NEW DEVELOPMENT IN COLLEGE STATION
September 2026

JAVI'S (SP2026-000049):
1200 UNIVERSITY DR E; A site plan for site modifications.

COLLEGE STATION UTILITES (SP2026-000050):
1601 GRAHAM RD; A site plan for a spoils site addition.

GROVE STREET REPLAT (FP2026-000019):
104 GROVE ST; A Final Plat of 1 Lot on approximately 1 acre.

GREENS PRAIRIE RESERVE SECTION 6 PHASE 605 (FP2026-000020):
2265 GREENS PRAIRIE RD; A Final Plat of 26 Lots on approximately 18 acres.

HUB ON CAMPUS (ALTP2026-000003):
403 CHERRY ST; Application for alternative parking plan.

BERTRAN SUBDIVISION PHASE 2 (FP2026-000021):
A Final Plat of 1 Lot on approximately 10 acres.

HARVEY MITCHELL PLAZA (FPCO2026-000007):
A Final Plat of 1 Lot on approximately 7 acres.

520 HARVEY RD (NRA2026-000028):
520 HARVEY RD; A non-residential architectural standards application.

1900 PEBBLE BEND DR (ABAN2026-000008):
1900 PEBBLE BEND DR; Remove existing public utility easements.

MCCULLOCH NEIGHBORHOOD SIGN (PIP2026-000002):
1098 WELSH AVE; An application for a Private Improvement in Public Right-of-Way

ALDERSGATE CHURCH OF THE BRAZOS VALLEY (REZ2026-000013):
2201 EARL RUDDER FWY Application to change existing zoning from General Suburban to General Commercial.

MERRILL LYNCH (SP2026-000051):
3600 STATE HIGHWAY 6 S 104; A site plan for generator demolition and parking addition.

BENJAMIN GRAHAM SUBDIVISION (ABAN2026-000009):
4242 KOPPE BRIDGE RD; Remove existing public utility easement.

2253 ARRINGTON RD (CPA2026-000013):
An application for a land use plan revision for Arrington Estates.

BENJAMIN GRAHAM SUBDIVISION (FPCO2026-000008):
4255 STATE HIGHWAY 6 S; A Final Plat of 1 Lot on approximately 8 acres.

601 CROSS ST (SP2026-000052):
601 CROSS ST; A site plan for temporary construction trailers.

203 RICHARDS ST B (SP2026-000053):
203 RICHARDS ST B; A site plan for a new house.

CULPEPPER AT TAMU PHASE 1 (AWV2026-000023):
313 COLLEGE AVE; An administrative adjustment application.

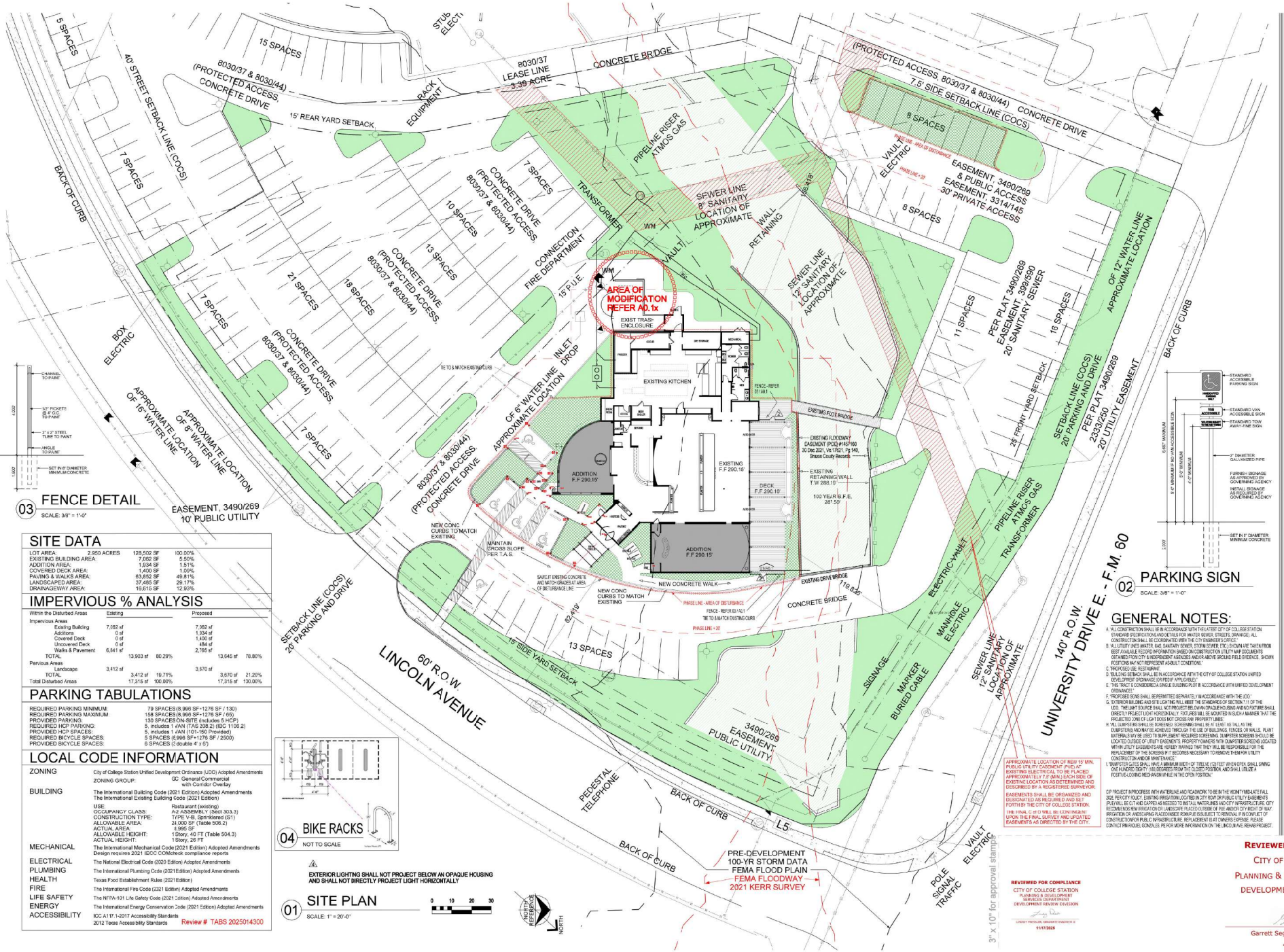
903 KRENEK TAP RD (CWTF2026-000002):
903 KRENEK TAP RD; A conditional use permit for a Wireless Telecommunication Facility.

HARVEST CHURCH (PIP2026-000003):
107 WALTON DR; An application for a Private Improvement in Public Right-of-Way

SAVANNAH OAKS (PP2026-000011):
A preliminary plan of 2688 lots on approximately 1267 acres.

HARVEST CHURCH (SP2026-000054):

107 WALTON DR; A site plan for a new church.



03 FENCE DETAIL

SCALE: 3/8" = 1'-0"

04 BIKE RACKS

NOT TO SCALE

01 SITE PLAN

SCALE: 1" = 20'-0"

02 PARKING SIGN

SCALE: 3/8" = 1'-0"

SITE DATA

LOT AREA: 2.950 ACRES	128,502 SF	100.00%
EXISTING BUILDING AREA:	7,082 SF	5.50%
ADDITION AREA:	1,934 SF	1.51%
COVERED DECK AREA:	1,400 SF	1.09%
PAVING & WALKS AREA:	63,852 SF	49.81%
LANDSCAPED AREA:	37,485 SF	29.17%
DRAINAGEWAY AREA:	16,615 SF	12.93%

IMPERVIOUS % ANALYSIS

Within the Disturbed Areas	Existing		Proposed	
Impervious Areas				
Existing Building	7,082 sf		7,082 sf	
Additions	0 sf		1,934 sf	
Covered Deck	0 sf		1,400 sf	
Uncovered Deck	0 sf		484 sf	
Walks & Pavement	6,841 sf		2,765 sf	
TOTAL	13,903 sf	80.29%	13,645 sf	78.80%
Pervious Areas				
Landscape	3,412 sf		3,670 sf	
TOTAL	3,412 sf	19.71%	3,670 sf	21.20%
Total Disturbed Areas	17,315 sf	100.00%	17,315 sf	100.00%

PARKING TABULATIONS

REQUIRED PARKING MINIMUM:	79 SPACES (8,996 SF÷1276 SF / 130)
REQUIRED PARKING MAXIMUM:	158 SPACES (8,996 SF÷1276 SF / 65)
PROVIDED PARKING:	130 SPACES ON-SITE (includes 5 HCP)
REQUIRED HCP PARKING:	5, includes 1 VAN (TAS 208.2) (IBC 1106.2)
PROVIDED HCP SPACES:	5, includes 1 VAN (101-150 Provided)
REQUIRED BICYCLE SPACES:	5 SPACES (8,996 SF÷1276 SF / 2500)
PROVIDED BICYCLE SPACES:	6 SPACES (3 double 4' x 6')

LOCAL CODE INFORMATION

ZONING	City of College Station Unified Development Ordinance (UDO) Adopted Amendments ZONING GROUP: GC General Commercial with Corridor Overlay
BUILDING	The International Building Code (2021 Edition) Adopted Amendments The International Existing Building Code (2021 Edition) USE: Restaurant (existing) OCCUPANCY CLASS: A-2 ASSEMBLY (Sect 303.3) CONSTRUCTION TYPE: TYPE V-B, Sprinklered (S1) ALLOWABLE AREA: 24,000 SF (Table 506.2) ACTUAL AREA: 6,995 SF ALLOWABLE HEIGHT: 1 Story, 40 FT (Table 504.3) ACTUAL HEIGHT: 1 Story, 26 FT
MECHANICAL	The International Mechanical Code (2021 Edition) Adopted Amendments Design requires 2021 IECC COMcheck compliance reports
ELECTRICAL	The National Electrical Code (2020 Edition) Adopted Amendments
PLUMBING	The International Plumbing Code (2021Edition) Adopted Amendments
HEALTH	Texas Food Establishment Rules (2021Edition)
FIRE	The International Fire Code (2021 Edition) Adopted Amendments
LIFE SAFETY	The NFPA-101 Life Safety Code (2021 Edition) Adopted Amendments
ENERGY	The International Energy Conservation Code (2021 Edition) Adopted Amendments
ACCESSIBILITY	ICC A117.1-2017 Accessibility Standards 2012 Texas Accessibility Standards Review # TABS 2025014300

⚠ EXTERIOR LIGHTING SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND SHALL NOT DIRECTLY PROJECT LIGHT HORIZONTALLY

GENERAL NOTES:

A. "ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR WATER SEWER, STREETS, DRAINAGE. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE."
B. "ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS."
C. "PROPOSED USE: RESTAURANT."
D. "BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE (UDO) AS PER 8' APPLICABLE."
E. "THIS TRACT IS CONSIDERED A SINGLE BUILDING PLOT IN ACCORDANCE WITH UNIFIED DEVELOPMENT ORDINANCE."
F. "PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE UDO."
G. "EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.11 OF THE UDO. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINES."
H. "ALL DUMPSTERS SHALL BE SCREENED. SCREENING SHALL BE AT LEAST AS TALL AS THE DUMPSTERS AND MAY BE ACHIEVED THROUGH THE USE OF BUILDINGS, FENCES, OR WALLS. PLANT MATERIALS MAY BE USED TO SUPPLEMENT REQUIRED SCREENING. DUMPSTER SCREENS SHOULD BE LOCATED OUTSIDE OF UTILITY EASEMENTS. PROPERTY OWNERS WITH DUMPSTER SCREENS LOCATED WITHIN UTILITY EASEMENTS ARE HEREBY WARNED THAT THEY WILL BE RESPONSIBLE FOR THE REPLACEMENT OF THE SCREENS IF IT BECOMES NECESSARY TO REMOVE THEM FOR UTILITY CONSTRUCTION AND/OR MAINTENANCE."
I. "DUMPSTER GATES SHALL HAVE A MINIMUM WIDTH OF TWELVE (12) FEET WHEN OPEN, SHALL SWING ONE HUNDRED EIGHTY (180) DEGREES FROM THE CLOSED POSITION, AND SHALL UTILIZE A POSITIVE LOCKING MECHANISM WHILE IN THE OPEN POSITION."

CIP PROJECT IN PROGRESS WITH WATERLINE AND ROADWORK TO BE IN THE VICINITY MID-LATE FALL 2025. PER CITY POLICY, EXISTING IRRIGATION LOCATED IN CITY ROW OR PUBLIC UTILITY EASEMENTS (PUE) WILL BE CUT AND CAPPED AND RESIDES TO ONTO FALL WATERLINES AND CITY INFRASTRUCTURE. CITY RECOMMENDS NEW IRRIGATION OR LANDSCAPE PLACED OUTSIDE OF PUE AND/OR CITY RIGHT OF WAY. IRRIGATION OR LANDSCAPING PLACED INSIDE ROW/PUE IS SUBJECT TO REMOVAL IF IN CONFLICT OF CONSTRUCTION FOR PUBLIC INFRASTRUCTURE. REPLACEMENT IS AT OWNERS EXPENSE. PLEASE CONTACT PM-RAQUEL GONZALES, PE FOR MORE INFORMATION ON THE LINCOLN AVE. REHAB PROJECT.

REVIEWED FOR COMPLIANCE
CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT SERVICES
DEVELOPMENT REVIEW DIVISION
Garrett Segraves, STAFF PLANNER
11/17/2025

BURSON AND WILLIAMS ARCHITECTS INC.
6405 Luther Lane, Ste 140 • Dallas, TX 75225 214-696-9900

REGISTERED ARCHITECT DAVID K. WILLIAMS 15215 11/03/2025

THESE DRAWINGS ARE THE SOLE INTELLECTUAL PROPERTY OF BURSON & WILLIAMS ARCHITECTS, INC. ANY COPIES OR USE OF THESE DOCUMENTS FOR ANY PURPOSE OTHER THAN CONSTRUCTION OF THIS PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT AND SEAL OF BURSON & WILLIAMS ARCHITECTS, INC. IS STRICTLY PROHIBITED.

Javis

JAVIS - COLLEGE STATION
Lot 2, Blk 1, Wheeler Sub, Pt 2, V 3490, P 280 ORRECT Richard Carter League, A-3
1200 University Drive East, College Station, TX 77840
JAVIS BCS
4170 Palo Pinto Creek Circle, Tyler, TX 75703

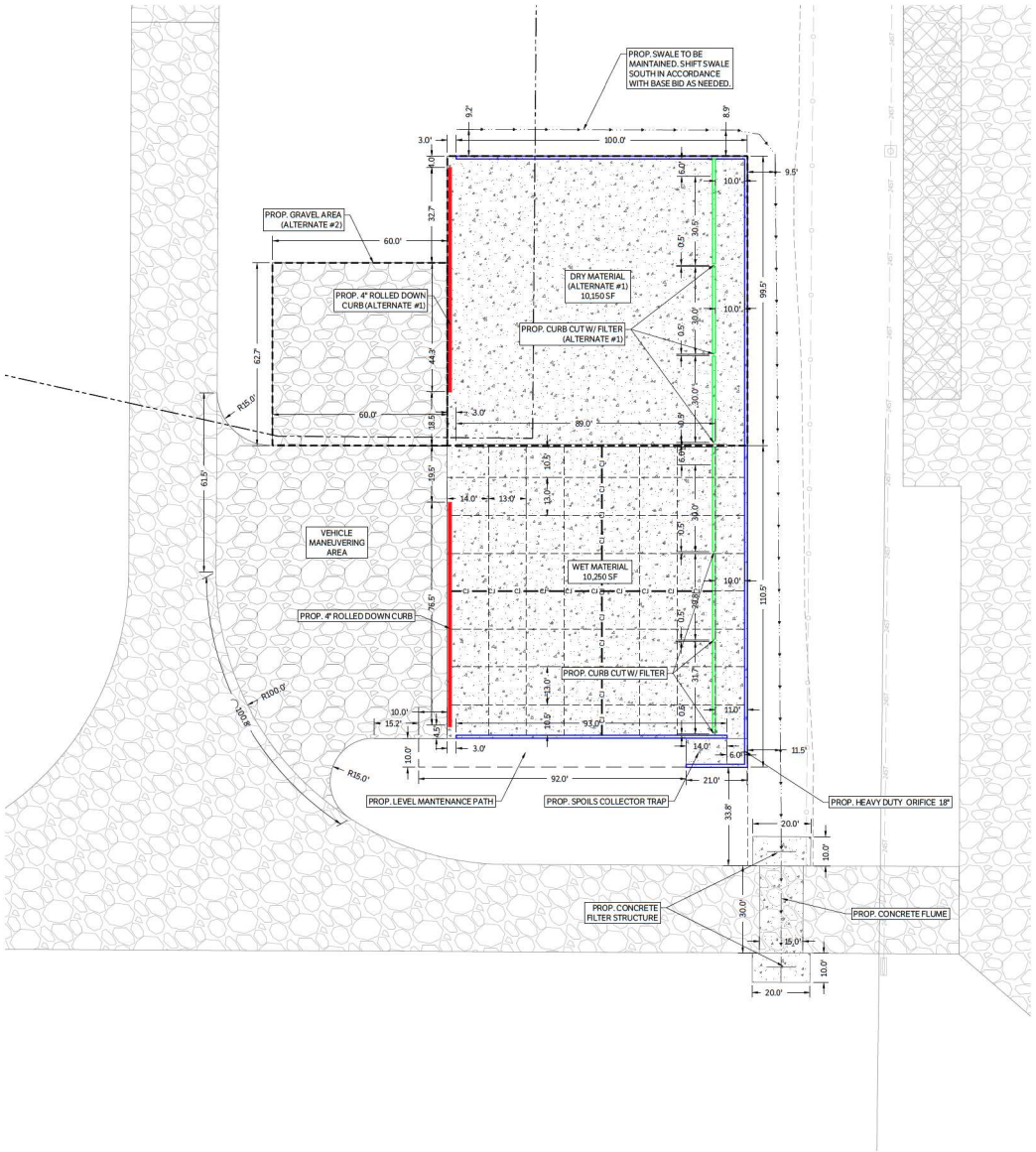
SITE PLAN

Date
09/24/2024

Revisions
- 10/29/2024 Concept Rg
- 10/30/2024 Design
- 12/11/2024 Preliminary Pricing
- 03/10/2025 Checkset
- 03/19/2025 Owner Review
- 03/26/2025 Permit Issue
- 06/11/2025 City Comments
- 08/01/2025 City Comments
- 10/09/2025 City Comments
- 10/22/2025 Easements
- 10/31/2025 City Comments
- 11/03/2025 City Comments

Project Number
22-08d

Sheet Number
A0.1



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

N

0 20 40 60
SCALE: 1"= 20'

6" CURB
2' WALL
4" ROLLDOWN CURB

LEGEND

- PROPOSED 7" CONCRETE PAVEMENT
- EXISTING GRAVEL PAVEMENT
- PROPOSED 6" GRAVEL PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING PAVEMENT EDGE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EX. | PROP. STORM LINE
- EX. | PROP. WATER LINE
- EX. | PROP. OVERHEAD ELECTRIC
- EX. | PROP. FENCE
- EX. | PROP. FIRE HYDRANT
- EX. | PROP. WATER METER
- EX. | PROP. GATE VALVE
- PROP. FIRE DEPARTMENT CONNECTION
- PROP. POST INDICATOR VALVE
- EX. | PROP. SANITARY SEWER MANHOLE
- EX. | PROP. SANITARY SEWER CLEANOUT
- EX. STORM SEWER MANHOLE
- PROP. STORM SEWER CURB INLET
- EX. | PROP. LIGHT POLE
- CONSTRUCTION ENTRANCE, INSTALLED PER DETAIL
- EXISTING FLOW PATH
- PROPOSED FLOW PATH
- PROPOSED GRADE BREAK
- CONTROL JOINT
- EXPANSION JOINT

GESSNER ENGINEERING
CIVIL | CMT | GEOTECHNICAL
LAND SURVEYING | STRUCTURAL
CORPORATE OFFICE
401 W 26TH STREET
BRYAN, TEXAS 77803
1-877-GESSNER (437-7637)
www.gessnerengineering.com
FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10193910

STATE OF TEXAS
JOHNNIE L. PRICE JR.
102335
LICENSED PROFESSIONAL ENGINEER
8/28/2026

FOR CONSTRUCTION

COLLEGE STATION UTILITIES SPOILS SITE
1601 S GRAHAM
COLLEGE STATION, TX 77845

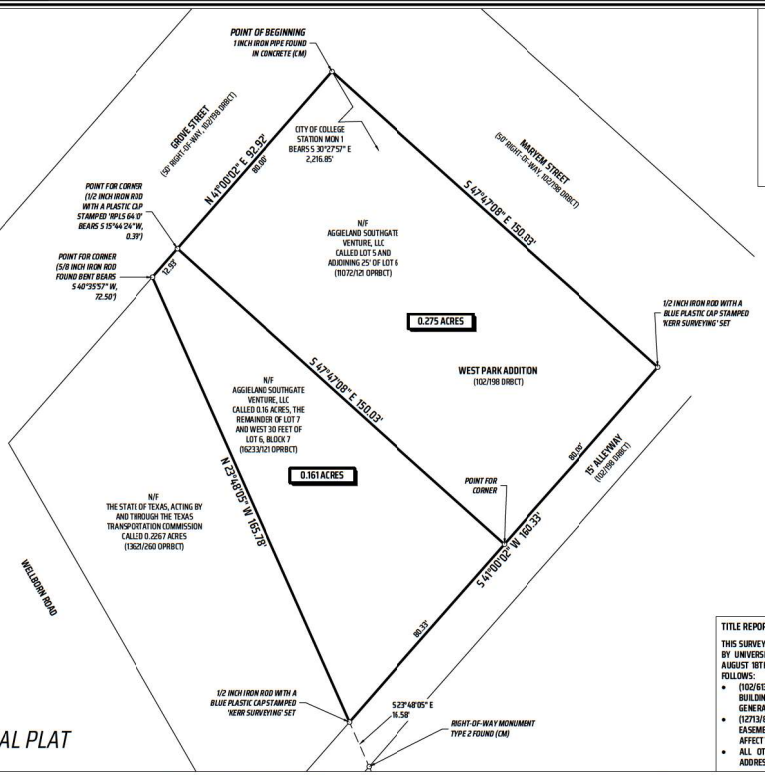
DIMENSION CONTROL & SITE PLAN

ISSUE DATE: 08-28-2026
DRAWN BY: JC
CHECKED BY: PJ & PR
PROJECT #: 25-1023

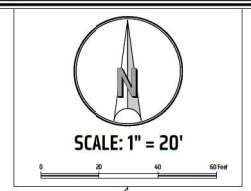
REVISIONS

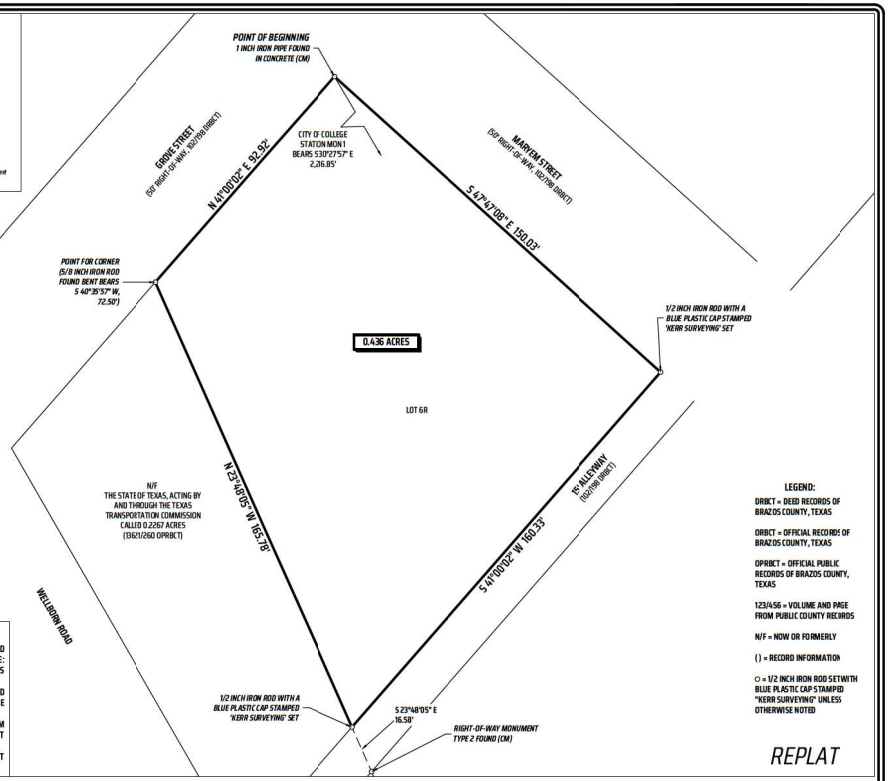
REV.	DATE	DESCRIPTION

C100



ORIGINAL PLAT





REPLAT

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

○ = 1/2 INCH IRON ROD SETWITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED

TITLE REPORT NOTES

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, 1F NO. 26033345, EFFECTIVE DATE: AUGUST 18TH, 2026. ITEMS LISTED ON SCHEDULE 'B' ARE ADDRESSED AS FOLLOWS:

- (102/613 DRBCT) (266/505 DRBCT) RESTRICTIONS, EASEMENTS, AND BUILDING LINES DO APPLY TO THIS TRACT AND ARE NOTED IN THE GENERAL NOTES.
- (12713/87 OPRBCT) 20' TE.ECOMMUNICATIONS CABLE SYSTEM EASEMENT TO SPRING COMMMICATION COMPANY, ET AL DOES NOT AFFECT THIS TRACT.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

GENERAL 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 1.00010596837449 (CALCULATED USING GEOID18).

(CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO AN EXPERT CONSULTANT.

THIS SURVEY DOES NOT PROVIDE A DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

SETBACK LINES PER RESTRICTIONS (102/613 DRBCT) FOR WEST PARK ADDITION ARE AS FOLLOWS:

- FRONT SETBACK - 30'
- SIDE SETBACK (STREET) - 15'
- REAR - 10'

THIS TRACT LIES WITHIN THE CITY LIMITS OF COLLEGE STATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF _____

I, _____, AGGIELAND SOUTHGATE VENTURE, LLC, a Texas limited liability company, the owner and developer of the land shown on this plat, designated herein as the remainder of Lot 6 and all of Lot 7, Block 7, West Park Addition Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

AGGIELAND SOUTHGATE VENTURE, LLC, a Texas limited liability company by

_____
_____, _____

STATE OF TEXAS
COUNTY OF _____

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 they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, _____ County, Texas

CERTIFICATE OF CITY ADMINISTRATOR

I, _____, Administrator of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

_____
City Administrator
City of College Station

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

_____
City Engineer
City of College Station

CERTIFICATE OF 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 property markers and monuments were placed under my supervision on the ground.

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FLOOD PLAIN NOTES:

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. 48041C0305F, REVISED DATE: 04-02-2014, REFERENCED ON 08-18-2026.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF COLLEGE STATION ONLINE ZONING MAP REFERENCED ON 08-18-2026, THIS TRACT IS ZONED GENERAL SUBURBAN (GS) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 7.5'
SIDE SETBACK (STREET) - 15'
REAR SETBACK - 20'

FIELD NOTES DESCRIPTION
OF A
0.436 ACRE TRAC'
J.E. SCOTT LEAGUE SURVEY, ABSTRACT 50
COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.436 ACRES IN THE J.E. SCOTT LEAGUE SURVEY, ABSTRACT 50, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING LOT 5, LOT 6 AND THE REMAINDER OF LOT 7, BLOCK 7 IN WEST PARK ADDITION FILED IN VOLUME 102, PAGE 198 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.436 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 inch iron pipe found in concrete at the north corner of said Lot 5, same being in the southeast right-of-way line of Grove Street (50 foot right-of-way, 102/198 DRBCT) and in the southwest right-of-way line of Maryem Street (50 foot right-of-way, 102/198 DRBCT), from which the City of College Station Mon 1 bears S 30° 27' 57" E, a distance of 2,216.85 feet;

THENCE, with the northeast line of said Lot 5 and the along the southwest right-of-way line of Maryem Street, S 47° 47' 08" E, for a distance of 150.01 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set at the east corner of said Lot 5 and in the southwest right-of-way line of Maryem Street, same being in the northwest right-of-way line of a 15 foot alleyway (102/198 DRBCT);

THENCE, with the southeast lines of said Lot 5, said Lot 6, and said Lot 7, common with the northwest line of said 15 foot alleyway, S 41° 00' 02", for a distance of 160.33 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set in the southeast line of said Lot 7 and in the northwest line of said 15 foot alleyway, same being at the east corner of a called 0.2267 acre tract described in a deed to The State of Texas, Acting By and Through The Texas Transportation Commission recorded in Volume 1362I, Page 260 of the Official Public Records of Brazos County, Texas (OPRBCT) from which a righ-of-way monument type 2 found bears S 23° 48' 05" E, a distance of 16.58 feet;

THENCE, with the northeast line of said 0.2267 acres, N 23° 48' 05" W, for a distance of 167.78 feet to a point for corner at the north corner of said 0.2267 acres, in the northwest line of said Lot 7, and in the southeast line of Grove Street, from which a 5/8 inch iron rod found bent bears S 40° 35' 57" W, a distance of 72.50 feet;

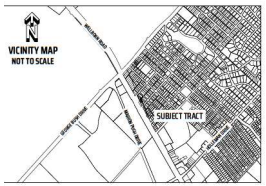
THENCE, with the northwest lines of said Lot 7, said Lot 6, and said Lot 5, and along the southeast right-of-way line of Grove Street, N 41° 00' 02" E, for a distance of 92.92 feet to the **POINT OF BEGINNING** hereof and containing **0.436 acres**, more or less.

CERTIFICATE OF THE 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 PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME ____, PAGE ____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

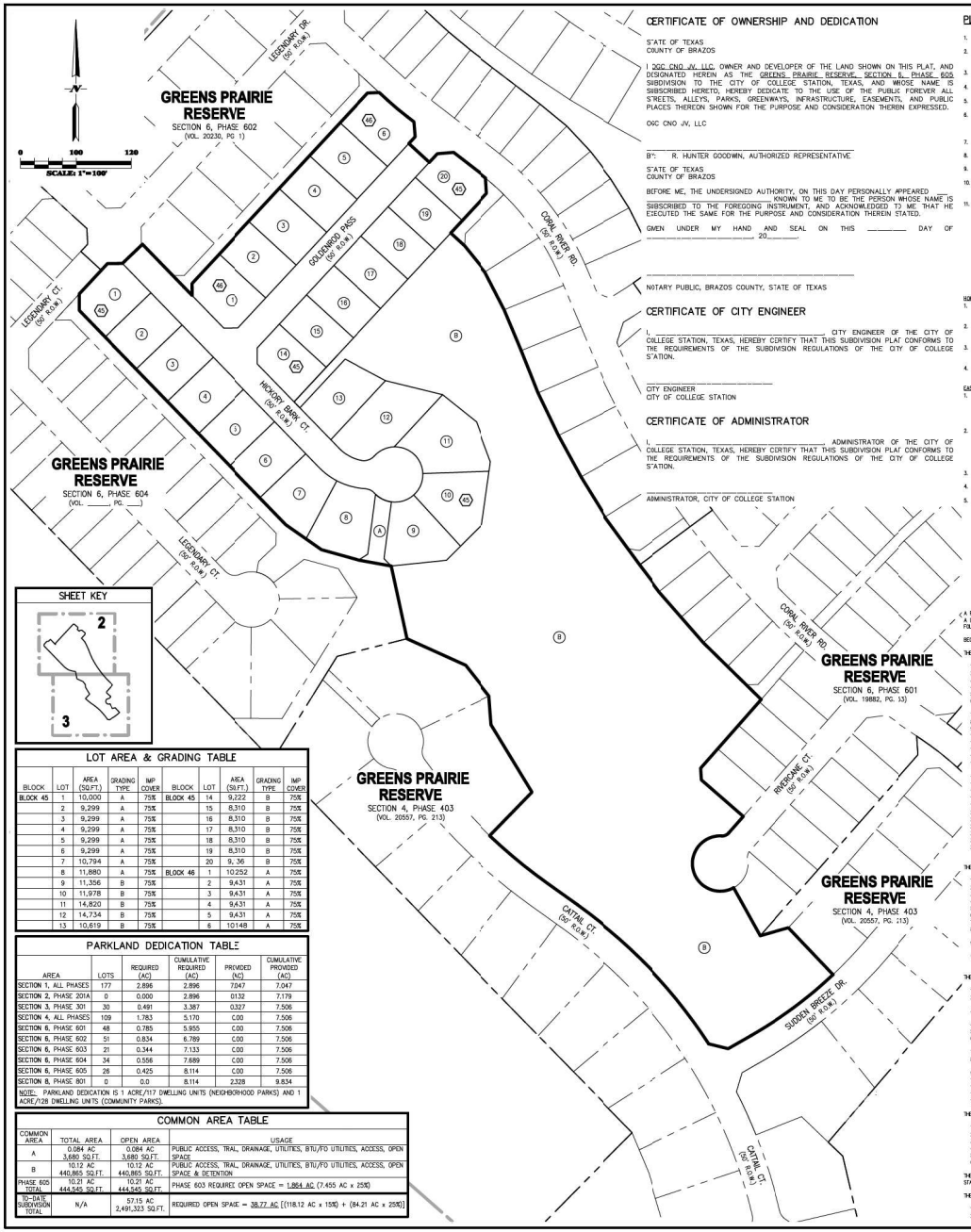


FINAL PLAT
OF
WEST PARK ADDITION
BLOCK 7, LOT 6R
BEING A REPLAT OF
WEST PARK ADDITION
BLOCK 7, LOT 5, LOT 6 AND THE REMAINDER OF LOT 7
VOLUME 102, PAGE 198, DRBCT
0.436 ACRES
J.E. SCOTT LEAGUE SURVEY, ABSTRACT 50
COLLEGE STATION, BRAZOS COUNTY, TEXAS
-
OWNER AND DEVELOPER: AGGIELAND SOUTHGATE VENTURE, LLC
6003 GRAYSTONE BLUFFS COURT, KINGWOOD, TEXAS 77345

KERR SURVEYING

"When one person stands to gair over another, the facts must be uncovered"

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 08-06-2026 | PLAT DATE: 09-03-2626
JOB NUMBER: 26-0971 | CAD NAME: 26-0971-5 RP
POINT FILE: 26-0971
DRAWN BY: MH CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



SHEET KEY

LOT AREA & GRADING TABLE

BLOCK	LOT	AREA (SQ.FT.)	GRADING TYPE	IMP COVER	BLOCK	LOT	AREA (SQ.FT.)	GRADING TYPE	IMP COVER
BLOCK 45	1	10,000	A	75%	BLOCK 45	14	9,222	B	75%
	2	9,299	A	75%		15	8,310	B	75%
	3	9,299	A	75%		16	8,310	B	75%
	4	9,299	A	75%		17	8,310	B	75%
	5	9,299	A	75%		18	8,310	B	75%
	6	9,299	A	75%		19	8,310	B	75%
	7	10,794	A	75%		20	9,36	B	75%
	8	11,880	A	75%	BLOCK 46	1	10,252	A	75%
	9	11,356	B	75%		2	9,431	A	75%
	10	11,978	B	75%		3	9,431	A	75%
	11	14,820	B	75%		4	9,431	A	75%
	12	14,734	B	75%		5	9,431	A	75%
	13	10,619	B	75%		6	10148	A	75%

PARKLAND DEDICATION TABLE

AREA	LOTS	REQUIRED (AC)	CUMULATIVE REQUIRED (AC)	PROVIDED (AC)	CUMULATIVE PROVIDED (AC)
SECTION 1, ALL PHASES	177	2.896	2.896	7.047	7.047
SECTION 2, PHASE 201A	0	0.000	2.896	0.132	7.179
SECTION 3, PHASE 301	30	0.491	3.387	0.327	7.506
SECTION 4, ALL PHASES	109	1.783	5.170	C.00	7.506
SECTION 6, PHASE 601	48	0.785	5.955	C.00	7.506
SECTION 6, PHASE 602	51	0.834	6.789	C.00	7.506
SECTION 6, PHASE 603	21	0.344	7.133	C.00	7.506
SECTION 6, PHASE 604	34	0.556	7.689	C.00	7.506
SECTION 6, PHASE 605	26	0.425	8.114	C.00	7.506
SECTION 8, PHASE 801	0	0.0	8.114	2.328	9.834

NOTE: PARKLAND DEDICATION IS 1 ACRE/117 DWELLING UNITS (NEIGHBORHOOD PARKS) AND 1 ACRE/128 DWELLING UNITS (COMMUNITY PARKS).

COMMON AREA TABLE

COMMON AREA	TOTAL AREA	OPEN AREA	USAGE
A	0.084 AC 3,680 SQ.FT.	0.084 AC 3,680 SQ.FT.	PUBLIC ACCESS, TRAL, DRAINAGE, UTILITIES, BTU/FO UTILITIES, ACCESS, OPEN SPACE
B	10.12 AC 440,865 SQ.FT.	10.12 AC 440,865 SQ.FT.	PUBLIC ACCESS, TRAL, DRAINAGE, UTILITIES, BTU/FO UTILITIES, ACCESS, OPEN SPACE & DETENTION
PHASE 605 TOTAL	10.21 AC 444,545 SQ.FT.	10.21 AC 444,545 SQ.FT.	PHASE 603 REQUIREE OPEN SPACE = 1.864 AC (7.455 AC x 25%)
TO-DATE SUBDIVISION TOTAL	N/A	57.15 AC 2,491,323 SQ.FT.	REQUIRED OPEN SPACE = 38.77 AC [(118.12 AC x 15%) + (84.21 AC x 25%)]

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I OGC CNO JV, LLC, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GREENS PRAIRIE RESERVE: SECTION 6, PHASE 605 SUBDIVISION TO THE CITY OF COLLEGE STATION, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, GREENWAYS, INFRASTRUCTURE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OGC CNO JV, LLC

_____

BY: R. HUNTER GOODWIN, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS

CERTIFICATE OF CITY ENGINEER

I, _____ CITY ENGINEER OF THE CITY OF COLLEGE STATION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE S'ATION.

_____
CITY ENGINEER
CITY OF COLLEGE STATION

CERTIFICATE OF ADMINISTRATOR

I, _____ ADMINISTRATOR OF THE CITY OF COLLEGE STATION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE S'ATION.

_____
ADMINISTRATOR, CITY OF COLLEGE STATION

PLAT NOTES:

1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.– FIRM COMMUNITY PANEL NO. 48041C 0325E, REVISED DATE: 05–16–2012.
2. BASIS OF BEARING: THE COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD 83 (TEXAS STATE PLANE, CENTRAL ZONE No. 4203 GRID NORTH). DISTANCES SHOWN HEREON ARE SURFACE, AND MAY BE BROUGHT TO GRID BY MULTIPLYING BY A SCALE FACTOR (0.999913918).
3. ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE IN R.O.W.s ARE MONUMENTED BY 1/2 INCH IRON RODS, WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING", UNLESS OTHERWISE NOTED.
4. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE BASE ZONING OF THE SUBJECT PROPERTY (ZONED PDD WITH A BASE ZONING OF "RS" – RESPRICTED SUBURBAN).
5. DISTANCES SHOWN ON CURVES, AND LABELED AS "A", ARE ARC LENGTHS.
6. THE WATER SUPPLY, STREETS, STORM SEWER, SIDEWALKS AND SANITARY SEWER FOR THIS DEVELOPMENT WILL BE DEDICATED TO THE CITY OF COLLEGE STATION (CoCS) AND WILL BE DESIGNED AND CONSTRUCTED TO THE CoCS SPECIFICATION & STANDARDS. THESE IMPROVEMENTS WILL BE LOCATED IN THE RIGHT–OF–WAY OR EASEMENTS AND GENERALLY ALONG THE FRONT 'A' RESIDENTIAL LOTS. WATERLINES WILL PROVIDE THE REQUIRED FLOW TO HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
7. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY B.T.U. BY SEPARATE INSTRUMENT.
8. THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 12–8.3.R OF THE CoCS UNIFIED DEVELOPMENT ORDINANCE.
9. PARKING WILL BE PROHIBITED WITHIN THE LIMITS OF ANY CUL–DE–SAC BULB AND ALONG ONE SIDE OF BOTH GOLDENROD PASS AND HICKORY BARK COURT.
10. A MINIMUM OF TWO (2) TREES OF AT LEAST TWO–INCHES IN CALIPER OR ONE TREE OF FOUR–INCH CALIPER, OR PLANTINGS IN ACCORDANCE WITH THE GREENS PRAIRIE RESERVE HOA RESIDENTIAL DESIGN GUIDELINES (WHICHEVER IS MORE STRINGENT) SHALL BE PLANTED ON EACH WITH EVERY NEW SINGLE–FAMILY HOME.
11. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT (GF NO. 160533) AND "UPDATED NOTHING FURTHER LETTER" DOCUMENTS (06–21–2018; 04–24–2020; 08–03–2020; 01–19–2021; 03–18–2021; 07–06–2022; 10–27–2022; 03–20–2024; 06–05–2024; 06–13–2024) PREPARED BY JAMESTS TITLE COMPANY. ITEMS LISTED ARE THE ONLY ITEMS ON SAID DOCUMENTS THAT APPLY TO THE SUBJECT TRACT:
   - (141/513) BLANKET RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN DOES APPLY TO THIS TRACT. 20' WIDE EASEMENT FOR ELECTRIC LINES IS NOT DESCRIBED AND IS NOT SHOWN HEREON.
   - (2021R/948, 2021R/951) BRYAN TEXAS UTILITIES AND FIBER OPTIC EASEMENTS DO CROSS THIS 7.455 ACRE TRACT AS SHOWN HEREON.
   - (20223/173) 4.328 ACRE TEMPORARY PRIVATE DRAINAGE EASEMENT DOES NOT CROSS THIS 7.455 ACRE TRACT AND IS NOT SHOWN HEREON.
   - (20228/1) EASEMENTS ON THE GREENS PRAIRIE RESERVE SECTION 6, PHASE 603 PLAT DO NOT CROSS THIS 7.455 ACRE TRACT. SAID PHASE 603 LIES ADJACENT TO THIS 7.455 ACRE TRACT.
   - (20272/258) PUBLIC UTILITY EASEMENTS DO NOT CROSS THIS 7.455 ACRE TRACT.
   - (20272/297) 2,833 SQ. FT. TEMPORARY PUBLIC ACCESS EASEMENT DOES CROSS THIS TRACT AND WILL TERMINATE WITH THE DEDICATED STREETS SHOWN HEREON, SO THE ACCESS EASEMENT IS NOT SHOWN HEREON.
   - ALL OTHER ITEMS DO NOT AFFECT THIS TRACT OR ARE NOT SURVEY TIED AND/OR ARE NOT ADDRESSED BY THIS PLAT. ADDITIONAL EASEMENTS ARE ADDRESSED BELOW
     - (1531/1185) VARIABLE WIDTH PUE DOES CROSS THIS 7.455 ACRE TRACT AS SHOWN HEREON.
     - (2844/278) 20' MILLBORN SOUTH WATER LINE EASEMENT DOES CROSS THIS TRACT AS SHOWN HEREON.
     - (16967/203) VARIABLE WIDTH PUE, PAE, AND LANDSCAPE EASEMENT DOES CROSS THIS TRACT AS SHOWN HEREON.

HOME OWNER'S ASSOCIATION NOTES:
1. ALL REFERENCES MADE TO THE HOME OWNER'S ASSOCIATION (HOA) SHALL BE DEFINED AS "GREENS PRAIRIE RESERVE COMMUNITY ASSOCIATION, INC.". ACTIVITIES AND RESPONSIBILITIES OF THE HOA ARE OUTLINED IN THE COVENANTS, CONDITIONS & RESTRICTIONS (CORs) OF THE SUBDIVISION.
2. COMMON AREAS ARE NON–BUILDABLE AND ARE RESTRICTED FOR USE ONLY BY THE HOMEOWNERS AND THEIR ACCOMPANIED GUESTS UNLESS OTHERWISE SPECIFIED WITH A PUBLIC ACCESS EASEMENT. MAINTENANCE OF COMMON AREAS, AND ALL PRIVATE FACILITIES LOCATED THEREIN (SIDEWALKS, FLUMES, DRAINAGE, HEADWALLS, ETC.,), WILL BE BY THE OWNER OF RECORD OR HOA AS OUTLINED IN THE CORS.
3. AREAS NOTED AS PRESERVATION AREAS WILL NOT BE REGULARLY MOWED. THESE AREAS ARE INTENDED TO BE LEFT IN A NATURAL STATE WITH THE EXCEPTION THAT A 2' (MINIMUM) STRIP ADJACENT TO THE RESIDENTIAL LOTS, AND A 3' STRIP ON EITHER SIDE OF THE TRAILS, ARE TO BE REGULARLY MOWED AND MAINTAINED BY THE HOA AS OUTLINED IN THE CORs.
4. PRIVATE DRAINAGE SWALES, DETENTION FACILITIES AND STORM SEWER BEYOND THE LIMITS OF THE RIGHT–OF–WAY WILL BE MAINTAINED BY THE HOA AS OUTLINED IN THE CORs. DRAINAGE STRUCTURES WILL BE PLACED TO DENOTE THE DIVISION OF MAINTENANCE RESPONSIBILITIES.

EASEMENT NOTES:
1. A PUBLIC MAINTENANCE EASEMENT (PME) PROVIDES ACCESS TO THE PUBLIC FOR THE INSPECTION, REPAIR, MAINTENANCE, RECONSTRUCTION, MODIFICATION AND REMOVAL OF THE UTILITY FACILITIES THAT ARE LOCATED WITHIN THE PUBLIC RIGHT–OF–WAY ADJACENT TO THE PME. NO UTILITY FACILITIES OR PERMANENT STRUCTURES MAY BE CONSTRUCTED WITHIN A PME EXCEPT THAT (A) WHERE A BTU/FO EASEMENT CROSSES A PME, THE FACILITIES CONTEMPLATED BY SUCH EASEMENT INSTRUMENT MAY BE CONSTRUCTED AND (B) THE OWNER OF A LOT MAY CONSTRUCT AND INSTALL DRIVEWAYS, LANDSCAPE BORDERS, WALKWAYS, IRRIGATION AND LIGHTING, AND FACILITIES INCIDENTAL THERETO WITHIN THE PME ON SUCH LOT.
2. A PUBLIC MAINTENANCE EASEMENT/ATMOS EASEMENT (PME/AE): (I) PROVIDES ACCESS TO THE PUBLIC FOR INSPECTION, REPAIR, MAINTENANCE, RECONSTRUCTION, MODIFICATION AND REMOVAL OF THE UTILITY FACILITIES THAT ARE LOCATED WITHIN THE PUBLIC RIGHT–OF–WAY ADJACENT TO THE PME/AE AND (II) PROVIDES A LOCATION FOR ATMOS GAS FACILITIES TO BE INSTALLED, MAINTAINED, REPAIRED AND REPLACED WITHIN THE FIVE (5) FEET OF THE PME/AE LYING FURTHEST FROM THE ADJACENT PUBLIC RIGHT–OF–WAY. NO UTILITY FACILITIES OR PERMANENT STRUCTURES MAY BE CONSTRUCTED WITHIN A PME/AE EXCEPT THAT (A) ATMOS GAS FACILITIES MAY BE CONSTRUCTED AS DESCRIBED ABOVE, (B) WHERE A BTU/FO EASEMENT CROSSES A PME, THE FACILITIES CONTEMPLATED BY SUCH EASEMENT INSTRUMENT MAY BE CONSTRUCTED, AND (C) THE OWNER OF A LOT MAY CONSTRUCT AND INSTALL DRIVEWAYS, LANDSCAPE BORDERS, WALKWAYS, IRRIGATION AND LIGHTING, AND FACILITIES INCIDENTAL THERETO WITHIN THE PME ON SUCH LOT.
3. AREAS DENOTED FOR PRIVATE TRAILS OR BTU/FO ACCESS SHALL ALSO ALLOW FOR PLACEMENT OF PUBLIC WATER AND PUBLIC SEWER (WHERE DELINEATED BY PUE) AND PRIVATE STORM DRAINAGE SYSTEMS.
4. ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES.
5. NO CONSTRUCTION, LANDSCAPING, GRADING, OR STRUCTURES SHALL IMPEDE, CONSTRICT, OR BLOCK THE FLOW OF WATER IN ANY PRIVATE DRAINAGE EASEMENTS (PDE).

FIELD NOTES DESCRIPTION OF A 17.61 ACRE TRACT WILLIAM CLARK LEAGUE SURVEY, ABSTRACT 101 COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 17.61 ACRES IN THE WILLIAM CLARK LEAGUE SURVEY, ABSTRACT 101, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 368.57 ACRE TRACT DESCRIBED IN A DEED TO OGC CNO JV, LLC RECORDED IN VOLUME 13744, PAGE 240 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT). SAID 17.61 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND AT AN INTERIOR ELL CORNER OF GREENS PRAIRIE RESERVE SECTION 6, PHASE 602 FILED IN VOLUME 20230, PAGE 1 (OPRBCT);

THENCE, WITH THE SOUTH LINE OF SAID PHASE 602, THE FOLLOWING TWENTY FIVE (25) COURSES AND DISTANCES:

1. S 43° 57' 28" E, A DISTANCE OF 128.84 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
2. N 69° 36' 40" E, A DISTANCE OF 21.82 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
3. N 42° 44' 08" E, A DISTANCE OF 468.89 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
4. N 87° 44' 08" E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
5. S 47° 15' 52" E, A DISTANCE OF 20.83 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
6. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 40.81 FEET, A DELTA ANGLE OF 05° 00' 00", AND A CHORD WHICH BEARS S 49° 45' 52" E, A DISTANCE OF 40.80 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
7. S 52° 15' 52" E, A DISTANCE OF 15.01 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
8. S 04° 45' 52" E, A DISTANCE OF 27.02 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
9. S 42° 44' 08" W, A DISTANCE OF 16.73 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
10. S 47° 15' 52" E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
11. N 42° 44' 08" E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
12. N 85° 14' 08" E, A DISTANCE OF 29.49 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
13. S 52° 15' 52" E, A DISTANCE OF 58.44 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
14. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 16.91 FEET, A DELTA ANGLE OF 02° 02' 57", AND A CHORD WHICH BEARS S 51° 14' 20" E, A DISTANCE OF 16.91 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
15. S 03° 08' 28" E, A DISTANCE OF 27.85 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
16. S 42° 44' 08" W, A DISTANCE OF 37.48 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
17. S 47° 15' 52" E, A DISTANCE OF 34.26 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
18. S 38° 51' 09" E, A DISTANCE OF 60.79 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
19. S 28° 51' 57" E, A DISTANCE OF 76.41 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
20. S 22° 31' 13" E, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
21. S 21° 24' 13" E, A DISTANCE OF 82.17 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
22. S 25° 18' 36" E, A DISTANCE OF 85.13 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
23. S 28° 28' 34" E, A DISTANCE OF 85.53 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
24. S 31° 22' 11" E, A DISTANCE OF 85.13 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND; AND
25. S 35° 36' 58" E, A DISTANCE OF 106.04 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND AT THE SOUTH CORNER OF SAID PHASE 602, SAME BEING A WEST CORNER OF GREENS PRAIRIE RESERVE SECTION 6, PHASE 601 FILED IN VOLUME 19882, PAGE 53 (OPRBCT);

THENCE, WITH THE SOUTHWEST LINE OF SAID PHASE 601, THE FOLLOWING TEN 10) COURSES AND DISTANCES:

1. S 35° 36' 58" E, A DISTANCE OF 60.95 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
2. S 41° 05' 04" E, A DISTANCE OF 121.90 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
3. S 45° 22' 10" E, A DISTANCE OF 146.01 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
4. S 41° 13' 08" E, A DISTANCE OF 103.22 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
5. S 53° 47' 52" E, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
6. S 48° 47' 52" E, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
7. S 41° 13' 08" E, A DISTANCE OF 39.82 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
8. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.50 FEET, AN ARC LENGTH OF 14.01 FEET, A DELTA ANGLE OF 51° 48' 23", AND A CHORD WHICH BEARS S 67° 06' 19" W, A DISTANCE OF 13.54 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
9. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 184.91 FEET, A DELTA ANGLE OF 211° 55' 33", AND A CHORD WHICH BEARS S 12° 56' 16" E, A DISTANCE OF 96.15 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND; AND
10. S 28° 53' 03" E, A DISTANCE OF 98.90 FEET TO A 1/2 INCH IRN ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND A' A SOUTH CORNER OF SAID PHASE 601, SAME BEING A WEST CORNER OF GREENS PRAIRIE RESERVE SECTION 4, PHASE 403 FILED IN VOLUME 20557, PAGE 213 (OPRBCT);

THENCE, WITH THE NORTH LINE OF SAID PHASE 403, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

1. N 74° 13' 56" E, A DISTANCE OF 52.98 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
2. S 43° 30' 15" E, A DISTANCE OF 116.86 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND FROM WHICH THE CITY OF COLLEGE STATION MONUMENT CSM–136 BEARS S 56° 35' 12" E, A DISTANCE OF 4,024.74 FEET;
3. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 183.85 FEET, A DELTA ANGLE OF 13° 35' 32", AND A CHORD WHICH BEARS S 53° 17' 27" W, A DISTANCE OF 183.42 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
4. S 60° 05' 13" W, A DISTANCE OF 48.50 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
5. N 79° 03' 03" W, A DISTANCE OF 36.05 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
6. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 945.00 FEET, AN ARC LENGTH OF 349.10 FEET, A DELTA ANGLE OF 21° 09' 58", AND A CHORD WHICH BEARS N 43° 31' 41" W, A DISTANCE OF 347.12 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
7. N 54° 06' 40" W, A DISTANCE OF 65.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
8. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 875.00 FEET, AN ARC LENGTH OF 135.03 FEET, A DELTA ANGLE OF 07° 56' 07", AND A CHORD WHICH BEARS N 50° 08' 37" W, A DISTANCE OF 134.83 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
9. N 43° 49' 27" E, A DISTANCE OF 106.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
10. N 58° 38' 32" W, A DISTANCE OF 142.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
11. N 04° 16' 41" W, A DISTANCE OF 52.03 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
12. N 38° 00' 40" W, A DISTANCE OF 70.51 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND; AND
13. N 85° 36' 42" W, A DISTANCE OF 116.05 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND AT THE NORTH CORNER OF SAID PHASE 403;

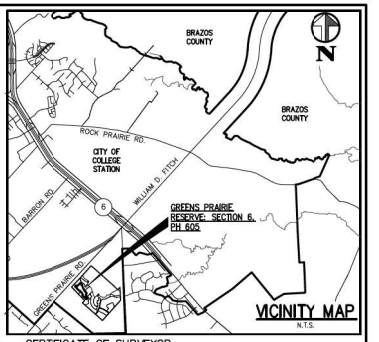
THENCE, THROUGH SAID REMAINDER OF 368.57 ACRES, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. N 12° 08' 17" W, FOR A DISTANCE OF 134.81 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;
2. N 79° 42' 16" W, A DISTANCE OF 59.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;
3. N 74° 23' 50" W, A DISTANCE OF 70.04 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;
4. N 54° 54' 43" W, A DISTANCE OF 78.37 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;
5. N 43° 57' 28" W, A DISTANCE OF 538.42 FEET TO A 1/2 INCH IRN ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET; AND
6. N 00° 36' 40" E, A DISTANCE OF 28.70 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;

THENCE, PARTIALLY THROUGH SAID REMAINDER OF 368.57 ACRES AND PARTIALLY WITH THE SOUTH LINE OF SAID PHASE 603, N 42° 44' 08" E, AT A DISTANCE OF 58.50 FEET, PASSING A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND AT A SOUTH CORNER OF SAID PHASE 602, AND CONTINUING FOR A TOTAL DISTANCE OF 74.77 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;

THENCE, WITH THE SOUTH LINE OF SAID PHASE 602, THE FOLLOWING TWO (2) IOURSES AND DISTANCES:

1. N 89° 23' 20" E, A DISTANCE OF 27.46 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND; AND
2. N 46° 02' 47" E, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 17.61 ACRES, MORE OR LESS. SURVEYED ON THE GROUND UNDER MY SUPERVISION.



CERTIFICATE OF SURVEYOR

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 PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON GROUND.

_____
MICHAEL KONETSKI, RPLS NO. 6531

CERTIFICATE OF THE COUNTY CLERK

_____
COUNTY CLERK
BRAZOS COUNTY, TEXAS

KERR SURVEYING, LLC
1718 BRIARCREST DRIVE
BRYAN, TEXAS 77802
PHONE (979) 268–3195
TBPELS FIRM No. 10018500

FINAL PLAT
OF
GREENS PRAIRIE RESERVE
SECTION 6, PHASE 605

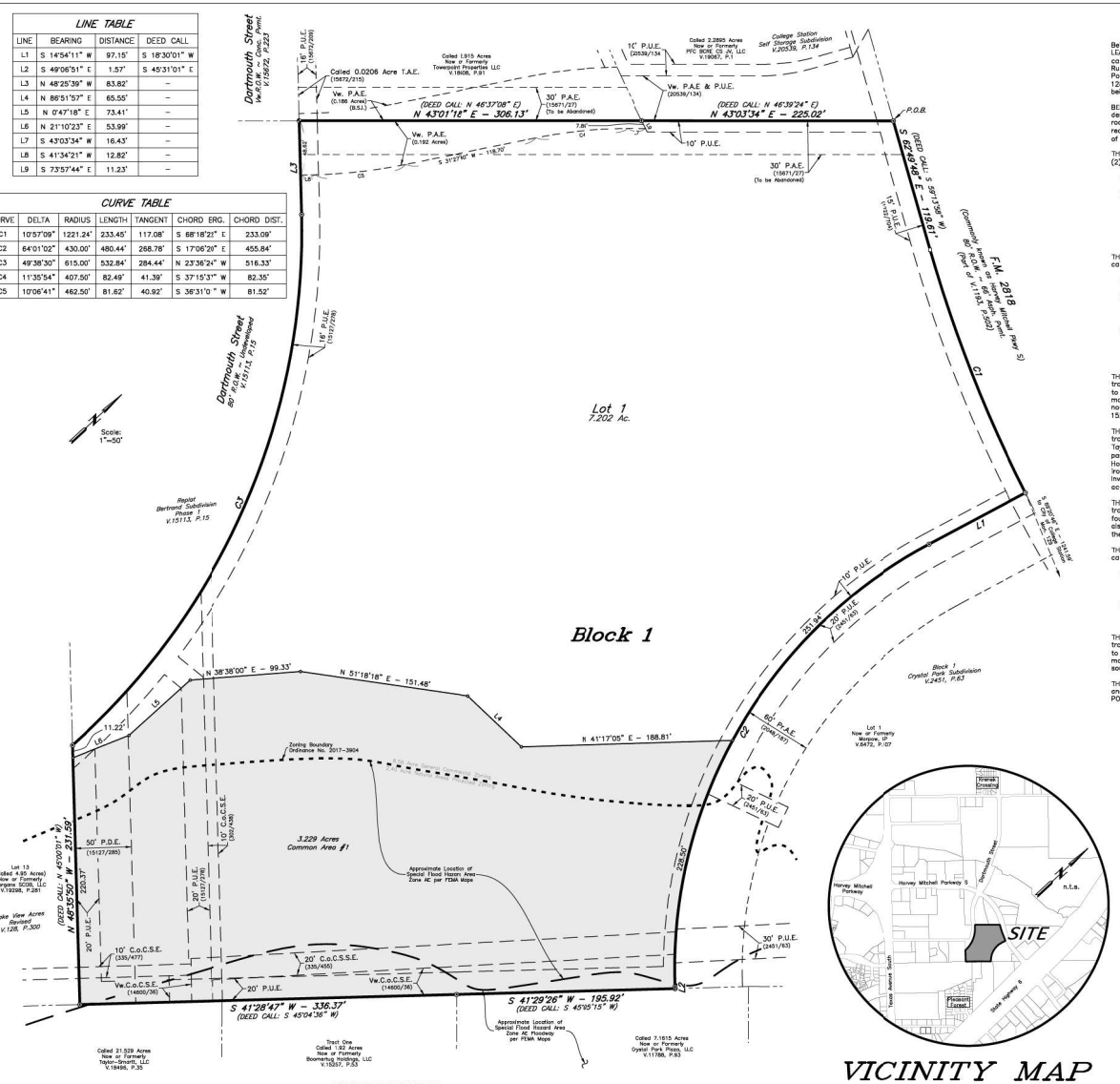
BLOCK 45, LOTS 1–20, BLOCK 46, LOTS 1–6
COMMON AREAS A–B (10.21 ACRES) & R.O.W. DEDICATION (1.416 ACRES)
A TOTAL OF 17.61 ACRES
BEING A PORTION OF THE REMAINDER OF A CALLED 368.57 ACRE TRACT
VOLUME 13744, PAGE 240
WILLIAM CLARK SURVEY, A–101
COLLEGE STATION, BRAZOS COUNTY, TEXAS

RME Consulting Engineers
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmegineer.com
CELL: (979) 219-4174
TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
OGC CNO JV, LLC
c/o OLDHAM GOODWIN GROUP
HUNTER GOODWIN
3000 BRIARCREST DRIVE, STE. 540
BRYAN, TX 77802
PH: (979) 260–2000
EMAIL: jacob.Carmical@

LINE TABLE			
LINE	BEARING	DISTANCE	DEED CALL
L1	S 14°54'11" W	97.15'	S 18°30'01" W
L2	S 49°06'51" E	1.57'	S 45°31'01" E
L3	N 48°25'39" W	83.82'	–
L4	N 86°51'57" E	65.55'	–
L5	N 0°47'18" E	73.41'	–
L6	N 21°10'23" E	53.99'	–
L7	S 43°03'34" W	16.43'	–
L8	S 41°34'21" W	12.82'	–
L9	S 73°57'44" E	11.23'	–

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	10°57'09"	1221.24'	233.45'	117.08'	S 68°18'21" E	233.09'
C2	64°01'02"	430.00'	480.44'	268.78'	S 17°06'20" E	455.84'
C3	49°38'30"	615.00'	532.84'	284.44'	N 23°36'24" W	516.33'
C4	11°35'54"	407.50'	82.49'	41.39'	S 37°15'37" W	82.35'
C5	10°06'41"	462.50'	81.62'	40.92'	S 36°31'0 " W	81.52'



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR LEAGUE, Abstract No. 46, in College Station, Brazos County, Texas and being part of the called 12.489 acre Tract Two described in the deed from Ruth Marie Porter Bertrand, A/K/A Ruth M. Bertrand, a single woman, and as Trustee of the Clint Albert Bertrand and Ruth Marie Porter Bertrand Revocable Living Trust to CTX Land Investments, LLC recorded in Volume 12863 Page 225 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common north corner of this herein described tract and the called 12.489 acre CTX Land Investments, LLC Tract Two, said iron rod also marking the east corner of the called 2.2895 acre PFC BCRE CS JV, LLC tract recorded in Volume 19087, Page 1 (O.P.R.B.C.) and being in the southwest right-of-way line of F.M. 2818 East (based on variable width);

THENCE: along the southwest right-of-way line of said F.M. 2818 East for the following two (2) calls:

1) S 62° 49' 48" E (DEED CALL: S 59° 13' 58" E) for a distance of 119.61 feet to a TxDOT Concrete Monument marking the Point of Curvature of a curve to the left, and
2) 233.45 feet along the arc of said curve having a central angle of 10° 57' 09", a radius of 1221.24 feet, a tangent of 117.08 feet and long chord bearing S 68° 18' 22" E at a distance of 233.09 feet to a found 5/8-inch iron rod marking the common most northerly east corner of this tract and the called 12.489 acre CTX Land Investments, LLC Tract Two, said iron rod also marking the north corner of Lot 1, CRYSTAL PARK SUBDIVISION according to the Final Plat recorded in Volume 2451, Page 63 of the Official Records of Brazos County, Texas (O.R.B.C.);

THENCE: along the common line of this tract and said Lot 1 for the following three (3) calls:

1) S 14° 54' 11" W (DEED CALL: S 18° 30' 01" W) for a distance of 97.15 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left,
2) 480.44 feet along the arc of said curve having a central angle of 64° 01' 02", a radius of 430.00 feet, a tangent of 268.78 feet and long chord bearing S 17° 06' 20" E at a distance of 455.84 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
3) S 49° 06' 51" E (DEED CALL: S 45° 31' 01" E, for a distance of 1.57 feet to a found 1/2-inch iron rod marking the common east corner of this tract and the called 12.489 acre CTX Land Investments, LLC Tract Two, said iron rod also marking the south corner of said Lot 1 and being in the northwest line of the called 7.1615 acre Crystal Park Plaza, LLC tract recorded in Volume 11788, Page 93 (O.P.R.B.C.);

THENCE: S 41° 29' 26" W (DEED CALL: S 45° 05' 15" W) along the common line of this tract and the called 7.1615 acre Crystal Park Plaza, LLC tract for a distance of 195.92 feet to a found 1/2-inch iron rod marking an angle point of this tract, said iron rod also marking the west corner of the called 7.1615 acre Crystal Park Plaza, LLC tract and the north corner of the called 1.92 acre Boomertug Holdings, LLC Tract One recorded in Volume 15257 Page 53 (O.P.R.B.C.);

THENCE: S 41° 28' 47" W (DEED CALL: S 45° 04' 36" W) along the common line of this tract, the called 1.92 acre Boomertug Holdings, LLC Tract One and the called 21.529 acre Taylor-Smartt, LLC tract recorded in Volume 18496, Page 35 (O.P.R.B.C.), at 208.69 feet, pass a found 1/2-inch iron rod marking the west corner of the called 1.92 acre Boomertug Holdings, LLC Tract One, continue for a total distance of 336.37 feet to a found 1/2-inch iron rod marking the common south corner of this tract and the called 12.489 acre CTX Land Investments, LLC Tract Two, said iron rod also marking the east corner of the called 4.95 acre Morgans SCOB, LLC tract recorded in Volume 19298, Page 281 (O.P.R.B.C.);

THENCE: N 48° 35' 50" W (DEED CALL: N 45° 00' 01" W) along the common line of this tract and the called 4.95 acre Morgans SCOB, LLC tract for a distance of 231.59 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left, said iron rod also marking the north corner of the called 4.95 acre Morgans SCOB, LLC tract and being in the east right-of-way line of Dartmouth Street (based on an 80-foot width);

THENCE: along the east right-of-way line of said Dartmouth Street for the following two (2) calls:

1) 532.84 feet along the arc of said curve having a central angle of 49° 38' 30", a radius of 615.00 feet, a tangent of 284.44 feet and long chord bearing N 23° 36' 24" W at a distance of 516.33 feet to a 1/2-inch iron rod set for the Point of Tangency, and
2) N 48° 25' 39" W for a distance of 83.82 feet to a found PK nail marking the west corner of this tract, said PK nail also marking the south corner of the called 2.915 acre Towerpoint Properties, LLC tract recorded in Volume 18608, Page 91 (O.P.R.B.C.);

THENCE: N 43° 01' 18" E (DEED CALL: N 46° 37' 08" E) along the common line of this tract and the called 2.915 acre Towerpoint Properties, LLC tract for a distance of 306.13 feet to a found 1/2-inch iron rod marking an angle point of this tract, said iron rod also marking the east corner of the called 2.915 acre Towerpoint Properties, LLC tract and the south corner of the called 2.2895 acre PFC BCRE CS JV, LLC tract;

THENCE: N 43° 03' 34" E (DEED CALL: N 46° 39' 24" E) along the common line of this tract and the called 2.2895 acre PFC BCRE CS JV, LLC tract for a distance of 225.02 feet to the POINT OF BEGINNING and containing 10.431 acres of land.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations and actual measured distance to monuments are consistent with the deed recorded in Volume 12863, Page 225 of the Official Public Records of Brazos County, Texas.
2. According to the F.E.M.A. Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map No. 48041C0310F, Map Revised April 2, 2014, this property is not located within a Special Flood Hazard Area.
3. Zoning is Multi-Family (R-4) and Natural Areas Protected (NAP).
4. For the purpose of this subdivision for regulation of applicable development standards the following tracts are considered a building plat.
5. Access to this property shall be from Dartmouth Street. Driveway access shall not be permitted orto Harvey Mitchell Parkway S (FM 2818).
6. Building Setback Lines are established per City of College Station Unified Development Ordinance. Additional building setbacks may be required by deed restrictions.
7. Electric service and street lighting for this subdivision will be provided by College Station Utilities (CSU).
8. The water supplier of this development is College Station Utilities (CSU). The waterlines will be designed and constructed to City of College Station specifications and standards and will be located in utility easements at the front of the residential lots. These waterlines will provide the required flow to fire hydrants to meet fire protection requirements.
9. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner.

⊗	–	1/2" Iron Rod Found (CM)
○	–	1/2" Iron Rod Set
⊙	–	5/8" Iron Rod Found (CM)
⌀	–	PK Nail in Asphalt Found (CM)
□	–	TxDOT Concrete Monument (CM)

10. Abbreviations:

C.o.C.S.E.	–	City of College Station Easement
C.o.C.S.S.E.	–	City of College Station Sanitary Sewer Easement
P.A.E.	–	Public Access Easement
P.D.E.	–	Public Drainage Easement
P.O.B.	–	Point of Beginning
P.U.E.	–	Public Utility Easement
PrA.E.	–	Private Access Easement
T.A.E.	–	Temporary Access Easement
Vw.	–	Variable Width
CM	–	Controlling Monument

This survey does not constitute a title search by Surveyor. All information regarding record easements and other documents that might affect the quality of title to tracts shown hereon was gained from Title Commitment GF# M3088, prepared by Lawyers Title Company of Brazos County, effective June 12, 2026. The following comments correspond to the easement items as numbered in the above commitment:

SCHEDULE B:

a. Right-of-Way Easement executed by A.J. Tobor, Jr. to The City of Bryan, Texas, dated April 15, 1937, recorded in Volume 98, Page 75, Deed Records of Brazos County, Texas. (Blanket)
b. Easement executed by W.M. Dowell, Vera Cox Dowell and Bryan Building and Loan Association to Harold L. Miller, dated January 17, 1953, recorded in Volume 157, Page 415, Deed Records of Brazos County, Texas. (Not located on subject tract)
c. Easement executed by W.M. Dowell and Vera Cox Dowell to The Southwestern States Telephone Co., dated September 11, 1953, recorded in Volume 179, Page 543, Deed Records of Brazos County, Texas. (Not located on subject tract)
d. Easement executed by C.A. Bertrand to the City of College Station, Texas, dated January 6, 1972, recorded in Volume 302, Page 438, Deed Records of Brazos County, Texas. (Shown on survey)
e. Utility Easement executed by C.A. Bertrand to the City of College Station, Texas, dated January 2', 1974, recorded in Volume 335, Page 455, Deed Records of Brazos County, Texas. (Shown on survey)
f. Utility Easement executed by C.A. Bertrand to the City of College Station, Texas, dated October 18 1974, recorded in Volume 335, Page 477, Deed Records of Brazos County, Texas (Shown on survey)
g. Utility Easement executed by Clint A. Bertrand and Ruth M. Bertrand to the City of College Station, dated November 20, 1990, recorded in Volume 1222, Page 701, Official Records of Brazos County, Texas. (Shown on survey)
h. Public Utility Easement executed by CTX Land Investments, LLC to the City of College Station, Texas, dated March 19, 2018, recorded in Volume 14600, Page 36, Official Records of Brazos County, Texas. (Shown on survey)
i. Temporary Utility Easement executed by CTX Land Investments, LLC to the City of College Station, Texas, dated January 8, 2019, recorded in Volume 15127, Page 270, Official Records of Brazos County, Texas. (Blanket)
j. Public Utility Easement executed by CTX Land Investments, LLC to the City of College Station, Texas, dated January 8, 2019, recorded in Volume 15127, Page 278, Official Records of Brazos County, Texas. (Shown on survey)
k. Public Drainage Easement executed by CTX Land Investments, LLC to the City of College Station, Texas, dated January 8, 2019, recorded in Volume 15127, Page 285, Official Records of Brazos County, Texas. (Shown on survey)
l. Easement Agreement for Reciprocal Access by and between CTX Land Investments, LLC and Texas Timberjack, Inc., dated October 30, 2019, recorded in Volume 15671, Page 27, Official Records of Brazos County, Texas. (Shown on survey)
m. Easement Maintenance and Cost-Sharing Agreement by and between CTX Land Investments, LLC; TowePoint Properties LLC; and Capital Title of Texas, LLC, dated June 30, 2025, recorded in Volume 19954, Page 81, Official Records of Brazos County, Texas (Temporary Construction & Access Easement – Blanket)
n. Cost-Sharing Agreement by and between CTX Land Investments, LLC; PFC BCRE CS JV, LLC; TowerPoint Properties LLC; and Capital Title of Texas, LLC, dated July 21, 2025, recorded in Volume 19997, Page 43, Official Records of Brazos County, Texas.
o. Easement, Maintenance and Cost-Sharing Agreement by and between CTX Land Investments, LLC; TowerPoint Properties LLC; and Capital Title of Texas, LLC, dated November 3, 2025, recorded in Volume 20188, Page 157, Official Records of Brazos County, Texas (Temporary Construction & Access Easement – Blanket)

CERTIFICATE OF THE COUNTY CLERK

County Clerk
Brazos County, Texas

CERTIFICATE OF ADMINISTRATOR

I, _____, Administrator of the City of College Station, hereby certify that this subdivision plat conforms to the requirements of the subdivision regulations of the City of College Station.

Administrator, City of College Station

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
City of College Station

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

We, CTX Land Investments, LLC, owners and developers of the land shown on this plat, and designated herein as the BERTRAND SUBDIVISION, LOT 1, BLOCK 1, Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

CTX Land Investments, LLC

CTX Land Investments, LLC

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

FINAL PLAT

BERTRAND SUBDIVISION PHASE TWO

LOT 1, BLOCK 1 & COMMON AREA #1

10.431 ACRES

MORGAN RECTOR LEAGUE, A-46

COLLEGE STATION, BRAZOS COUNTY, TEXAS

AUGUST, 2026

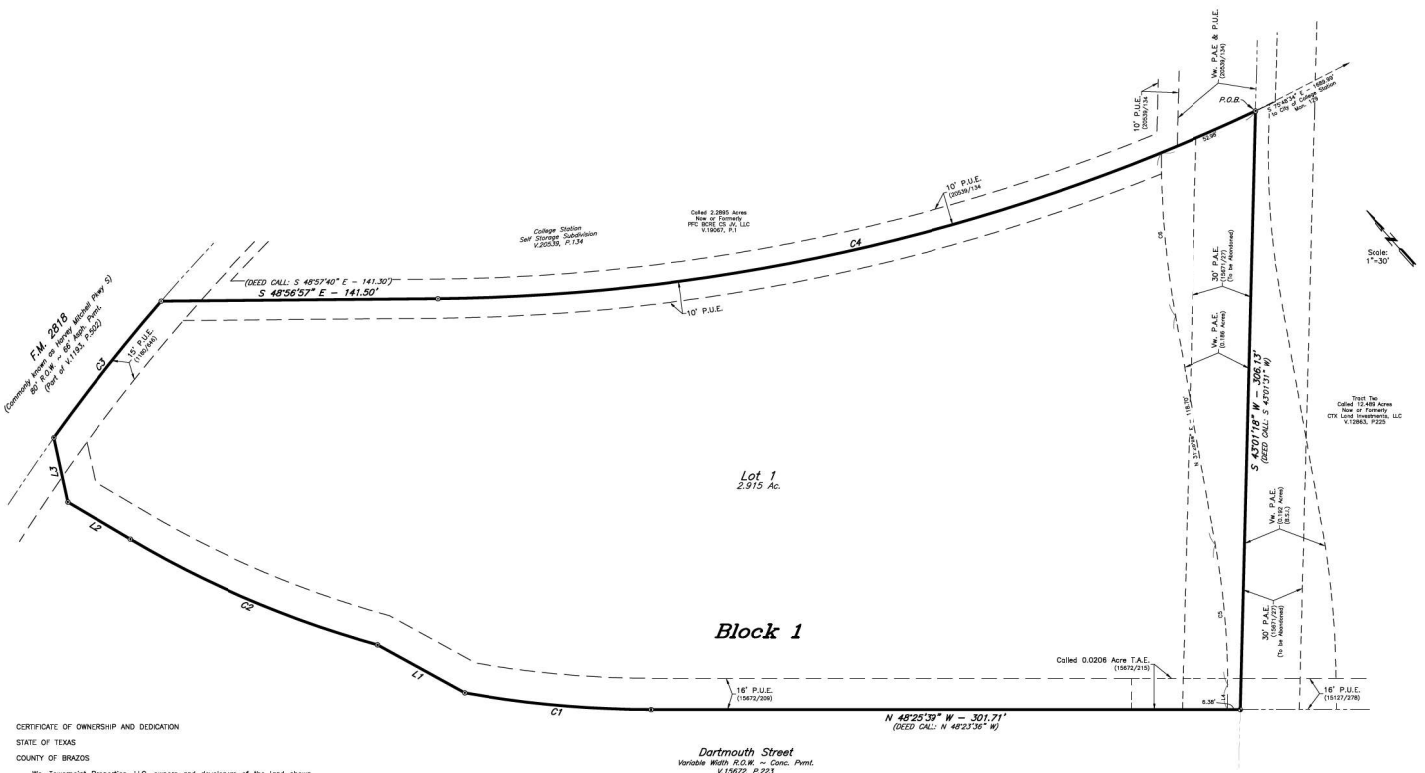
SCALE: 1" = 50'

Owner:
CTX Land Investments, LLC
4090 Sate Highway 6 South
College Station, Tx 77845

Surveyor:
Texas Firm Registraton No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

MB

10530135-ffp.dwg



This survey does not constitute a title search by Surveyor. All information regarding record easements and other documents that might affect the quality of title to tracts shown hereon was gained from Title Commitment GF# M3089, prepared by Lawyers Title Company of Brazos County, effective June 1, 2026. The following comments correspond to the easement items as numbered in the above commitment:

SCHEDULE B:

a. Right-of-Way Easement executed by A.J. Tabor, Jr. to The City of Bryan, Texas, dated April 15, 1937, recorded in Volume 98, Page 75, Deed Records of Brazos County, Texas. (Blanket)
b. Easement executed by Harold L. Miller and Virginia B. Miller to The Public, dated January 17, 1953, recorded in Volume 157, Page 417, Deed Records of Brazos County, exas. (Too vague to plot – Easement doesn't close)
c. Easement executed by F.N. Smith and Gleta Smith to The Southwestern States Telephone Co., dated September 16, 1953, recorded in Volume 179, Page 545, Deed Records of Brazos County, Texas. (Not located on subject tract)
d. Easement executed by F.N. Smith and Gleta Smith to The Southwestern States Telephone Co., dated September 16, 1953, recorded in Volume 179, Page 547, Deed Records of Brazos County, Texas. (Not located on subject tract)
e. Easement executed by Frank N. Smith to the City of College Station,Texas, dated January 6, 1972, recorded in Volume 302, Page 434, Deed Records of Brazos County, exas. (Not located on subject tract)
f. Utility Easement executed by Baptist Church Loan Corporation to the City of College Station, Texas, dated December 19, 1989, recorded in Volume 1164, Page 354, and corrected in Volume 1180, Page 646, Official Records of Brazos County, Texas. (Shown on survey)
g. Easement Agreement for Reciprocal Access by and between CTX Landinvestments, LLC and Texas Timberjack, Inc., dated October 30, 2019, recorded in Volume 15671, Page 27, Official Records of Brazos County, Texas. (Shown on survey)
h. Public Utility and Slope Easement executed by Texas Timberjack, Inc. to the City of College Station, Texas, dated October 30, 2019, recorded in Volume 15672, Page 203, Official Records of Brazos County, Texas. (Not located on subject tract)
i. Public Utility Easement executed by Texas Timberjack, Inc. to the City of College Station, Texas, dated October 30, 2019, recorded in Volume 15672, Page 209, Official Records of Brazos County, Texas. (Shown on survey)
j. Temporary Access Easement executed by Texas Timberjack, Inc. to the City of College Station, Texas, dated October 30, 2019, recorded in Volume 15672, Page 215, Official Records of Brazos County, Texas. (Shown on survey)
k. Cost-Sharing Agreement by and between CTX Land Investments, LLC; PFC BCRE CS JV, LLC; TowerPoint Properties LLC; and Capital Title of Texas, LLC, dated July 21, 2025, recorded in Volume 19997, Page 43, Official Records of Brazos County, Texas.
l. Easement, Maintenance and Cost-Sharing Agreement by and between CTX Land Investments, LLC; TowerPoint Properties LLC; and Capital Title of Texas, LLC, dated November 3, 2025, recorded in Volume 20188, Page 157, Official Records of Brazos County, Texas. (Temporary Construction & Access Easement – Blanket)
m. Reciprocal Easement Access Agreement by and between PFC BCRE CS JV, LLC and Towerpoint Properties LLC, dated December 15, 2025, recorded in Volume 20263, Page 13, Official Records of Brazos County, Texas. (Note: The easement granted here in is not located on subject property but is for the benefit of subject property.)

LINE TABLE			
LINE	BEARING	DISTANCE	DEED CALL
L1	N 19°33'40" W	50.70'	N 19°29'40" W
L2	N 17°42'33" W	37.09'	N 17°28'51" W
L3	N 29°18'40" E	33.69'	N 28°54'02" E – 33.47'
L4	N 41°34'21" E	12.82'	–

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	10°15'28"	535.00'	95.78'	48.02'	N 43°17'54" W	95.66'
C2	15°10'14"	521.00'	137.95'	69.38'	N 25°17'40" W	137.55'
C3	5°19'27"	955.00'	88.74'	44.40'	N 79°39'23" E	88.71'
C4	24°47'16"	1000.02'	432.64'	219.76'	S 61°20'35" E	429.27'
C5	10°06'41"	407.50'	71.91'	36.05'	N 36°31'01" E	71.82'
C6	10°27'51"	459.17'	83.86'	42.05'	N 36°38'13" E	83.74'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

We, Towerpoint Properties, LLC, owners and developers of the land shown on this plat, and designated herein as the HARVEY MITCHELL PLAZA, LOT 1, BLOCK 1, Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

Towerpoint Properties, LLC

_____
Towerpoint Properties, LLC

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

_____
Cody Karisch, R.P.L.S. No. 7004

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

_____
City Engineer
City of College Station

CERTIFICATE OF ADMINISTRATOR

I, _____, Administrator of the City of College Station, hereby certify that this subdivision plat conforms to the requirements of the subdivision regulations of the City of College Station.

_____
Administrator, City of College Station

CERTIFICATE OF THE COUNTY CLERK

_____
County Clerk
Brazos County, Texas

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
2. According to the F.E.M.A. Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map No. 48041C0310F, Map Revised April 2, 2014, this property is not located within a Special Flood Hazard Area.
3. Zoning is General Commercial (GC).
4. For the purpose of this subdivision for regulation of applicable development standards the following tracts are considered a building plot.
5. Access to this property shall be from Dartmouth Street. Driveway access shall not be permitted onto Harvey Mitchell Parkway S (FM 2818).
6. Building Setback Lines are established per City of College Station Unified Development Ordinance. Additional building setbacks may be required by deed restrictions.
7. Electric service and street lighting for this subdivision will be provided by College Station Utilities (CSU).
8. The water supplier of this development is College Station Utilities (CSU). The waterlines will be designed and constructed to City of College Station specifications and standards and will be located in utility easements at the front of the residential lots. These waterlines will provide the required flow to fire hydrants to meet fire protection requirements.
9. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner.

⊗ – 1/2" Iron Rod Found (CM)
◎ – 5/8" Iron Rod Found (CM)
⊕ – PK Nail in Asphalt Found (CM)

10. Abbreviations:

P.A.E. – Public Access Easement
P.O.B. – Point of Beginning
P.U.E. – Public Utility Easement
T.A.E. – Temporary Access Easement
Va. – Variable Width
CM – Controlling Monument

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR LEAGUE, Abstract No. 46, in College Station, Brazos County, Texas and being all of the called 2.915 acre tract described in the deed from Texas Timberjack, Inc. to Towerpoint Properties, LLC recorded in Volume 18608, Page 91 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the south corner of the called 2.2895 acre PFC BCRE CS JV, LLC tract recorded in Volume 19067, Page 1 (O.P.R.B.C.) and marking an angle point of the called 12.489 acre CTX Land Investments, LLC remainder Tract Two recorded in Volume 12863, Page 225 (O.P.R.B.C);

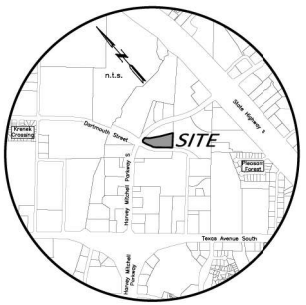
THENCE: S 43° 01' 18" W (DEED CALL: S 43° 01' 31" W) along the common line of this tract and the called 12.489 acre CTX Land Investments, LLC remainder Tract Two for a distance of 306.13 feet to a found PK nail marking the south corner of this tract, said PK nail also marking the west corner of the called 12.489 acre CTX Land Investments, LLC remainder Tract Two and being in the northeast right-of-way line of Dartmouth Street (based on variable width);

THENCE: along the northeast right-of-way line of said Dartmouth Street and the south right-of-way line of F.M. 2818 East (based on variable width) for the following seven (7) calls:

1) N 48° 25' 39" W (DEED CALL: N 48° 23' 36" W) for a distance of 301.71 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
2) 95.78 feet along the arc of said curve having a central angle of 10° 15' 28", a radius of 535.00 feet, a tangent of 48.02 feet and long chord bearing N 43° 17' 54" W at a distance of 55.66 feet to a found 1/2-inch iron rod marking the Point of Tangency,
3) N 19° 30' 40" W (DEED CALL: N 19° 29' 40" W) for a distance of 50.70 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
4) 137.95 feet along the arc of said curve having a central angle of 15° 10' 14", a radius of 521.00 feet, a tangent of 69.38 feet and long chord bearing N 25° 17' 40" W at a distance of 137.55 feet to a found 1/2-inch iron rod marking the Point of Tangency,
5) N 17° 42' 33" W (DEED CALL: N 17° 28' 51" W) for a distance of 37.09 feet to a found 1/2-inch iron rod marking the west corner of this herein described tract,
6) N 29° 18' 40" E (DEED CALL: N 28° 54' 02" E – 33.47') for a distance of 33.69 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, and
7) 88.74 feet along the arc of said curve having a central angle of 05° 19' 27", a radius of 955.00 feet, a tangent of 44.40 feet and long chord bearing N 79° 39' 23" E at a distance of 88.71 feet to a found 5/8-inch iron rod marking he north corner of this tract, said iron rod also marking the west corner of the called 2.2895 acre PFC BCRE CS JV, LLC tract;

THENCE: along the common line of this tract and the called 2.2895 acre PFC BCRE CS JV, LLC tract for the following two (2) calls:

1) S 48° 56' 57" E (DEED CALL: S 48° 57' 40" E – 141.30') for a distance of 141.50 feet to a found 5/8-inch iron rod marking the Point of Curvature of a curve to the left, and
2) 432.64 feet along the arc of said curve having a central angle of 24° 47' 16", a radius of 1,000.02 feet, a tangent of 219.76 foot and long chord bearing S 61° 20' 35" E at a distance of 429.27 feet to the POINT OF BEGINNING and containing 2.915 acres of land.



VICINITY MAP

FINAL PLAT

HARVEY MITCHELL PLAZA

LOT 1, BLOCK 1

2.915 ACRES

MORGAN RECTOR LEAGUE, A-46

COLLEGE STATION, BRAZOS COUNTY, TEXAS

AUGUST, 2026

SCALE: 1" = 30'

Owner:
Towerpoint Properties, LLC
2602 Bellaser Court
College Station, Tx 77845

Surveyor:
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

MB

P20001430-fp.dwg

College Station, Tx Exterior Paint Plan

520 Harvey Rd
College Station, TX 77840





PAINT SELECTIONS

Upper Body/Stucco-
BM White Dove OC-17 — 1

Columns and Low Rails-
BM Cedar Key OC-16 — 2

Fascia/Shutters/ Awnings-
BM Lafayette Green HC-135 — 3

Roofs/Entry Door-
BM Graphite 1603 — 4

NOTES: POWER WASH ALL STONE PRIOR TO PAINTING

09/03/26

CURRENT EXTERIOR





College Station, Tx Exterior Paint Plan

520 Harvey Rd
College Station, TX 77840



PAINT SELECTIONS

Upper Body/Stucco- BM White Dove OC-17	1
Columns and Low Rails- BM Cedar Key OC-16	2
Fascia/Shutters/ Awnings- BM Lafayette Green HC-135	3
Roofs/Entry Door/Lights- BM Graphite 1603	4

CURRENT EXTERIOR



NOTES: POWER WASH ALL STONE PRIOR TO PAINTING

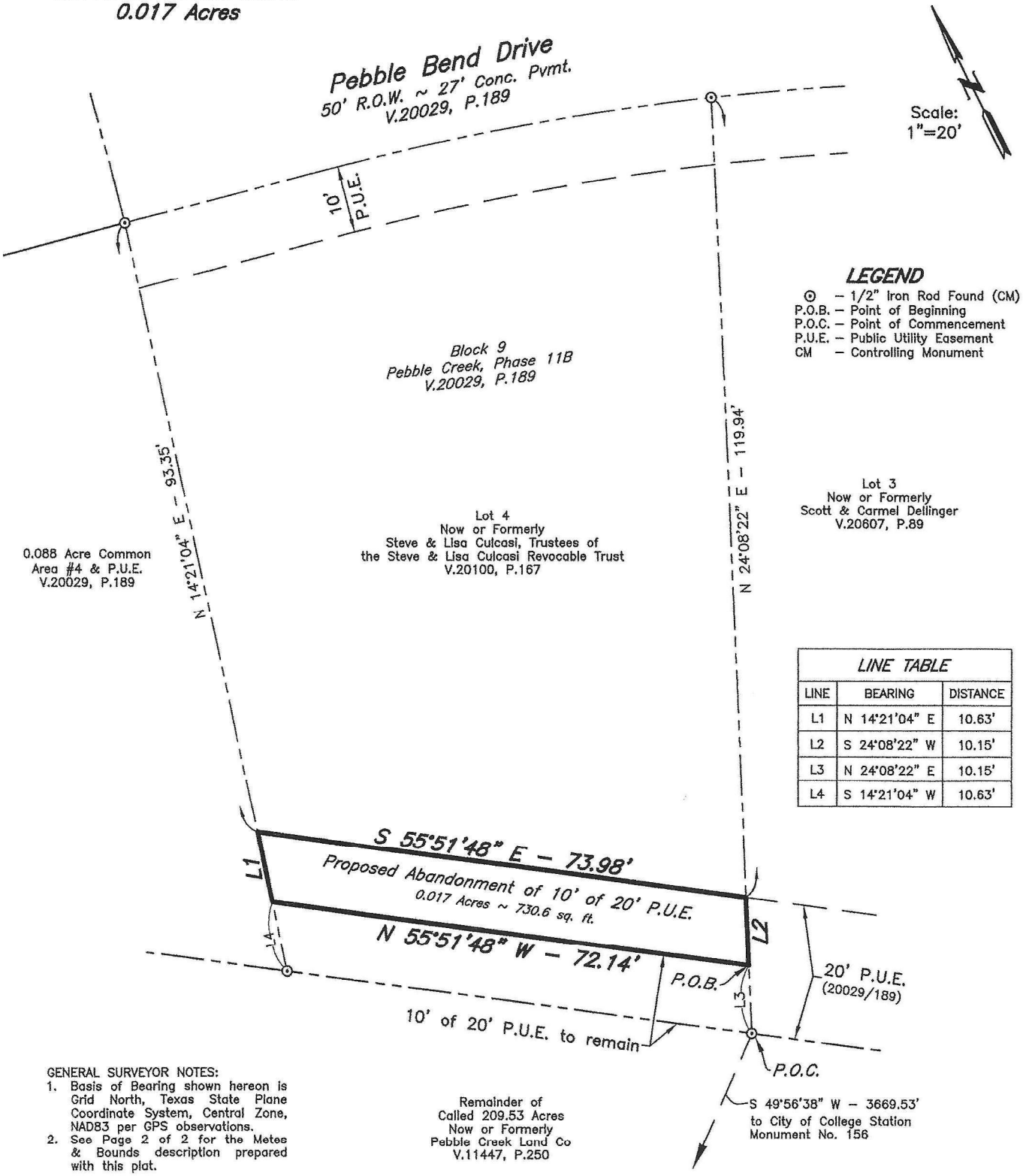
09/03/26

EXHIBIT A

McCLURE & BROWNE ENGINEERING/SURVEYING, INC • 1008 Woodcreek Drive, Suite 103 • College Station, Texas 77845 • (979) 693-3838
Texas Firm Registration No. 10103300

Lot 04 Block 09 Ph11-B-001-01

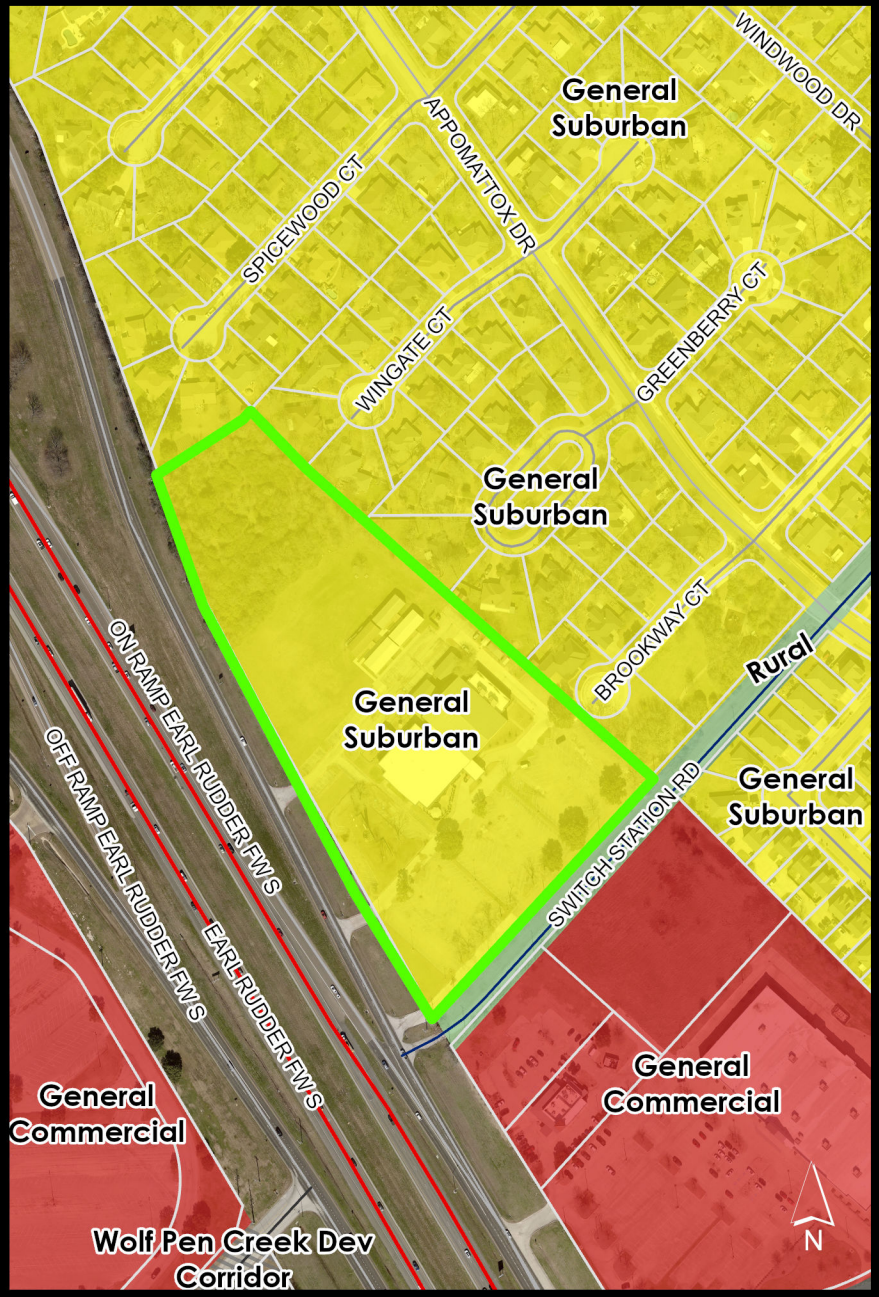
Proposed Partial Public Utility Easement Abandonment 0.017 Acres



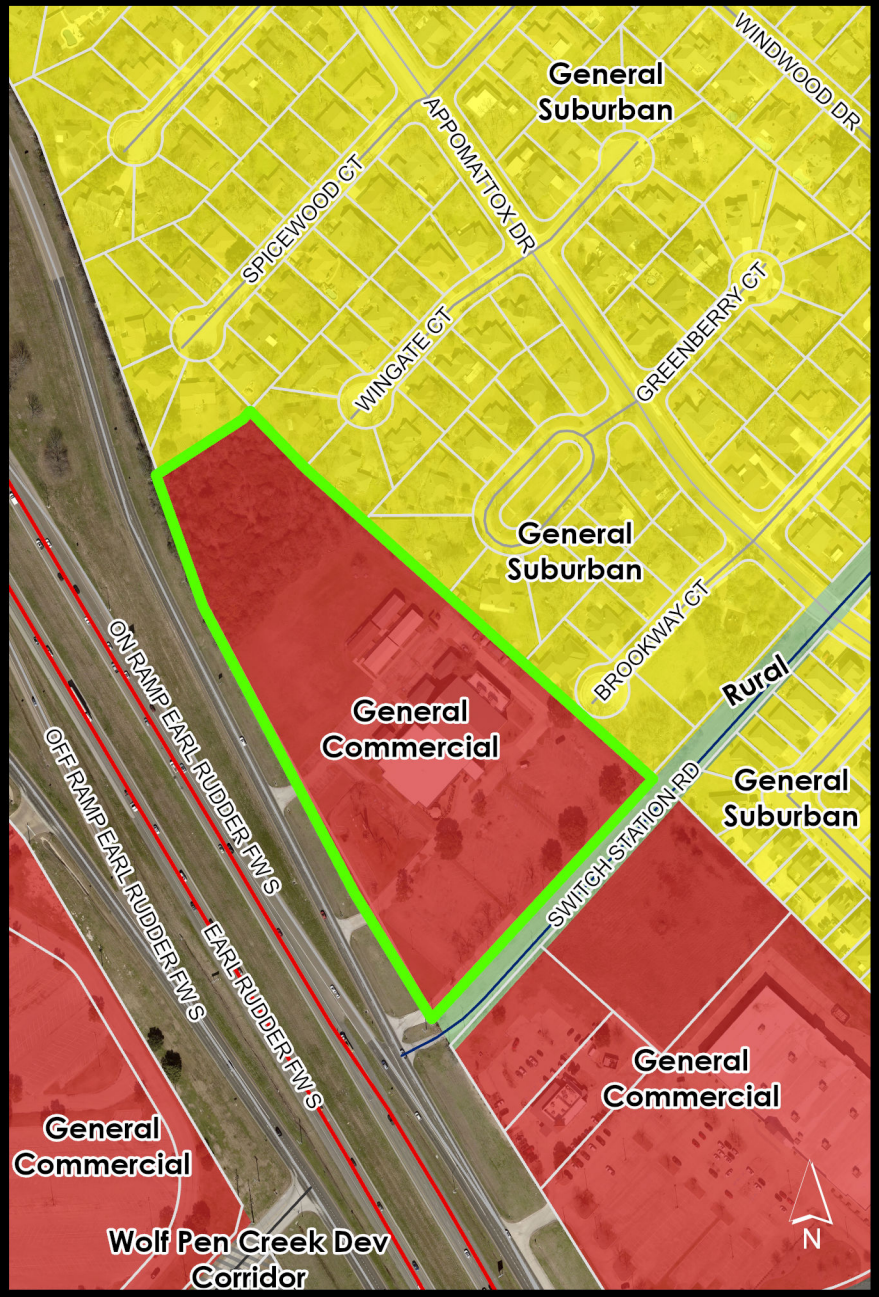
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 14°21'04" E	10.63'
L2	S 24°08'22" W	10.15'
L3	N 24°08'22" E	10.15'
L4	S 14°21'04" W	10.63'

GENERAL SURVEYOR NOTES:
1. Basis of Bearing shown hereon is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
2. See Page 2 of 2 for the Metes & Bounds description prepared with this plat.

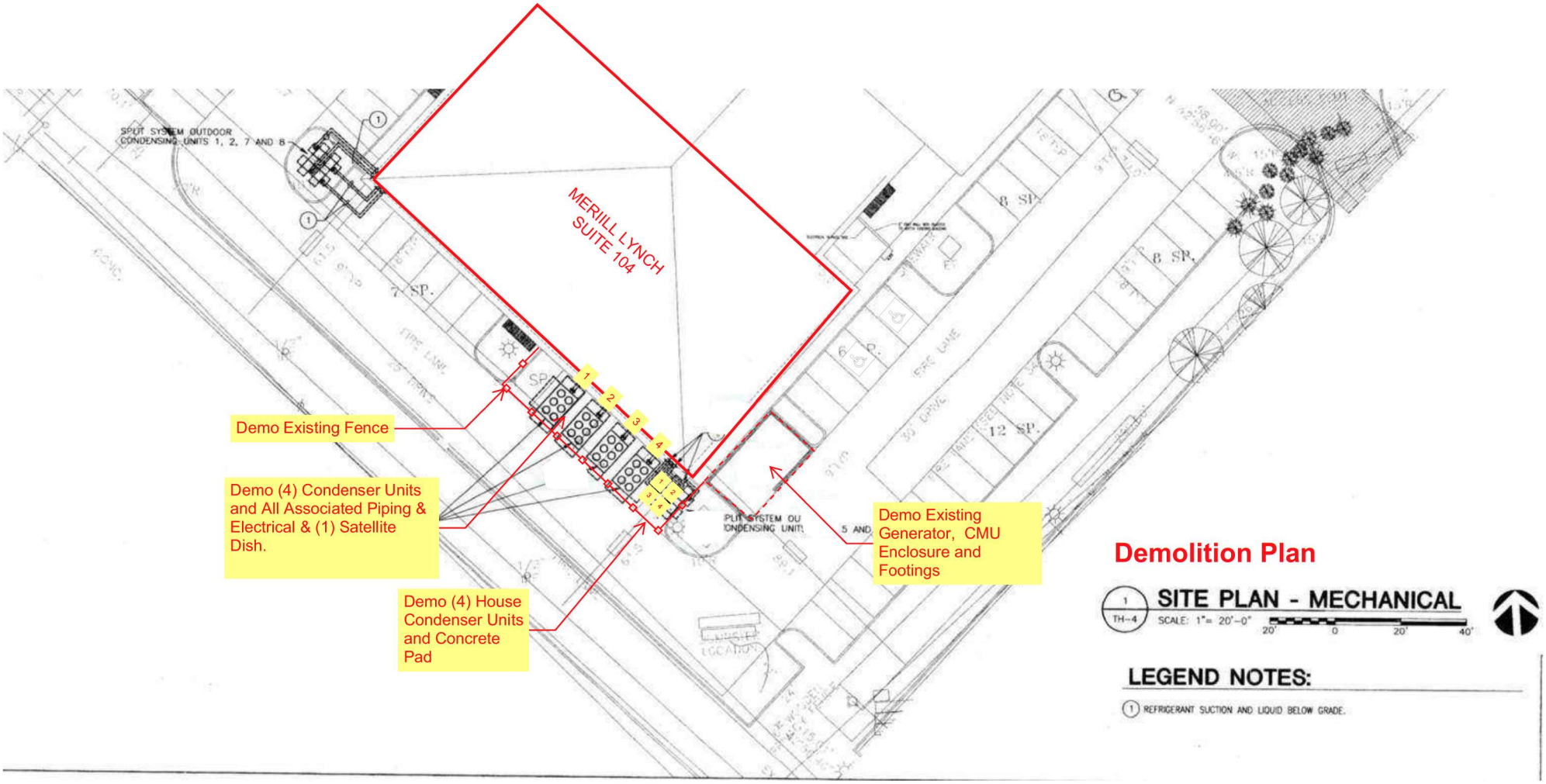
EXISTING
Zoning



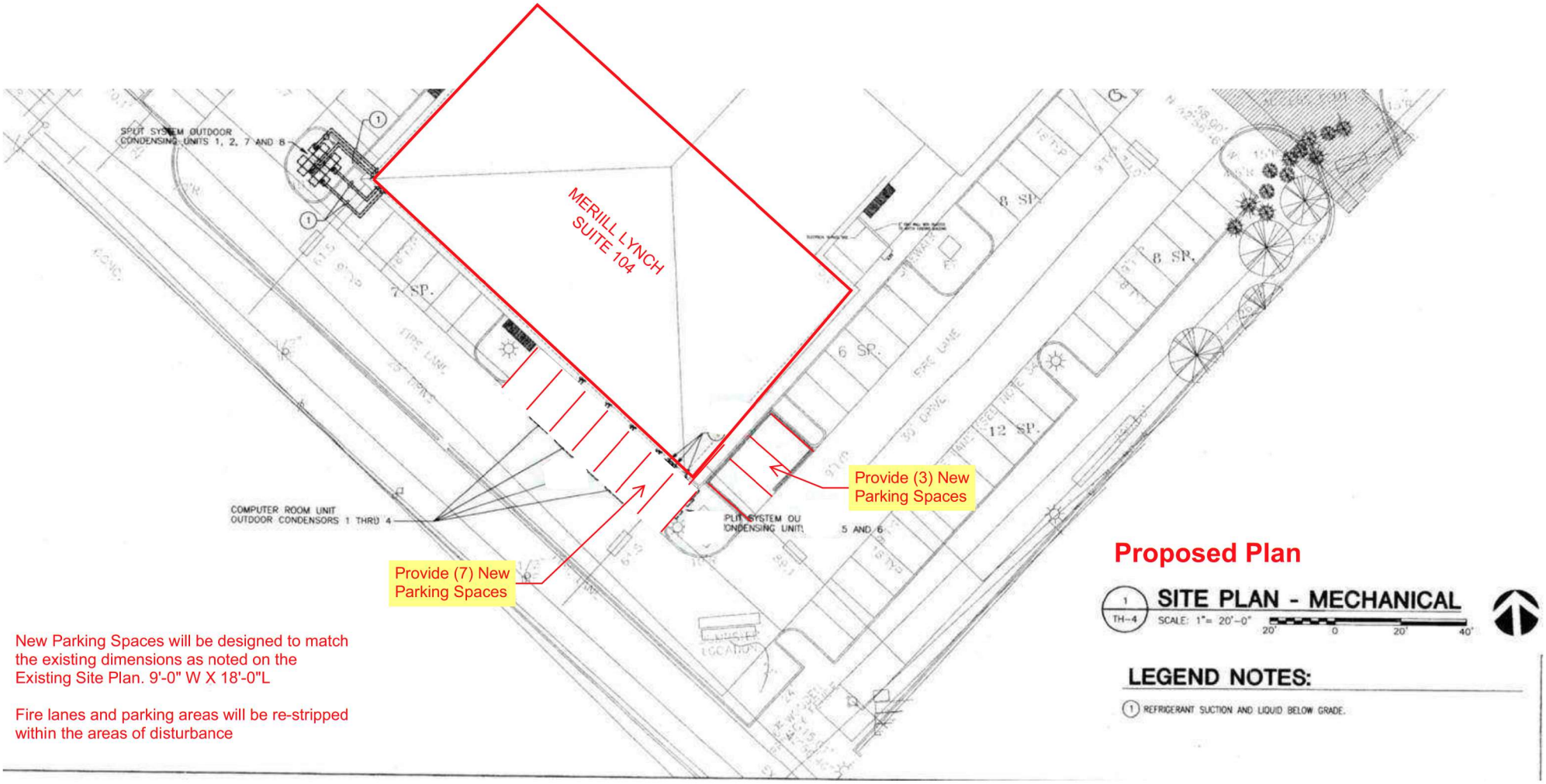
PROPOSED
Zoning



SITE PLAN

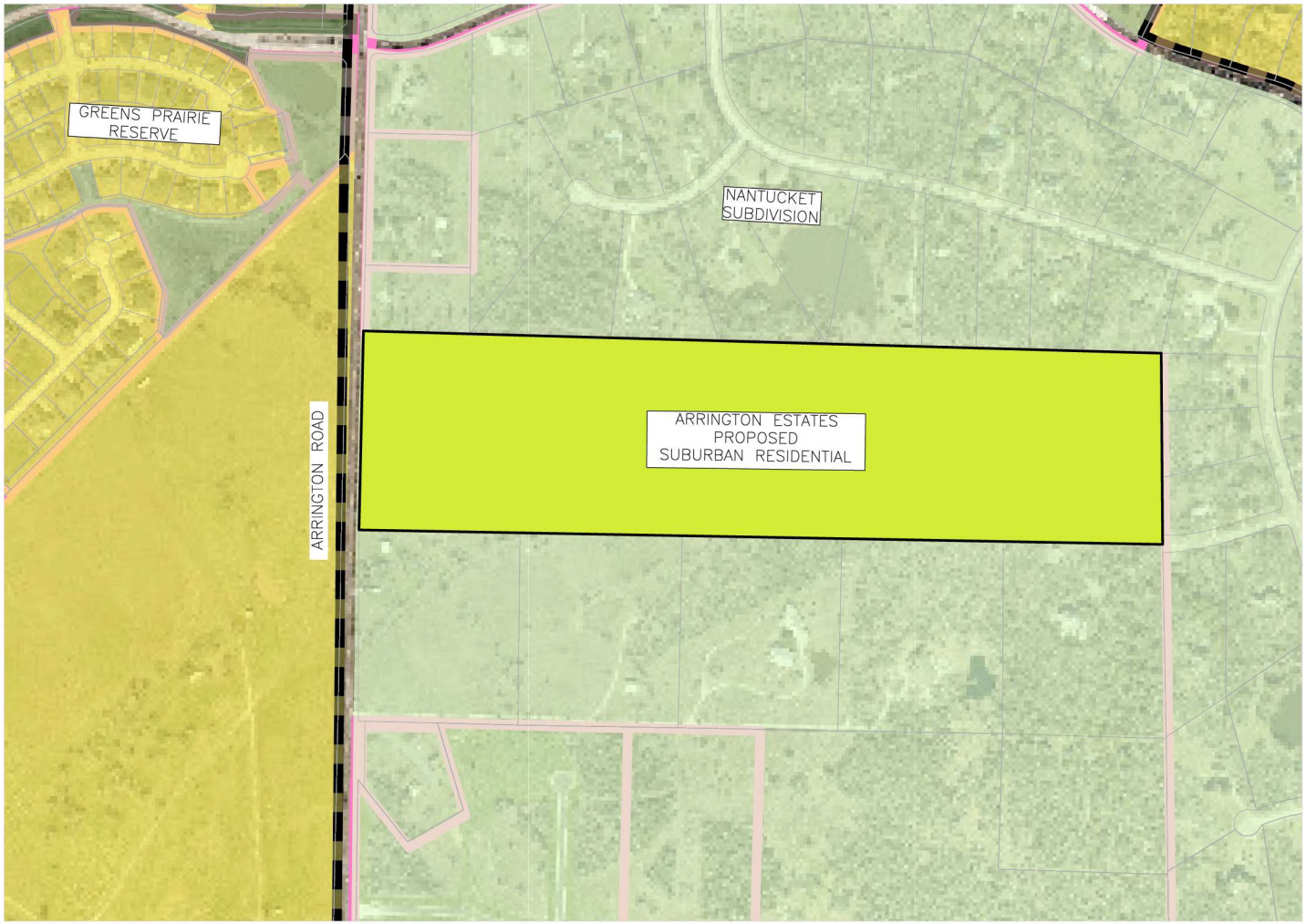

SPLIT SYSTEM OUTDOOR CONDENSING UNITS 1, 2, 7 AND 8
MERIILL LYNCH SUITE 104
7 SP.
8 SP.
8 SP.
12 SP.
Demo Existing Fence
Demo (4) Condenser Units and All Associated Piping & Electrical & (1) Satellite Dish.
Demo (4) House Condenser Units and Concrete Pad
Demo Existing Generator, CMU Enclosure and Footings
Demolition Plan
SITE PLAN - MECHANICAL
SCALE: 1"= 20'-0"
LEGEND NOTES:
1 REFRIGERANT SUCTION AND LIQUID BELOW GRADE.

SITE PLAN



New Parking Spaces will be designed to match the existing dimensions as noted on the Existing Site Plan. 9'-0" W X 18'-0"L

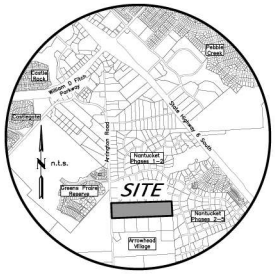
Fire lanes and parking areas will be re-stripped within the areas of disturbance



Proposed Land Use

SCALE: Hor: 1" = 200'

0 100' 200' 400'



VICINITY MAP

Comprehensive Plan Future Land Use

- Urban Center
- Neighborhood Center
- General Commercial
- Neighborhood Commercial
- Business Center
- Urban Residential
- Mixed Residential
- Suburban Residential
- Estate Residential
- Rural
- Neighborhood Conservation
- Medical
- Wellborn
- Institutional/Public
- Texas A&M University
- Parks & Greenways
- Natural & Open Areas
- Redevelopment Areas

Legend

For Interim Review Only
These documents have been released on September 23, 2026 for the purpose of review and comment under the authority of: Jeffery L. Robertson P.E., P.E. No. 94745
They are not to be used for construction purposes.

ISSUED FOR REVIEW AND COMMENT

DATE: 07/13/26 DRAWN BY: DAB
DESIGNED BY: DAB
CHECKED BY: JLR

REVISIONS

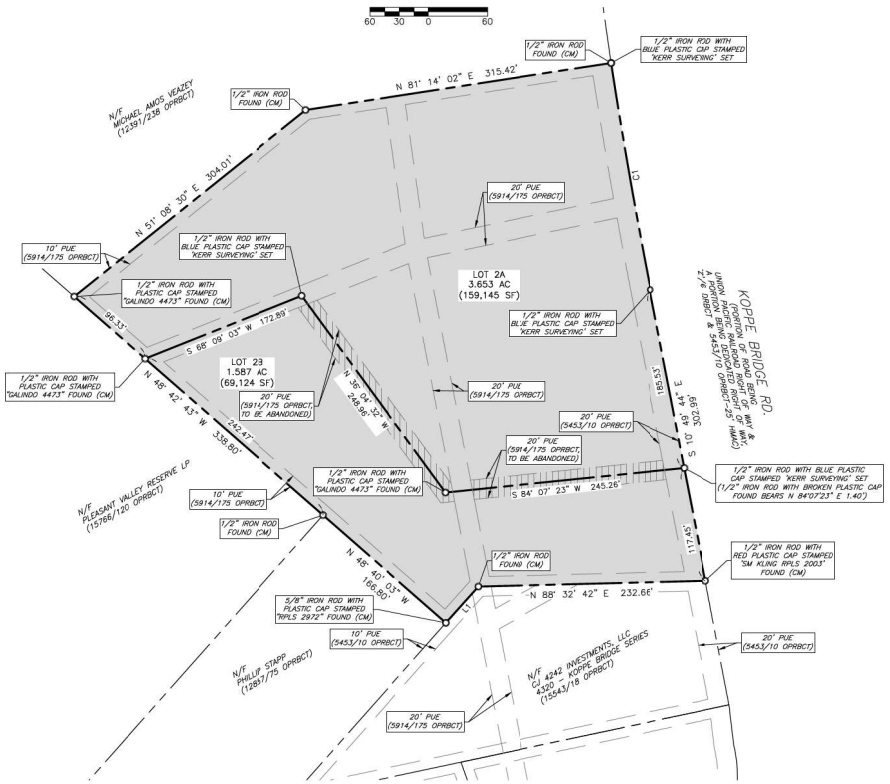
McCLURE & BROWNE ENGINEERING/SURVEYING, INC.
Engineer Reg. No. F-469 Survey Reg. No. 10103500
1008 Woodcreek Dr., Suite 103
College Station, Tx. 77845 (979) 693-3838

COMPREHENSIVE PLAN AMENDMENT
ARRINGTON ESTATES

SHEET NO.

CP-1

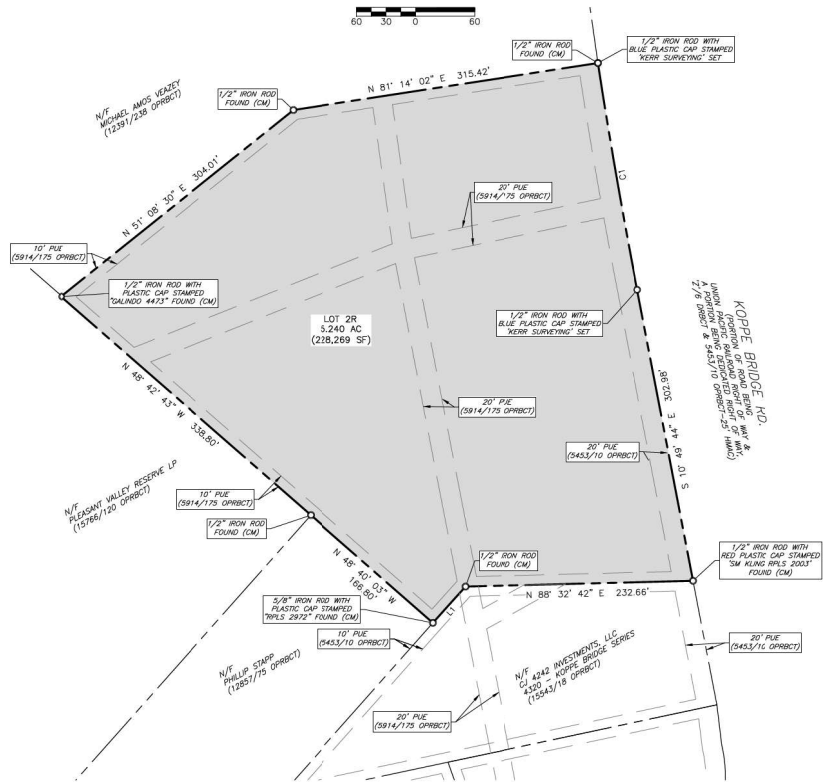
ORIGINAL PLAT
(5914/175 OPRBCT)



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	235.37'	5829.58'	2° 18' 48"	S 9° 48' 43" E	235.35'	117.70'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	49.72'	N 41° 42' 59" E

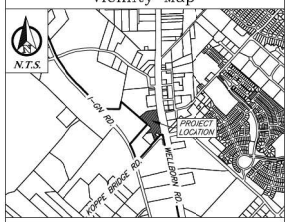
REPLAT



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	235.37'	5829.58'	2° 18' 48"	S 9° 48' 43" E	235.35'	117.70'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	49.72'	N 41° 42' 59" E

Vicinity Map



General Notes:

1. The purpose of this plat is to combine the existing lots in to a single lot.
2. Bearing system shown hereon is based on the 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).
3. Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.000095057676153 (calculated using GEOID12B).
4. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0325E, revised May, 16, 2012.
5. 1/2" Iron rods with plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
6. All minimum building setbacks shall be in accordance with the City of College Station Code of Ordinances.
7. This property is zoned Rural (R). The product type shall be Storage Units.
8. Where electric facilities are installed, the STU 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 property adjacent to the PUE to access electric facilities.
9. This summary was prepared without the benefit of a current title commitment or title report. As such, it does not address easements, encumbrances, or other matters of record that may affect the subject property, additional title research may reveal conditions not shown hereon.

Annotations:

ROW–	Right-of-Way
HMAC–	Hot mix Asphaltic concrete
DRBCT–	Deed Records Of Brazos County, Texas
DRBCT–	Official Records Of Brazos County, Texas
OPRBCT–	Official Public Records Of Brazos County, Texas
()–	Record information
(CM)–	Controlling Monument used to establish property boundaries
PUE–	Public Utility Easement
CAE–	Cross Access Easement
PAE–	Public Access Easement
DE–	Drainage Easement
PrDE–	Private Drainage Easement
TYP–	Typical
N/F–	Now or Formerly

Final Plat
(1 of 2)

Benjamin Graham Subdivision
Lot 2R - 5.240 Acres

Being All of Lot 2A and Lot 2B
Replat of Lot 2 of Benjamin Graham Subdivision
Volume 5914, Page 175, OPRBCT
Andrew McMahon Survey, Abstract 167
College Station, Brazos County, Texas

September 2026

Scale: 1"=60'

Owner:
CJ 4242 Investments LLC
PO BOX 271
Wellborn, TX 77881-0271

Surveyor:
Kerr Surveying, LLC
1716 Briarcrest Drive
Bryan, TX 77802
979-268-3195
TBPELS #10018500
Proj # 25-1390 & 25-0775

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J:\2025\25-040 Kopse Bridge Storage\Kopse Bridge Storage-Replat.dwg
J4E Project #25-040
9/8/26
J4 Engineering

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, CJ 4242 Investment LLC, owners and developers of the land shown on this plat, and designated herein as Lot 2A, 2B, 1B, and 1C, Benjamin Graham Subdivision, a subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

CJ 4242 Investment LLC

_____
CJ 4242 Investment LLC, Manager

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) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County , Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____day of _____, 20__.

_____
Chairman(s)

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 property markers and monuments were placed under my supervision on the ground.

_____
Michael Konetski R.P.L.S. No. 6531

CERTIFICATE OF THE COUNTY CLERK

_____
County Clerk, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this
Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

_____
City Engineer
College Station, Texas

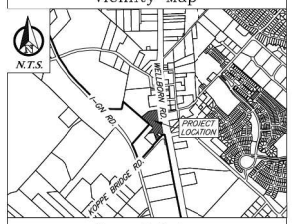
CERTIFICATE OF ADMINISTRATOR

I, _____, Administrator of the City of College Station, Texas, hereby certify that this subdivision plat conforms to the requirements of the subdivision regulations of the City of College Station.

_____
Administrator
City of College Station

METES & BOUNDS

Vicinity Map



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PAE–	Public Access Easement
DE–	Drainage Easement
PrDE–	Private Drainage Easement
TYP–	Typical
N/F–	Now or Formerly

Final Plat

(2 of 2)

Benjamin Graham Subdivision
Lot 2R - 5.240 Acres

Being All of Lot 2A and Lot 2B
Replat of Lot 2 of Benjamin Graham Subdivision
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September 2026

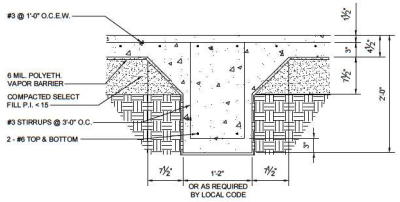
Scale: 1"=60'

Owner:
CJ 4242 Investments LLC
PO BOX 271
Wellborn, TX 77881-0271

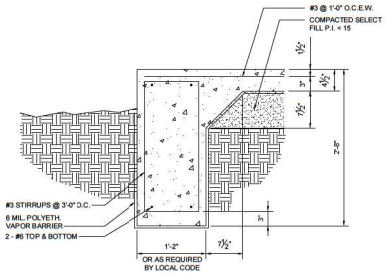
Surveyor:
Kerr Surveying, LLC
1716 Briarcrest Drive
Bryan, TX 77802
979-268-3195
TBPELS #10018500
Proj # 25-1390 & 25-0775

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J4 Engineering 9/8/26 J4E Project #25-040 J:\2025\25-040 Kopse Bridge Storage\Kopse Bridge Storage-Replat.dwg



4 INTERIOR BEAM DETAIL
Scale 1" = 1'-0"



3 EXTERIOR BEAM DETAIL
Scale 1" = 1'-0"

FOUNDATION NOTES

FOUNDATION CONSTRUCTION
GRADE BEAM EXCAVATIONS SHALL BE PLUMB, NEAT AND THOROUGHLY CLEANED. CONCRETE SHALL BE PLACED IMMEDIATELY AFTER EACH POUR SECTION HAS BEEN PREPARED.

CONCRETE CONSTRUCTION
ALL STRUCTURAL CONCRETE SHALL BE NORMAL-WEIGHT WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
CONCRETE MIX SHALL CONTAIN 5 SACKS OF CEMENT PER CUBIC YARD (MINIMUM) AND 7 GALLONS OF WATER PER SACK OF CEMENT (MINIMUM). ALL CONCRETE WORK SHALL CONFORM TO ACI 318.

CONCRETE CONSTRUCTION
ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60 (EXCEPT #3 BARS GRADE 40). DETAILING, FABRICATING AND PLACEMENT SHALL CONFORM TO THE ACI DETAILING MANUAL AND ACI 318. LAP CONTINUOUS BARS 40 DIAMETERS AT SPLICES.
CONCRETE PROTECTION FOR REINFORCEMENT (COVER) SHALL BE AS FOLLOWS.

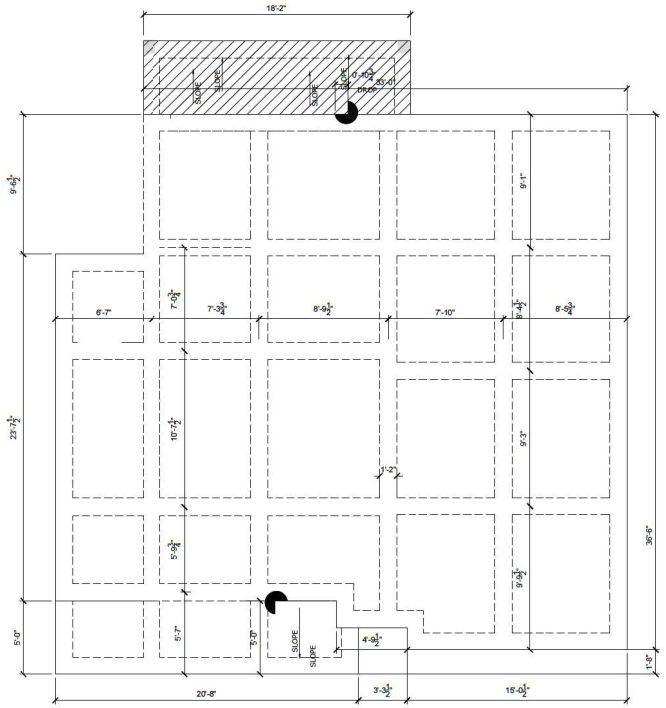
2" TOP FOR SLAB ON GRADE
1½" TOP FOR GRADE BEAMS
2" CAST AGAINST FORMS
3" CAST AGAINST SOIL

PROVIDE SUPPORT CHAIRS FOR ALL REINFORCING STEEL. INSTALL #5 X 4'-0" L-SHAPED BARS TOP AND BOTTOM IN EXPOSED FACE OF EXTERIOR GRADE BEAM CORNERS.

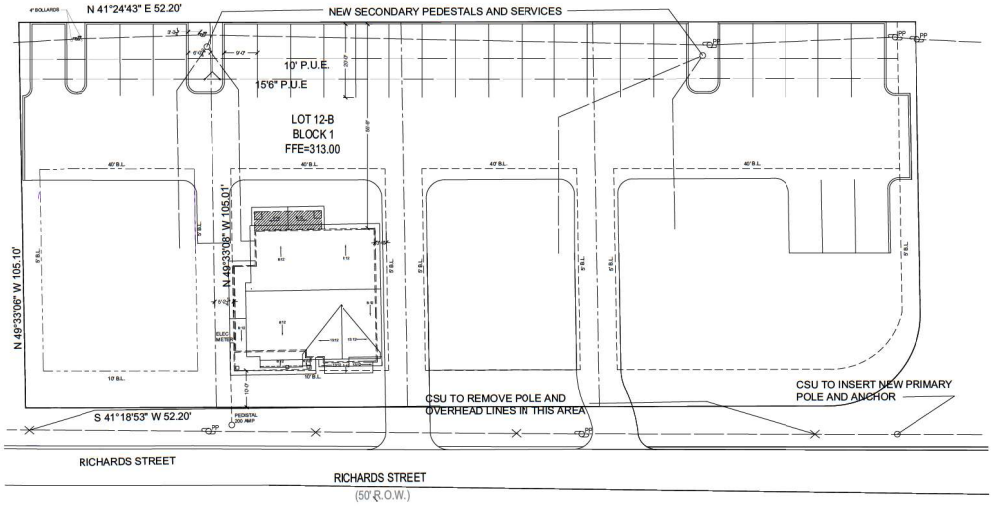
CONCRETE CONSTRUCTION
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO:
EXAMINE ALL DRAWINGS FOR FLOOR ELEVATIONS, CURBS, SLOPES, DEPRESSED FLOOR AREAS AND EMBEDDED ITEMS.
COMPARE ARCHITECTURAL AND STRUCTURAL SECTIONS AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO FABRICATING OR INSTALLING STRUCTURAL WORK.
VERIFY DIMENSIONS PRIOR TO STARTING WORK.

THESE DRAWINGS DO NOT INCLUDE ALL COMPONENTS NOR PROCEDURES NECESSARY FOR CONSTRUCTION SAFETY, SUCH ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DRAWING WAS NOT DESIGNED BY AN ENGINEER. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING STRUCTURAL FRAMING AND FOUNDATION. SHOULD AN ENGINEER'S SEAL BE REQUIRED ON THE DRAWINGS, THEN THE ENGINEER OF RECORD SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN.
THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN AND/OR ANY PROBLEMS THAT MAY ARISE REGARDING THE DESIGN.



2 FOUNDATION PLAN
Scale ¼" = 1'-0"



1 SITE PLAN
Scale 1/16" = 1'-0"

SEWELL FIELD VENTURES, LLC
203B RICHARDS, COLLEGE STATION, TX
RICHARDS PH 1, BLOCK 1, LOT 12-B

A-2

SITE LAYOUT NOTES:

VERIZON'S LEASE AREA = 360 SQ.FT.

VERIZON UNDERGROUND POWER = 45'±

VERIZON UNDERGROUND FIBER = 350'± TOTAL FROM HAND HOLE TO TELCO DEMARC ON UTILITY RACK

TOWER = EXISTING SBA 104' STEALTH MONOPOLE TOWER

PROPOSED ANTENNA HEIGHT = 98.5' & 103.5' RAD CENTERS

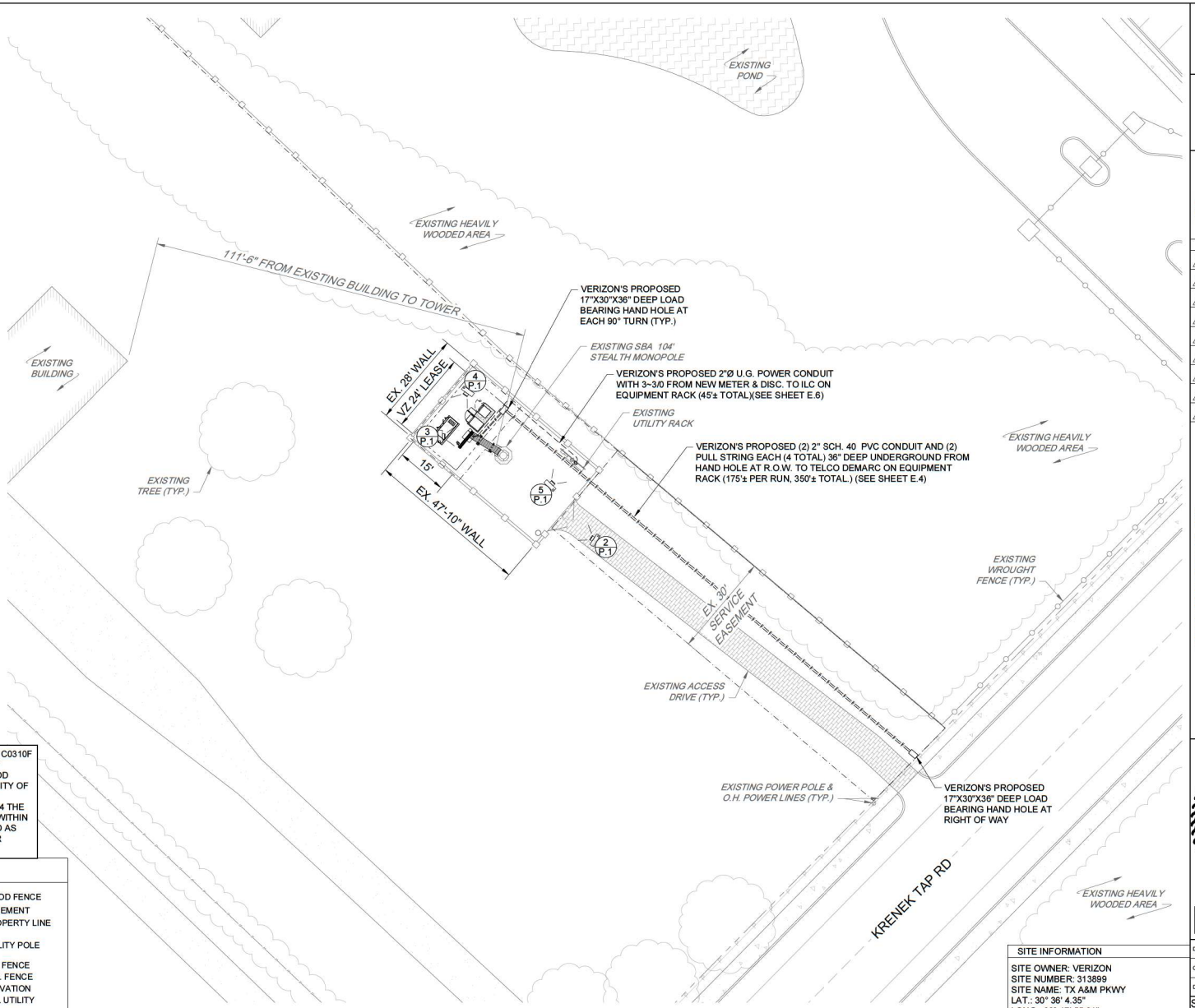
VERIZON EQUIPMENT = OUTDOOR EQUIPMENT CABINETS & OUTDOOR DIESEL FUELED GENERATOR ON A CONCRETE PAD.

NOTE:

THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED VERIZON WORK TO OVERALL SITE ONLY.

REFER TO SURVEY BY: WINDROSE REAL ESTATES SERVICES FOR COMPLETE SITE INFORMATION.

N



Call DigTESS dial "811"

Texas 811

Know what's below. Call before you dig.

FLOOD PLAIN INFORMATION		ACCORDING TO MAP NO. 48041C0310F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF COLLEGE STATION, TEXAS, EFFECTIVE DATE APRIL 02, 2014 THE SUBJECT TRACT IS SITUATED WITHIN UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD ZONE.
MAP REV.	APRIL 02, 2014	
OUTSIDE 100 YEAR FLOOD ZONE		
OUTSIDE 500 YEAR FLOOD ZONE		

LEGEND

- VERIZON'S LEASE
- VERIZON FENCE
- EASEMENT
- 227.10 FIN. GRADE
- PAVING
- UTILITY POLE
- PAVEMENT
- VERIZON U.G. TELCO
- VERIZON U.G. POWER
- VERIZON O.H. UTILITY
- EX. WOOD FENCE
- EX. EASEMENT
- EX. PROPERTY LINE
- EX. UTILITY POLE
- EX. C.L. FENCE
- EX. B.W. FENCE
- + 227.10 EX. ELEVATION
- P EX. O.H. UTILITY
- EX. HIGH BANK

SITE INFORMATION
SITE OWNER: VERIZON
SITE NUMBER: 313899
SITE NAME: TX A&M PKWY
LAT.: 30° 36' 4.35"
LONG.: 96° 17' 55.01"
GROUND ELEVATION: 275'

1 OVERALL SITE PLAN

30 20 10 0 30

SCALE: 1" = 30'-0"

SBA
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
PHONE: (800) 487-7483

verizon
6696 TRI COUNTY PKWY
STE 100
SCHERTZ, TX 78154

3D DESIGN & ENGINEERING INC.
CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING
21502 E WINTER VIOLET CT
CYPRESS, TX. 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
FIRM# F-13381

REVISIONS		BY
0	PCDs INITIAL RELEASE 07-15-2026	PDM
1	FCDS 08-18-2026	PDM

OVERALL SITE PLAN

VERIZON WIRELESS - TEXAS AREA

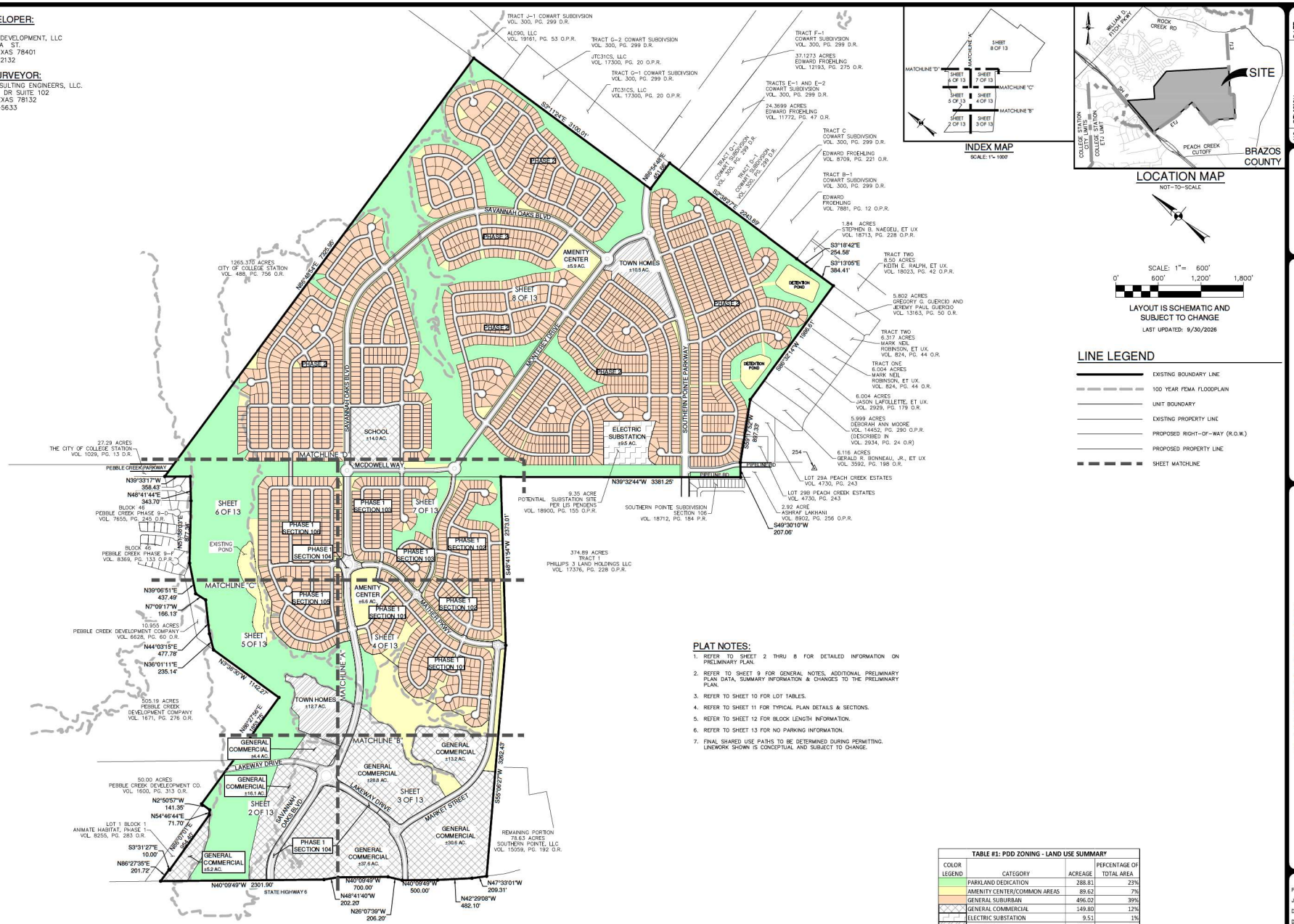
TX A&M PKWY

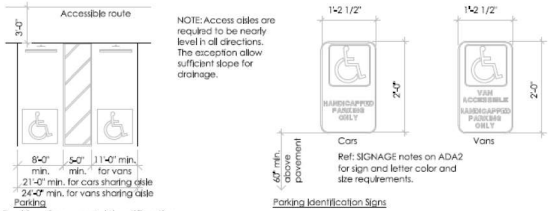
903-A KRENEK TAP ROAD
COLLEGE STATION, TX 77840
MDG LOCATION ID: 5000955785
FUZE PROJECT ID: 17262859

STATE OF TEXAS
NABIL MIMOUNI
93050
LICENSED
PROFESSIONAL ENGINEER
05/29/2026

3D Design & Engineering, Inc.
Registration # F-13381

DRAWN BY:	PDM
CHECKED BY:	NM
DATE:	07-15-2026
SHEET #:	C.1
REV. #	1


OWNER & DEVELOPER:
BRANTLEY GWIN
BY: SILVERFIN LAND DEVELOPMENT, LLC
409 S. CARANCAHUA ST.
CORPUS CHRISTI, TEXAS 78401
OFFICE: (361) 806-2132
ENGINEER & SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
1672 INDEPENDENCE DR SUITE 102
NEW BRAUNFELS, TEXAS 78132
OFFICE: (830) 632-5633
INDEX MAP
SCALE: 1"= 1000'
LOCATION MAP
NOT-TO-SCALE
SITE
BRAZOS COUNTY
SCALE: 1"= 600'
0' 600' 1,200' 1,800'
LAYOUT IS SCHEMATIC AND SUBJECT TO CHANGE
LAST UPDATED: 9/30/2026
LINE LEGEND
EXISTING BOUNDARY LINE
100 YEAR FEMA FLOODPLAIN
UNIT BOUNDARY
EXISTING PROPERTY LINE
PROPOSED RIGHT-OF-WAY (R.O.W.)
PROPOSED PROPERTY LINE
SHEET MATCHLINE
PLAT NOTES:
1. REFER TO SHEET 2 THRU 8 FOR DETAILED INFORMATION ON PRELIMINARY PLAN.
2. REFER TO SHEET 9 FOR GENERAL NOTES, ADDITIONAL PRELIMINARY PLAN DATA, SUMMARY INFORMATION & CHANGES TO THE PRELIMINARY PLAN.
3. REFER TO SHEET 10 FOR LOT TABLES.
4. REFER TO SHEET 11 FOR TYPICAL PLAN DETAILS & SECTIONS.
5. REFER TO SHEET 12 FOR BLOCK LENGTH INFORMATION.
6. REFER TO SHEET 13 FOR NO PARKING INFORMATION.
7. FINAL SHARED USE PATHS TO BE DETERMINED DURING PERMITTING. LINEWORK SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE.
TABLE #1: PDD ZONING - LAND USE SUMMARY
COLOR LEGEND | CATEGORY | ACREAGE | PERCENTAGE OF TOTAL AREA
PARKLAND DEDICATION | 288.81 | 23%
AMENITY CENTER/COMMON AREAS | 89.62 | 7%
GENERAL SUBURBAN | 496.02 | 39%
GENERAL COMMERCIAL | 149.80 | 12%
ELECTRIC SUBSTATION | 9.51 | 1%
TOWNHOMES | 23.92 | 2%
PUBLIC RIGHT-OF-WAYS | 209.01 | 17%
TOTAL | 1266.69 | 100%
PAPE-DAWSON
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #4476 | TEXAS SURVEYING FIRM #10028800
SAVANNAH OAKS
COLLEGE STATION, TEXAS
PRELIMINARY PLAN
DATE
NO. REVISION
PLAT NO.
JOB NO. 30099-00
DATE AUGUST 2026
DESIGNER HF
CHECKED CT DRAWN BH
SHEET 1 OF 13
Date: September 8, 2025, 11:56 AM - User ID: bhurkett
File: P:\30099\09\00\Design\Exhibits\pas\PRELIM PLAT\30099100--PRELIMINARY PLAN.dwg
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Parking

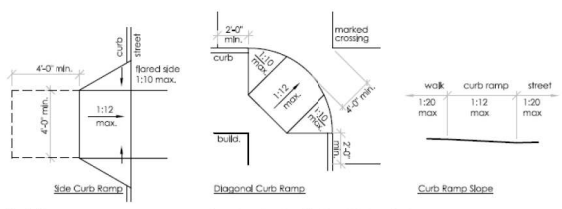
Parking Spaces & Identification

See sections 502 of the TAS for additional requirements on parking and signage.

NOTE: Access aisles are required to be nearly level in all directions. The exception allow sufficient slope for drainage.

Ref: SIGNAGE notes on ADA2 for sign and letter color and size requirements.

Parking Identification Signs



Curb Ramps

See sections 406 of the TAS for additional requirements on curbed ramps.

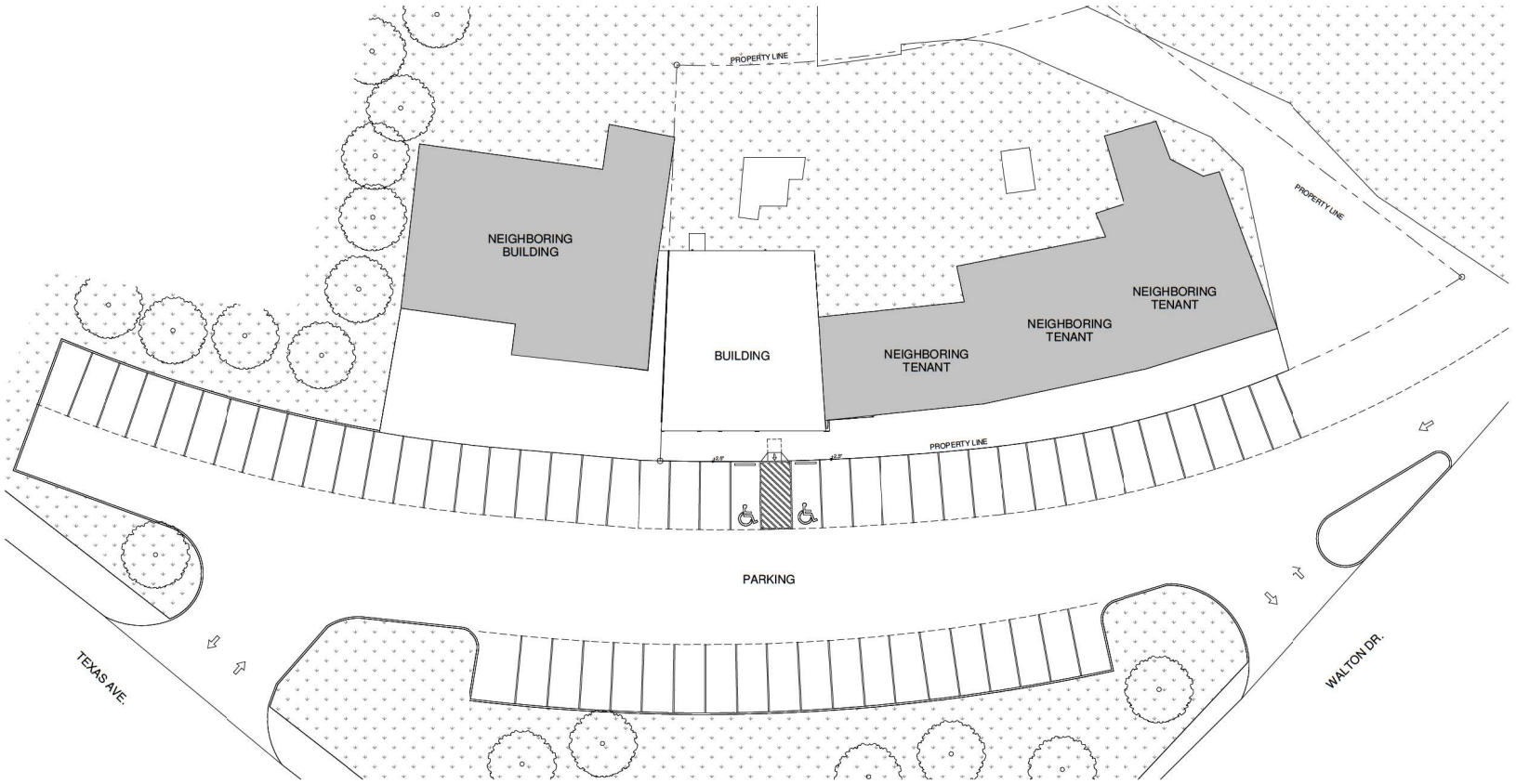
NOTE: Where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

SITE PLAN NOTES

1. ARCHITECTURAL SITE PLAN FOR GENERAL PURPOSES ONLY.
2. REFER TO ARCHITECTURAL FLOOR PLANS FOR BUILDING DIMENSIONS.
3. FIELD VERIFY EXISTING TREE LOCATIONS.
4. FIELD VERIFY LOCATION FOR EXISTING ELECTRICAL POLES AND OTHER PUBLIC UTILITIES.
5. REFER TO SHEET G2.01 FOR ACCESSIBLE PARKING & RAMP DETAILS.

SITE PLAN LEGEND

- EXISTING BUILDING
- NEW BUILDING
- GRASS
- PAVEMENT
- NON-CANOPY TREE
- CANOPY TREE
- PROPERTY LINE
- SETBACK LINE



1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET
BRYAN, TEXAS 77803
979.823.4439

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SURVEYING & ENGINEERING SHALL BE PROVIDED & COORDINATED BY OTHERS.

DO NOT SCALE DRAWINGS.

HARVEST CHURCH

PROJECT NUMBER 26053

107 WALTON DR. COLLEGE STATION, TX 77840

ISSUED FOR CONSTRUCTION

REGISTERED ARCHITECT — JOSEPH WINCHESTER — STATE OF TEXAS
08/10/2026

PROJECT NO. 26053

PROJECT DESCRIPTION:
REMODEL IN ERROR SPACE

NO.	REVISIONS/SUBMISSIONS	DATE
1	CITY COMMENTS	9/12/2026
2	CITY COMMENTS	9/23/2026

ISSUE DATE	DRAWN BY	REVIEWED BY	DATE REVIEWED
08/10/2026	JG	-	NW

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

A1.01

SHEET NO. ©2026

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