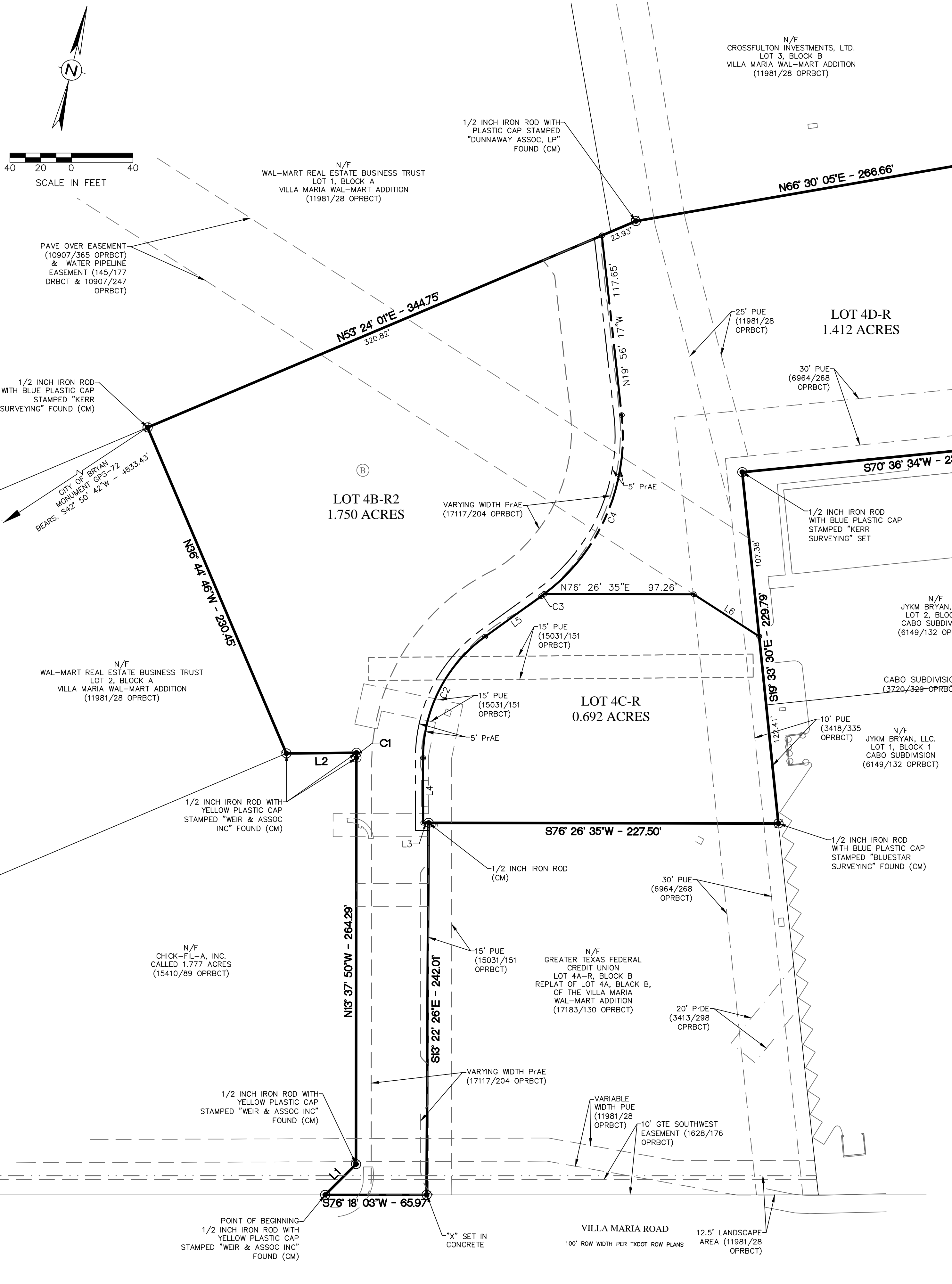
**OWNER/DEVELOPER:** CROSSFULTON INVESTMENTS, LTD  
 2410 POLK STREET, SUITE 200  
 HOUSTON, TX 77003  
 (713) 293-6901

**SURVEYOR:** KERR SURVEYING, LLC  
 1718 Briarcrest Dr.  
 Bryan, TX 77802  
 (979) 268-3195  
 TBPES FIRM # 10018500  
 SURVEYS@KERRSURVEYING.NET

**ENGINEER:** SCHULTZ ENGINEERING, LLC  
 TBPES NO. 12327  
 911 SOUTHWEST PKWY E.  
 COLLEGE STATION, TEXAS 77840  
 (979) 764-3900

SHEET 1 OF 2





**REPLAT**

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

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS

A FIELD NOTES DESCRIPTION OF 3.854 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 4B-R, BLOCK B, AS SHOWN ON THE REPLAT OF LOT 4A, BLOCK B, OF THE VILLA MARIA WAL-MART ADDITION FILED IN VOLUME 17117, PAGE 204 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 3.854 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "WEIR & ASSOC INC" found on the north right-of-way line of Villa Maria Road (100' wide right-of-way per TXDOT right-of-way plans), for the east corner of a called 1.777 acre tract of land described in a deed to Chick-Fil-A, recorded in Volume 15410, Page 89 (OPRBCT) and being the south corner of said Lot 4B-R and the south corner hereof;

THENCE, with the common line of said 1.777 acres and said Lot 4B-R for the following four (4) courses and distances:

- 1) N 31° 27' 04" E, for a distance of 28.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "WEIR & ASSOC INC" found;
- 2) N 13° 37' 50" W, for a distance of 264.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "WEIR & ASSOC INC" found;
- 3) with a curve to the right, having a radius of 148.02 feet, an arc length of 3.31 feet, a delta angle of 01° 16' 49", and a chord which bears N 12° 35' 57" W, a distance of 3.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "WEIR & ASSOC INC" found;
- 4) S 75° 50' 34" W, for a distance of 45.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "WEIR & ASSOC INC" found for a northerly corner of said 1.777 acres and being the east corner of Lot 2, Block A, of the Villa Maria Wal-Mart Addition filed in Volume 11981, Page 28 (OPRBCT);

THENCE, with the common line of said Lot 4B-R and said Lot 2, N 36° 44' 46" W, for a distance of 230.45 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found on the southeast line of Lot 1, Block A, of the Villa Maria Wal-Mart Addition filed in Volume 11981, Page 28 (OPRBCT), for the north corner of said Lot 2, and being the west corner of said Lot 4B-R and the west corner hereof, from which a 1/2 inch iron rod with a red broken cap found bears S 53° 24' 01" W, a distance of 221.20 feet, also from which the City of Bryan Monument GPS-72 bears S 42° 50' 42" W, a distance of 4,833.43 feet;

THENCE, with the common lines of said Lot 1, said Lot 4B-R and Lot 3, Block B, of the Villa Maria Wal-Mart Addition filed in Volume 11981, Page 28 (OPRBCT), N 53° 24' 01" E, for a distance of 344.75 feet to a 1/2 inch iron rod with a plastic cap stamped "DUNAWAY ASSOC, LP" found at an angle point in the southeast line of said Lot 3;

THENCE, with the common line of said Lot 3 and said Lot 4B-R, N 66° 30' 05" E, for a distance of 266.66 feet to a 1/2 inch iron rod with a blue plastic cap stamped "BLUESTAR SURVEYING" found on the west line of North Harvey Mitchell Parkway (right-of-way width varies per TXDOT right-of-way plans), for the east corner of said Lot 3 and being the north corner of said Lot 4B-R and the north corner hereof;

THENCE, with the common line of North Harvey Mitchell Parkway and said Lot 4B-R, S 25° 19' 47" E, for a distance of 189.54 feet to a 5/8 inch iron rod found bent for the north corner of Lot 2, Block 1, as shown on the plot of the Cabo Subdivision filed in Volume 3720, Page 329 (OPRBCT) and described in a deed to JYKM Bryan, LLC, recorded in Volume 6149, Page 132 (OPRBCT) and being the east corner of said Lot 4B-R and the east corner hereof;

THENCE, with the common line of said Lot 2 of Cabo Subdivision and said Lot 4B-R, S 70° 36' 34" W, for a distance of 232.99 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found for the west corner of said Lot 2 of Cabo Subdivision and being an interior ell corner of said Lot 4B-R and an interior ell corner hereof;

THENCE, with the common line of said Lot 2 of Cabo Subdivision and Lot 1 of said Cabo Subdivision, S 19° 33' 30" E, for a distance of 229.79 feet to a 1/2 inch iron rod with a blue plastic cap stamped "BLUESTAR SURVEYING" found on the west line of said Lot 1 of Cabo Subdivision, for the north corner of Lot 4A-R, Block B, of the Replat of Lot 4A, Block B, of the Villa Maria Wal-Mart Addition filed in Volume 17117, Page 204 (OPRBCT) and being an easterly corner of said Lot 4B-R and an easterly corner hereof;

THENCE, with the common line of said Lot 4A-R and said Lot 4B-R, for the following two (2) courses and distances:

- 1) S 76° 26' 35" W, for a distance of 227.50 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found;
- 2) S 13° 22' 26" E, for a distance of 242.01 feet to an "X" set in concrete on the north line of Villa Maria Road, for the south corner of said Lot 4A-R and being a southeasterly corner of said Lot 4B-R and a southeasterly corner hereof;

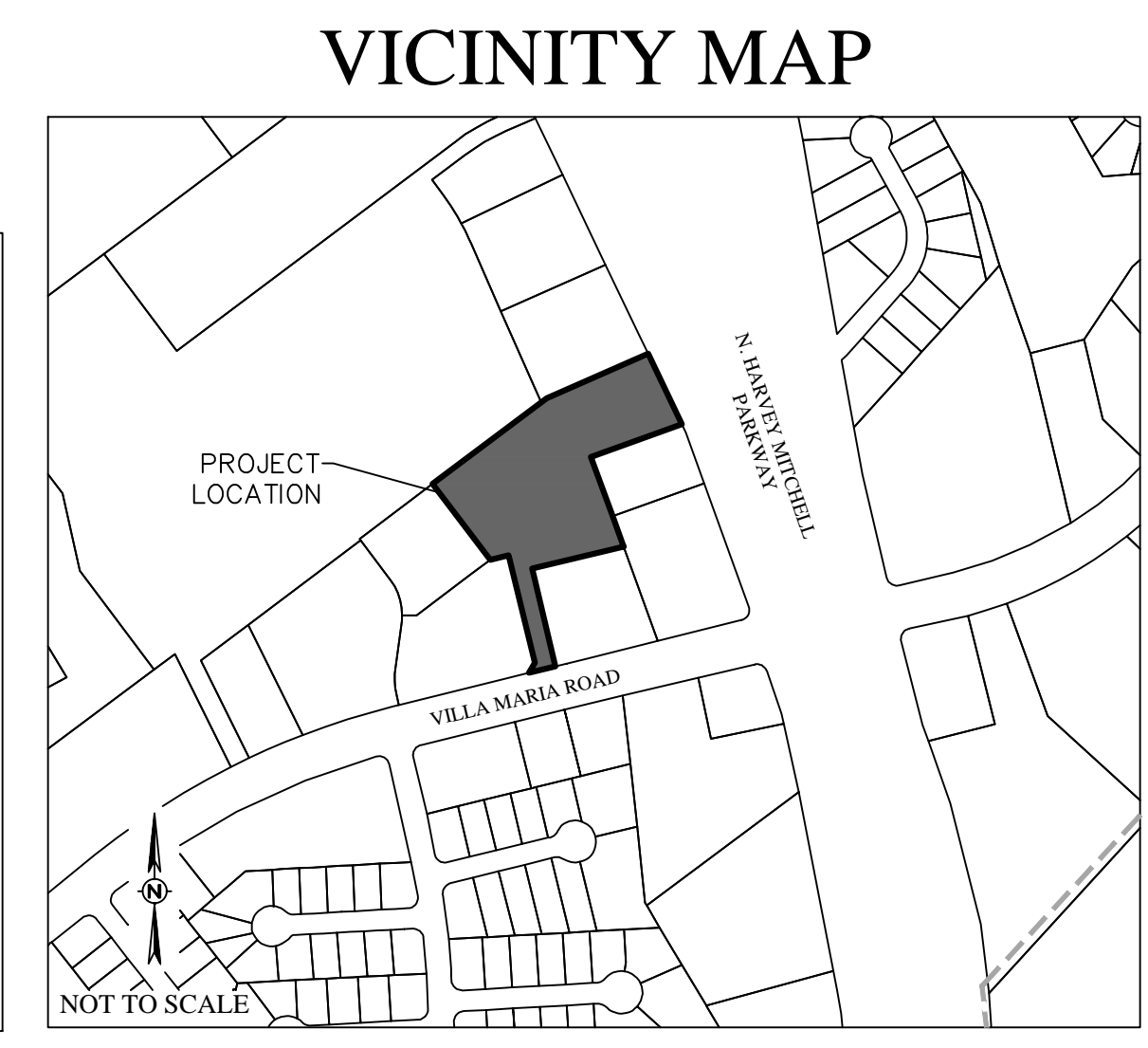
3) THENCE, with the common line of said Lot 4B-R and Villa Maria Road, S 76° 18' 03" W, for a distance of 65.97 feet to the POINT OF BEGINNING hereof and containing 3.854 acres, more or less.

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	3.31'	148.02'	001°16'49"	1.65'	3.31'	N12°35'57"W
C2	92.02'	97.00'	054°21'08"	49.80'	88.60'	N13°21'44"E
C3	2.47'	191.01'	000°44'30"	1.24'	2.47'	N40°04'36"E
C4	132.64'	128.00'	059°22'14"	72.97'	126.78'	N09°44'43"E

LINE #	LENGTH	DIRECTION
L1	28.29'	N31° 27' 04"E
L2	45.55'	S75° 50' 34"W
L3	3.52'	S76° 26' 35"W
L4	42.15'	N13° 48' 50"W
L5	44.98'	N40° 32' 18"E
L6	50.58'	S70° 56' 32"E

**LEGEND**

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E)
- EXISTING PRIVATE DRAINAGE EASEMENT (P.P.D.E)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E)
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- BLOCK CORNERS & ANGLE POINTS - 5/8" IRON ROD SET IN CONCRETE WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- BLOCK LABEL
- (CM) CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- OPRBCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ( ) RECORDING INFORMATION
- ROW RIGHT-OF-WAY



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.

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 \_\_\_\_\_, R.P.L.S. No. 6531

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

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 PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_ 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 with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by said Commission

Chair  
Planning & Zoning Commission  
Bryan, Texas

**FINAL PLAT**  
LOTS 4B-R2, 4C-R AND 4D-R, BLOCK B  
BEING A  
**REPLAT**  
OF  
LOT 4B-R, BLOCK B  
REPLAT OF LOT 4A, BLOCK B, OF THE  
VILLA MARIA WAL-MART ADDITION  
VOL. 17117, PG. 204  
ZENO PHILLIPS LEAGUE SURVEY, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

CROSSFULTON INVESTMENTS, LTD  
2410 POLK STREET, SUITE 200  
HOUSTON, TX 77003  
(713) 293-6901

SURVEYOR:

KERR SURVEYING, LLC  
1718 Briarcrest Dr.  
Bryan, TX 77802  
(979) 266-3195  
TBPELS FIRM # 10018500  
SURVEYS@KERRSURVEYING.NET

ENGINEER:

SCHULTZ  
TBPE NO. 12327  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
(979) 764-3900

SCALE 1" = 40'  
JANUARY, 2025