

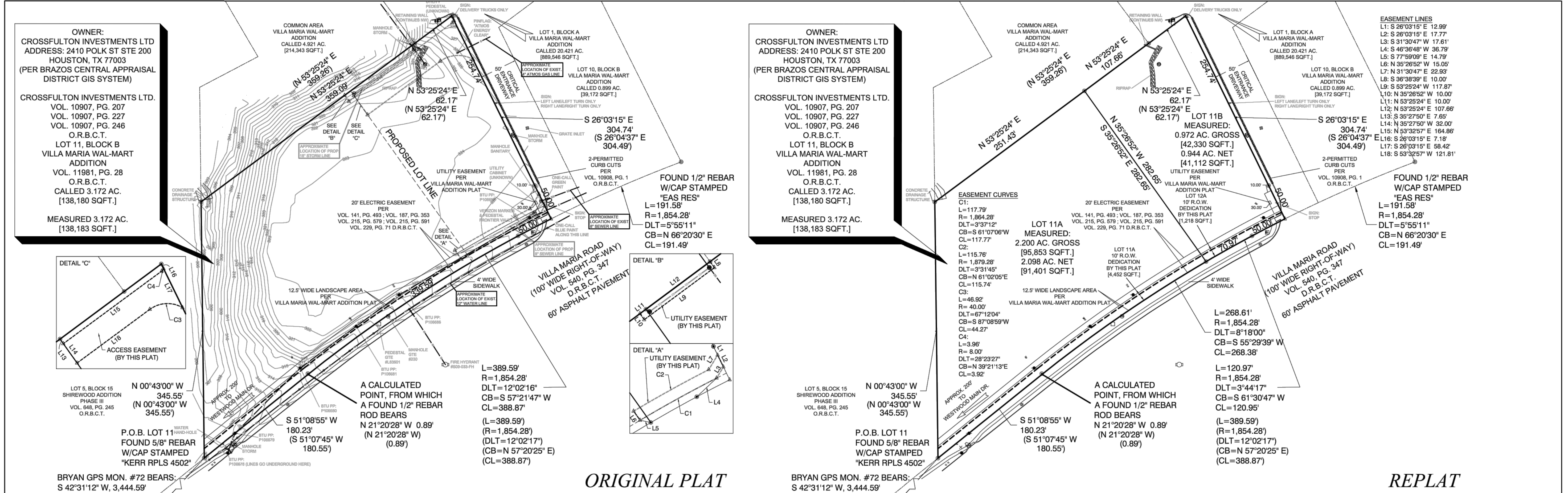


CIVIL | CMT | GEOTECHNICAL
LAND SURVEYING | STRUCTURAL

CORPORATE OFFICE
401 W 25TH STREET
BRYAN, TEXAS 77803
1-877-GESSNER (437-7637)
www.gessnerengineering.com
FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-1019310

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INCOMPLETE AND IS RELEASED
TEMPORARILY FOR INTERIM
REVIEW ONLY UNDER THE
AUTHORITY OF
MASON J. KWATKOWSKI, P.E.
13743

IT IS NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES



ORIGINAL PLAT

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, the undersigned 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, drains, easements, and public places, shown hereon for the purposes identified.

CERTIFICATE OF SURVEYOR

I, JEFFREY A. BARRON, a Registered Professional Land Surveyor, No. 6915, 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.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE _____ DAY OF _____, 20____.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, CHAIRMAN 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 THE SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 20____.

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 _____ day of _____, 20____.

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____.

CERTIFICATE OF THE COUNTY CLERK

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 ON THE _____ DAY OF _____, 20____, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____.

GENERAL NOTES:

- COORDINATES AND 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 CHANGES 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. 1983.
- 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 OF 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 SAID LOT 11, SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID WAL-MART ADDITION;

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 62.17 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 SAID LOT 1;

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°02'17";

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 30.00 FEET, CONTINUING A TOTAL ARC DISTANCE OF 389.59 FEET AND A LONG CHORD THAT BEARS S57°14'17"W AT 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 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.

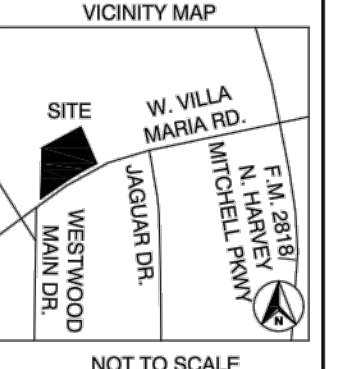
LEGEND

- 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] 8/16" 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

- OVERHEAD ELECTRIC LINE(S)
- U.G. WATER
- U.G. STORM DRAIN
- U.G. SANITARY SEWER
- U.G. GAS



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

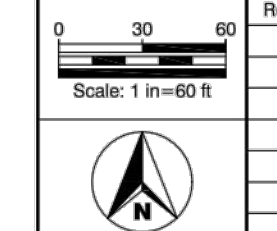
BEING A MINOR REPLAT OF LOT 11, BLOCK B OF THE VILLA MARIA WAL-MART ADDITION, RECORDED IN VOLUME 11981, PAGE 28 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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 77845
Phone: (979) 450-0062
Email: jef.barron@alpha-surveyors.com

PREPARED FOR:
Samantha Colgin
DT Retail Properties, LLC
500 Volvo Plevy
Chesapeake, VA 23320
Phone: (757) 521-5388
Email: scoigin@dollartree.com

Sheet Number: 01 of 01



| Rev. | Date | Description |
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1642 W. Villa Maria Rd.
Bryan, TX 77807
Project No: TX01-P2200163A
Date: December 7, 2022

| Surveyor | Drawn By | Checked By |
|----------|----------|------------|
| JAB | JMB | JAB |

RETAIL CENTER
1642 W. VILLA MARIA RD.
BRYAN, TX. 77807

SURVEY CONTROL

ISSUE DATE: 03-08-2023
DRAWN BY: CS
CHECKED BY: MK
PROJECT #: 21-1472

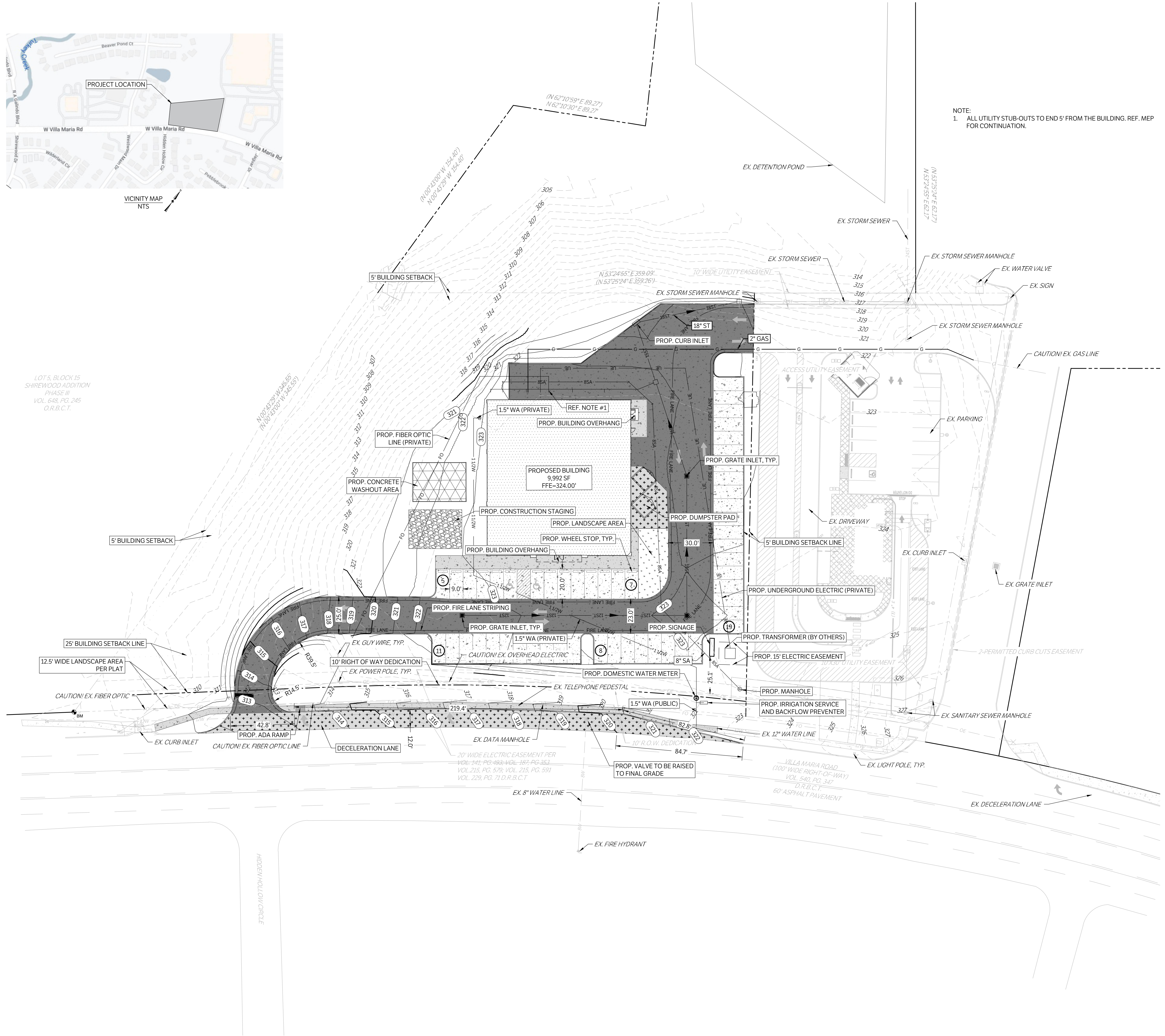
REVISIONS

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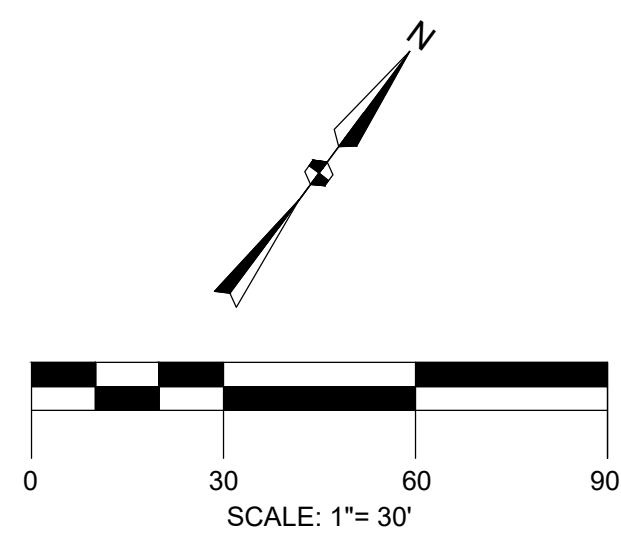
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VICINITY MAP
NTS



CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



NOTE:
1. ALL UTILITY STUB-OUTS TO END 5' FROM THE BUILDING. REF. MEP FOR CONTINUATION.

| SITE DATA SUMMARY | | | |
|----------------------------|--|-------------|------|
| EXISTING USE: | OPEN SPACE | | |
| PROPOSED USE: | RETAIL | | |
| ZONING: | PLANNED DEVELOPMENT ORD. 1963 | | |
| ADDRESS: | 1624 W. VILLA MARIA ROAD, BRYAN, TEXAS 77807 | | |
| LEGAL: | VILLA MARIA WAL-MART ADDN, BLOCK B, LOT 11 | | |
| DESCRIPTION: | CONSTRUCTION | | |
| OWNER: | CROSSFULTON INVESTMENTS LTD. 2410 POLK ST STE 200, HOUSTON, TX 77003 | | |
| SITE AREA: | 94580.9 SF | | |
| NO. OF STORIES: | 1 | | |
| PROPOSED BUILDING: | TOTAL SF | HEIGHT (FT) | TYPE |
| BUILDING SPRINKLER SYSTEM: | 9,992 | 28 | II-B |
| FIRM MAP NO.: | 48041C0195E | | |

| PARKING TABULATION | |
|-------------------------|--|
| PARKING REQUIREMENT: | 1 SPACE PER 250 CSF = BUILDING SF (9,992 SF) / 250 CSF/SPACE |
| TOTAL PARKING REQUIRED: | 40 SPACES |
| TOTAL PARKING PROVIDED: | 52 SPACES (50 STD, 2 ADA) |

| LEGEND | |
|--------|---|
| | PROPOSED 4" CONCRETE SIDEWALK |
| | PROPOSED 6" CONCRETE PAVEMENT |
| | PROPOSED 7" CONCRETE PAVEMENT |
| | PROPOSED BUILDING |
| | PROPOSED STRUCTURAL CONCRETE, REF. STRUCTURAL |
| | EXISTING 4" CONCRETE SIDEWALK |
| | EXISTING PAVEMENT EDGE |
| | PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | EXISTING CONTOURS |
| | PROPOSED CONTOURS |
| | EX. PROP. STORM LINE |
| | EX. PROP. WATER LINE |
| | EX. PROP. SANITARY SEWER LINE |
| | EXISTING THERMALS |
| | PROPOSED THERMALS |
| | EX. PROP. GAS LINE |
| | EX. PROP. DATA/TELECOM |
| | EX. PROP. UNDERGROUND ELECTRIC |
| | EX. PROP. OVERHEAD ELECTRIC |
| | EX. PROP. FIRE HYDRANT |
| | EX. PROP. WATER METER |
| | EX. PROP. GATE VALVE |
| | EX. IRRIGATION CONTROL VALVE |
| | PROP. FIRE DEPARTMENT CONNECTION |
| | PROP. POST INDICATOR VALVE |
| | PROP. HOSE LAY |
| | EX. PROP. SANITARY SEWER MANHOLE |
| | EX. PROP. SANITARY SEWER CLEANOUT |
| | EX. STORM SEWER MANHOLE |
| | PROP. STORM SEWER CURB INLET |
| | EX. PROP. LIGHT POLE |
| | PROPOSED PUBLIC ACCESS EASEMENT |
| | PROPOSED UTILITY EASEMENT |



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FIRM REGISTRATION NUMBERS:
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RETAIL CENTER
1642 W. VILLA MARIA RD.
BRYAN, TX. 77807

SITE PLAN
ISSUE DATE: 03-08-2023
DRAWN BY: CS
CHECKED BY: MK
PROJECT #: 21-1472

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CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

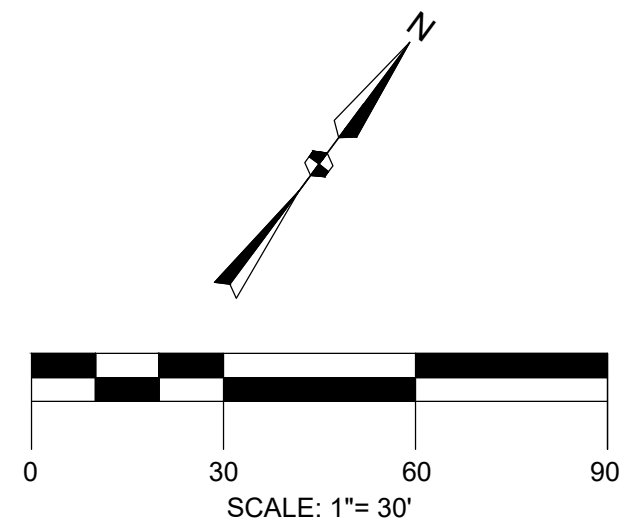


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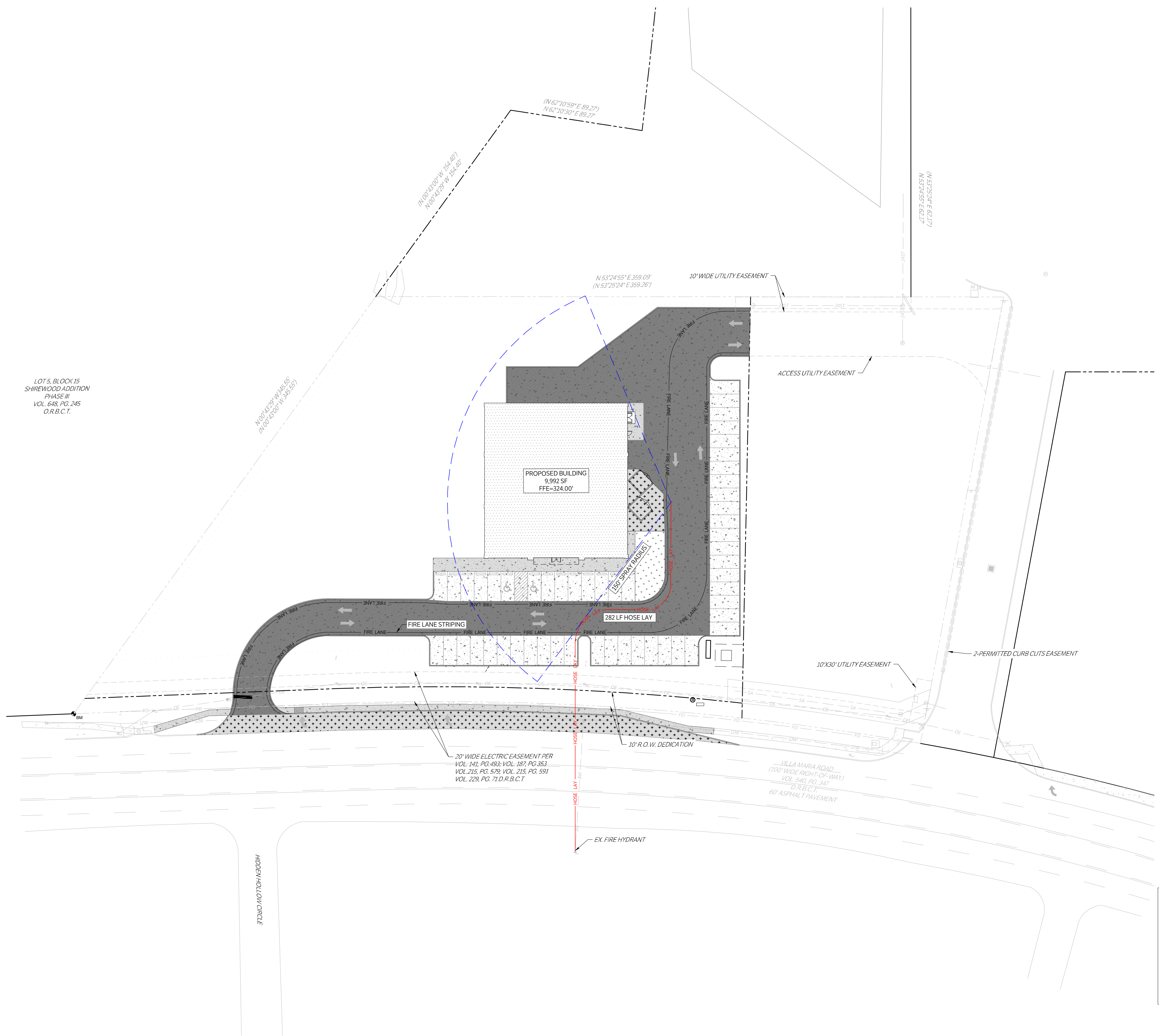
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PROJECT BENCHMARK: BM

5/8" REBAR W/ CAP
STAMPED "KERR RPLS 4502"
ELEVATION = -311.08'

LOT 5, BLOCK 15
SHIREWOOD ADDITION
PHASE III
VOL. 648, PG. 245
O.R.B.C.T.



20' WIDE ELECTRIC EASEMENT PER
VOL. 141, PG. 493; VOL. 187, PG. 363
VOL. 215, PG. 579; VOL. 215, PG. 591
VOL. 229, PG. 71 D.R.B.C.T.

10' R.O.W. DEDICATION

VILLA MARIA ROAD
(100' WIDE RIGHT-OF-WAY)
VOL. 540, PG. 347
D.R.B.C.T.
60' ASPHALT PAVEMENT

| LEGEND | |
|--------|--|
| | FIRE LANE WITH RED STRIPES CONTAINING THE WORDING "FIRE LANE - NO PARKING - TOW AWAY", PAINTED IN 4" WHITE LETTERS |
| | PROPOSED BUILDING |
| | HOSE LAY PATH |
| | 150' SPRAY RADIUS |

RETAIL CENTER
1642 W. VILLA MARIA RD.
BRYAN, TX. 77807

SITE FIRE PLAN
ISSUE DATE: 03-08-2023
DRAWN BY: CS
CHECKED BY: MK
PROJECT #: 21-1472

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