

**NEW DEVELOPMENT IN
COLLEGE STATION
February 2025**

[108 Sterling Street B \(SP2025-000011\)](#): A Site Plan for Shared Housing.

[Brazos Valley Endodontic Associates \(SP2025-000013\)](#): 3109 Corsair Drive; A Site Plan for a dental office.

[F.S. Kapchinski Subdivision Block 1, Lots 11R-1 & 11R-2 \(FP2025-000005\)](#): 1606 Park Place; A Final Plat of 2 lots on approximately 0.25 acres.

[Tri Delta TAMU \(SP2025-000015\)](#): 1503 Olympia Way; A Site Plan for improvements to an existing building.

[College Station Fire Station #7 \(SP2025-000014\)](#): 2981 Greens Prairie Road; A Site Plan for a new fire station.

[108 Sterling Street A \(SP2025-000010\)](#): A Site Plan for Shared Housing.

[Southern Pointe Subdivision Section 500 \(FP2025-000003\)](#): 6445 Raleigh Loop; A Final Plat of 59 lots on approximately 11 acres.

[BTU Holleman Substation \(FPCO2025-000001\)](#): 11720 Old Wellborn Road; A Final Plat of 1 lot on approximately 5 acres.

[BTU Shady Lane Substation \(SP2025-000012\)](#): 111 Cooner Street; A Site Plan for a substation.

[BTU Holleman Substation \(SP2025-000006\)](#): 11720 Old Wellborn Road; A Site Plan for a substation.

[West Park Addition Lots 20-R1, 20-R2 & 20-R3 Block 3 \(FP2025-000002\)](#): 613 Maryem Street; A Final Plat of 3 lots on approximately 0.25 acres.

[301 Cooner Street \(SP2025-000016\)](#): A Site Plan for Shared Housing.

[305 Cooner Street \(SP2025-000018\)](#): A Site Plan for Shared Housing.

[303 Cooner Street \(SP2025-000017\)](#): A Site Plan for Shared Housing.

[307 Cooner Street \(SP2025-000019\)](#): A Site Plan for Shared Housing.

Timber Ridge Phase 1 (FP2025-000004): 1200 Hardwood Lane; A Final Plat of 3 lots on approximately .37 acres.

D.A. Smith Subdivision (PP2025-000001): 705 Turner Street; A Preliminary Plan of 2 lots on approximately .31 acres.

Oak Hills Lots 22R and 23R (FP2025-000008): 9077 Lightsey Lane; A Final Plat of 2 lots on approximately 4 acres.

Charleston Mill Phase 2 (FP2025-000006): 4073 Maycomb Drive; A Final Plat of 54 lots on approximately 13 acres.

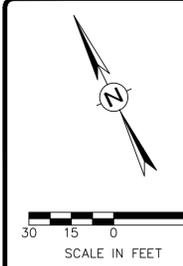
Midtown City Center Phase 404A Common Areas 29A& 29B (SP2025-000020):
A Site Plan for 2 Common Areas.

311 Stasney Street (SP2025-000021): A Site Plan for Street, Drainage and Utility facilities.

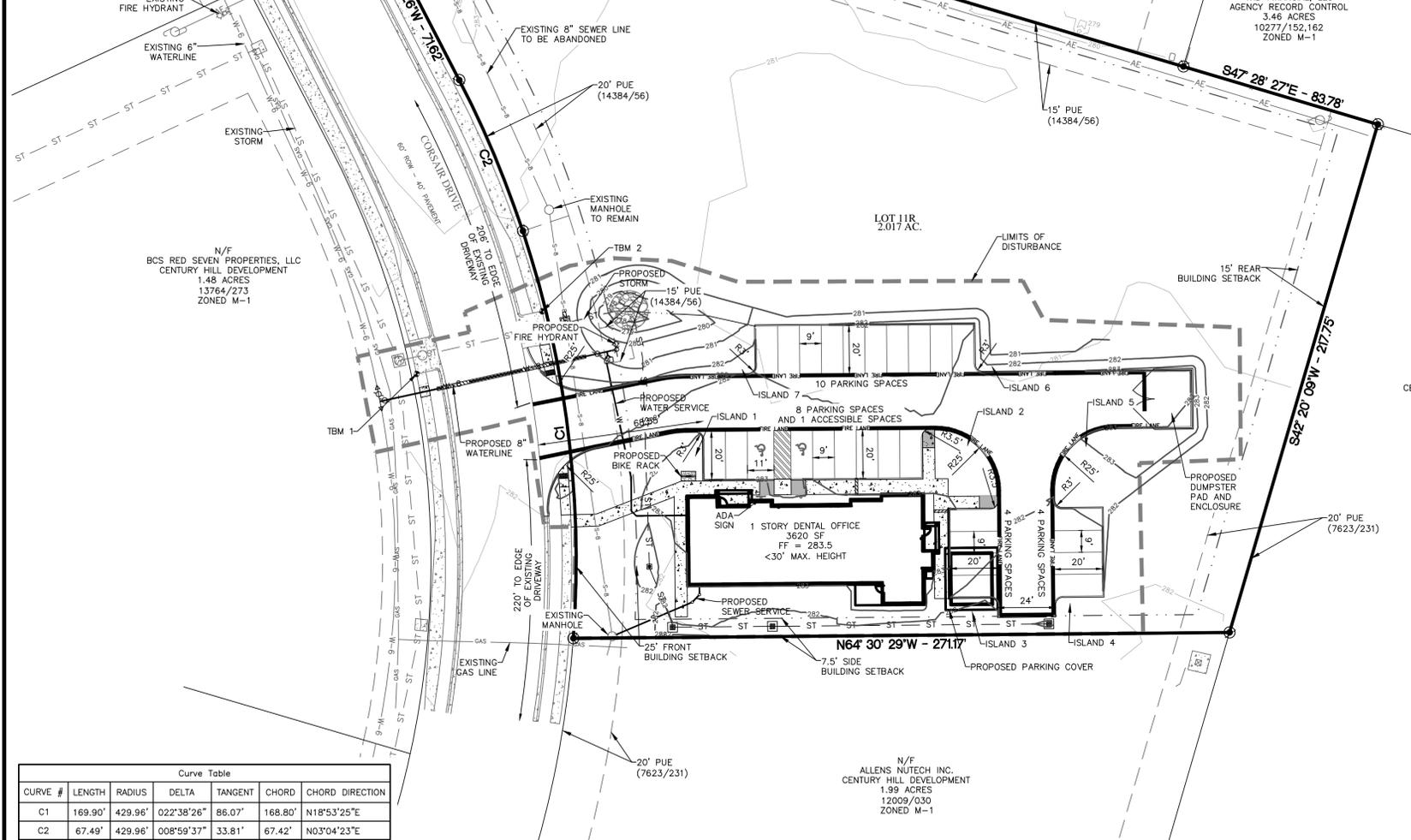
Summit Crossing Phases 4-10 (PP2025-000002): A Preliminary Plan of 12 lots on approximately 92 acres.

Greens Prairie Reserve Section 6 Phase 602 (FP2025-000009): 2366 Sudden Breeze; A Final Plat of 51 lots on approximately 14.25 acres.

Leyla Heights Subdivision Phase 2 (FP2025-000010): 2542 Barron Road; A Final Plat of 16 lots on approximately 2.5 acres.



SCALE IN FEET



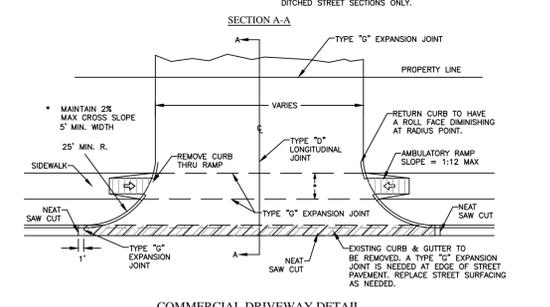
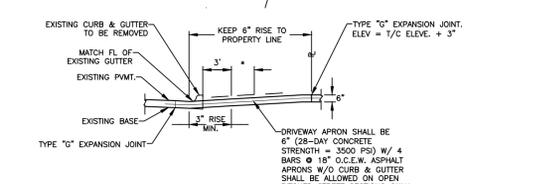
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	169.90'	429.96'	022°38'26"	86.07'	168.80'	N18°53'25"E
C2	67.49'	429.96'	008°59'37"	33.81'	67.42'	N03°04'23"E

**BRAZOS VALLEY
ENDODONTIC ASSOCIATES**
3109 CORSAIR DRIVE

TOTAL DISTURBED AREA = 0.899 ACRES
CENTURY HILL DEVELOPMENT
LOT 11R
TOTAL AREA = 2.017 ACRES
VOL. 14384, PG. 56
MORGAN RECTOR SURVEY A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE: 1"=30' JANUARY 2025

OWNER/DEVELOPER: EILERS HOLDINGS, LLC
SURVEYOR: BRAD KERR, RPLS NO. 4502
ENGINEER: SCHULTZ ENGINEERING, LLC

VICINITY MAP



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- RIGHT OF WAY (ROW)
- LOT LINE
- PROPERTY SETBACK
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC ACCESS EASEMENT (PAE)
- EXISTING PUBLIC ACCESS EASEMENT (PAE)
- PROPOSED PRIVATE ACCESS EASEMENT (PVAE)
- EXISTING PRIVATE ACCESS EASEMENT (PVAE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
- EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
- LIMITS OF DISTURBANCE
- FIRE LANE
- EXISTING CURB AND GUTTER
- EXISTING GUTTER
- FLOW ARROWS
- ST - ST STORM PIPE
- ST - ST EXISTING STORM PIPE
- W-B PROPOSED WATERLINE, SIZE NOTED
- W PROPOSED WATER SERVICE, SIZE NOTED
- W-B EXISTING WATERLINE, SIZE NOTED
- S-B PROPOSED SANITARY SEWER LINE, SIZE NOTED
- S EXISTING SANITARY SEWER LINE, SIZE NOTED
- GAS EXISTING GAS LINE, SIZE NOTED
- U-E PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
2. 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.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
4. THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
5. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
6. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE.
7. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE UDO.
8. ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM NEAR OR ISOLATED 50' AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT PROPERTY, MEASURED FROM A POINT 5 FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
10. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
11. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SOODED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN RELATED AREAS WHERE GRASS IS PRESENT, BLOCK SOO WILL BE REQUIRED. BARED AREAS SHALL BE SEED OR SOODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
12. EXTERIOR BUILDING AND SITE LIGHTING SHALL MEET THE STANDARDS OF SECTION 7.11 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FLUORESCENT LIGHT SHALL BE USED. ALL LIGHT FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE. PLEASE NOTE THAT COMPLIANCE WITH THIS SECTION WILL BE VERIFIED AT THE TIME OF BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY.
13. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
14. LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
15. ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
16. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
17. 100% COVERAGE OF GROUNDCOVER, DECORATIVE FINING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, OR A PARKING LOT SETBACK, RIGHT-OF-WAYS, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
18. DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
19. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES INCLUDING OVERHEAD POWER LINES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT OR EXPOSED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
22. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS THROUGHOUT CONSTRUCTION.
23. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.
24. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
25. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
26. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
27. THE CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE APPLICABLE REGULATORY AGENCY.
28. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
29. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAMPS.
30. THE IRRIGATION SYSTEM WILL BE PROTECTED EITHER BY A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINBACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE. AN INSTALLED AS PER CITY ORDINANCE 2394.
31. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
32. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL ADDRESS TO WHOM IT IS ISSUED. NO PERMISSION IS GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR MANNER. THE RECIPIENT UNDERSTANDS THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT RELEASES AND AGREES TO HOLD SE HARMLESS FROM AND RELEASE OF SUCH DATA IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION, THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
33. FOR CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).

SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS EILERS HOLDINGS, LLC. THE SUBJECT PROPERTY IS CENTURY HILL DEVELOPMENT LOT 11R. PROPERTY IS ZONED SUBURBAN COMMERCIAL (SC).
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 0.899 ACRES (38,160 SF).
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480603, PANEL NO. 0310F, MAP NO. 48041C0310F, EFFECTIVE DATE: 4/2/2014.
4. THE MINIMUM REQUIRED FLOW FOR A COMMERCIAL BUILDING IBC TYPE V-B OF 3.62057 IS 1,750 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED. 1 FIRE HYDRANT IS REQUIRED.
5. TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED.
6. THE DUMPSTER ENCLOSURE SHALL BE A 6' TALL WOODEN FENCE. THE DUMPSTER AREA SHALL BE 15' X 24' NOT INCLUDING ANY ROLLERS. THE DUMPSTER ENCLOSURE MUST BE REMOVED FOR UTILITY CONSTRUCTION WITHIN THE UTILITY EASEMENT. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF THE DUMPSTER AREA AND ENCLOSURE.
7. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS.
8. LOT 11R, CENTURY HILL DEVELOPMENT IS CONSIDERED A BUILDING PLOT FOR PURPOSE OF SIGNS AND NRAs STANDARDS.
9. ALL PARKING WILL BE SCREENED FROM THE RIGHT OF WAY BY A 36" HIGH BERM. REFER TO THE GRADING PLAN FOR ELEVATIONS.
10. THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE UD ON THE ISOLATION VALVE. THE LOCKAGE UD SHALL SUPPLY THE SAME PROTECTION AS THE AMY OR USA. LEASE LOCKING UD AT MINIMUM. AN ALTERNATING LOCKABLE UD SHALL BE APPROVED BY THE FIRE MARSHAL OR HIS DESIGNEE.
11. ANY EXPOSED CONCRETE OVER 6" IN HEIGHT WILL BE SCREENED FROM VIEW OR TREATED TO LOOK LIKE A STONE BRICK, OR OTHER ALTERNATIVES AS APPROVED BY THE ADMINISTRATOR.
12. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
13. ALL ELECTRICAL IMPROVEMENTS SHALL BE PER COLLEGE STATION UTILITIES SPECIFICATIONS AND PER THE COLLEGE STATION UTILITIES ELECTRICAL DESIGN FOR THIS PROJECT. ELECTRIC PROJECT COORDINATOR: CITY OF COLLEGE STATION UTILITIES 979-764-8314
14. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE (EASEMENT TYPE) EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
15. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF COLLEGE STATION LOGO ON COVERS.
16. CONTRACTOR SHALL CONTACT BTU 24 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN BTU EASEMENTS.
17. THE DUMPSTER GATES SHALL HAVE A MINIMUM OPENING OF 12" AND OPEN 180°. A 6" CLEARANCE FOR THE CURB SHALL BE PROVIDED. DUMPSTER GATES SHALL UTILIZE A POSITIVE-LOCKING MECHANISM WHILE IN THE OPEN POSITION.
18. A KNOX BOX WILL BE PROVIDED ON THE BUILDING PER FIRE MARSHALL'S REQUIREMENTS AND SPECIFICATIONS.

UTILITY DEMAND		PARKING ANALYSIS	
WATER DEMAND		REQUIRED PARKING	
AVERAGE	## GPM	3620 SF OF DENTIST OFFICE	
MAXIMUM (PEAK)	## GPM	1 SPACE PER 400 SF MIN	
# DOMESTIC WATER METER		1 SPACE PER 200 SF MAX	
SANITARY SEWER DEMAND		10 SPACES MIN	
AVERAGE	## GPM	19 SPACES MAX	
MAXIMUM (PEAK)	## GPM	PROPOSED PARKING	
# SANITARY SEWER LINE		26 SPACES PARKING	
## % MIN. SLOPE		1 SPACES ACCESSIBLE PARKING	
FIXTURE UNITS ALLOWED = ##		27 SPACES PROVIDED	
PIPE SLOPE OK		8 SPACES OVER MAX	
		BICYCLE PARKING	
		1 SPACE PER 5000 SF OF BUILDING	
		2 BICYCLE SPACES PROVIDED	

INTERIOR ISLANDS			
ISLAND #	TOTAL ISLAND AREA S.F.	END ISLAND AREA REQUIRED S.F.	ADDITIONAL INTERIOR ISLAND AREA PROVIDED S.F.
1	226	180	46
2	721	360	361
6	205	180	25
7	200	180	20

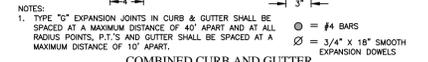
ADDITIONAL INTERIOR LANDSCAPE ISLAND PROVIDED = 452 SF (156 SF REQUIRED)

LANDSCAPE ISLAND ANALYSIS

TOTAL PARKING: 27 SPACES
PERIPHERAL PARKING: 14 SPACES
INTERIOR PARKING: 13 SPACES
INTERIOR LANDSCAPE ISLAND REQUIRED: 13 SPACES X 12 = 156 SF

EXTERIOR ISLANDS

ISLAND #	TOTAL ISLAND AREA S.F.	END ISLAND AREA REQUIRED S.F.
3	158	180
4	158	180
5	510	180



FIRE LANE MARKING NOTES:

1. SIGN SHALL COMPLY WITH THE CITY FIRE SERVICE STANDARDS.
2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE - NO PARKING - TOW AWAY ZONE". WORKING MARKS MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
3. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") HIGH SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") HIGH, WITH A COMPARISON SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW-AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTER AND BORDER IN RED.
4. FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND PARKING SPACES, SHALL BE MARKED WITH ONE CONTINUOUS EIGHT INCH (8") RED STRIP. PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBS ALONG A FIRE LANE MUST BE PAINTED RED. RED STRIPES AND CURBS WILL CONTAIN THE WORDING "FIRE LANE-NO PARKING-TOW AWAY ZONE". PAINTED IN FOUR INCH (4") WHITE LETTERS. (FIGURE "A" IN ORDINANCE NO. 1630 ILLUSTRATES STRIPING ON DRIVE SURFACE BEHIND PARKING SPACES).
5. TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER MUTCD 87-2016P SIGNAGE.



MARK	REVISION	BY	DATE

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	24-188	JANUARY 2025

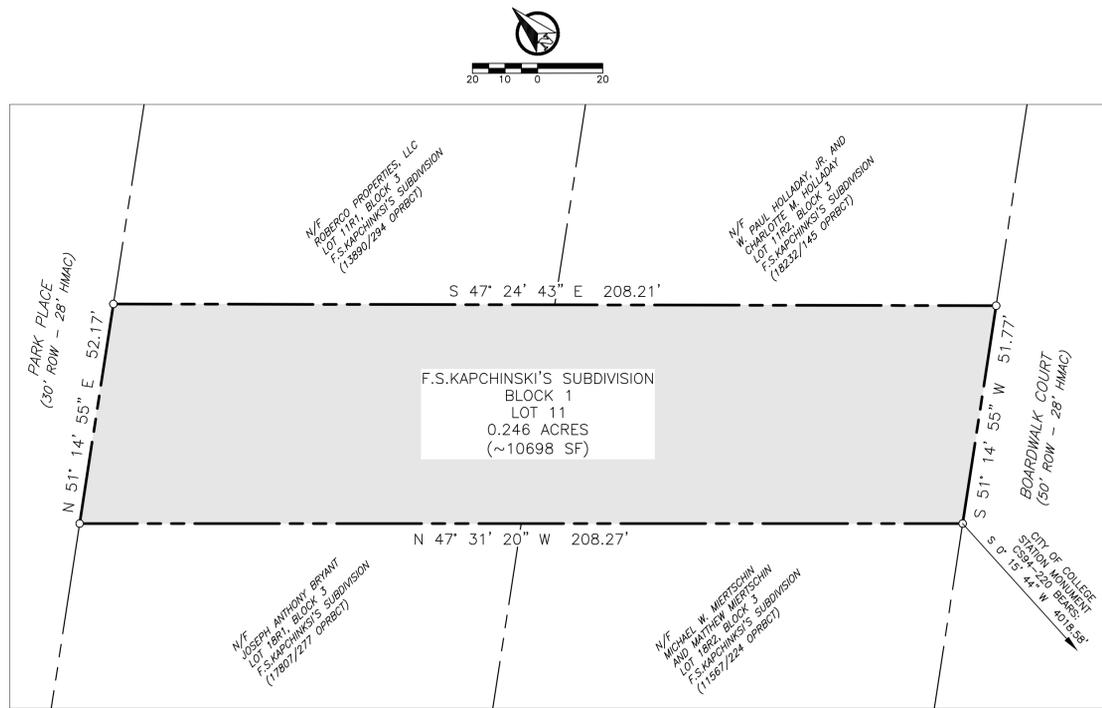


**BRAZOS VALLEY
ENDODONTIC ASSOCIATES**
CENTURY HILL DEVELOPMENT
LOT 11R - COLLEGE STATION, TX

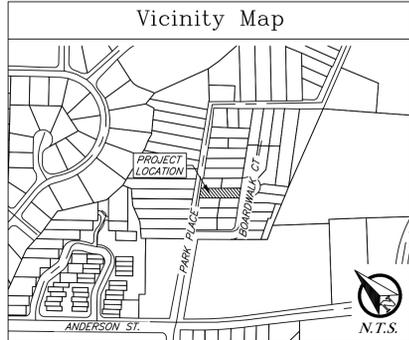
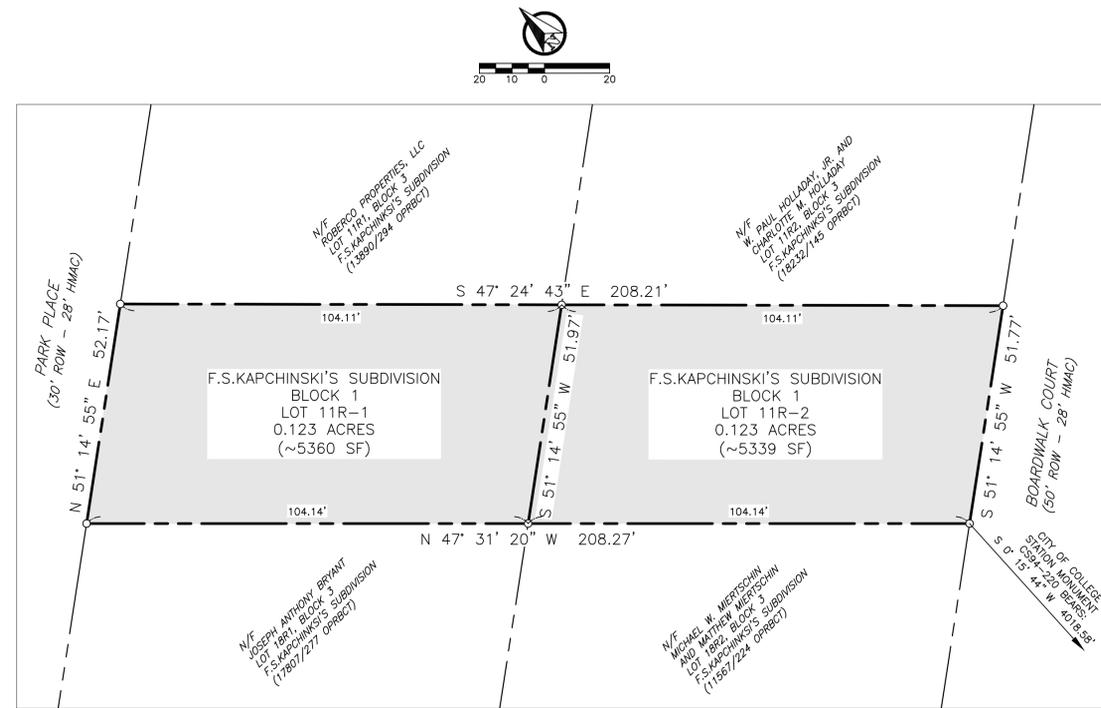
SITE PLAN

SCALE		SHEET	
VERTICAL	N/A	C1	
HORIZONTAL	1"=30'		
PLOTTING SCALE:	1:1		
FILE NAME:	24-188		

ORIGINAL PLAT



REPLAT



General Notes:

- 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).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010591514401 (calculated using GSD01D2B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0305P, effective April 2, 2014.
- 1/2" Iron rods will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the College Station Code of Ordinances.
- This property is zoned in General Suburban (GS).
- This survey plat was prepared to reflect the title report issued by university title company, GP No. 2304725CS, effective date: August 30TH, 2023. No survey related items were listed under Schedule B.

- ANNOTATIONS:**
- ROW - Right-of-Way
 - HMAC - Hot mix Asphaltic concrete
 - DRBCT - Deed Records Of Brazos County, Texas
 - ORBCT - 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
 - TYE - Typical
 - N/F - Now or Formerly

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kyle Burford, owner and developer of the land shown on this plat, and designated herein as Block 1, Lot 11, F.S.Kapchinski's 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. All such dedications shall be in fee simple unless expressly provided otherwise.

Kyle Burford, Owner
Bradevo, LLC

**STATE OF TEXAS
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared Bradevo LLC care of Kyle Burford 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 THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

Nathan Paul Kerr, R.P.L.S. No. 6834

CERTIFICATE OF CITY PLANNER

I, _____, City Planner 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 Planner
College Station, 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 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 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 _____, 202__, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

**FIELD NOTES DESCRIPTION
OF A
0.246 ACRE TRACT
JOSEPH E. SCOTT LEAGUE SURVEY, ABSTRACT 50
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.246 ACRES IN THE JOSEPH E. SCOTT LEAGUE SURVEY, ABSTRACT 50, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF LOT 11, BLOCK 1, OF THE F.S. KAPCHINSKI SUBDIVISION FILED IN VOLUME "Y", PAGE 618A, OF THE MECHANIC'S LIEN RECORDS OF BRAZOS COUNTY, TEXAS, (MLRBCT), BEING THE SAME TRACT ERRONEOUSLY CALLED TO BE THE NORTHWEST 1/2 OF SAID LOT 11; DESCRIBED IN A DEED TO ROSALYN FRANK AND JUANITA TERRELL, RECORDED IN VOLUME 18753, PAGE 139, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.246 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE ON THE SOUTHEAST LINE OF PARK PLACE (30' WIDE RIGHT-OF-WAY, "Y"/618A, MLRBCT), FOR THE WEST CORNER OF LOT 11R1, BLOCK 1, OF A REPLAT OF F.S. KAPCHINSKI SUBDIVISION, FILED IN VOLUME 9854, PAGE 290 (OPRBCT) AND BEING THE NORTH CORNER OF SAID FRANK/TERRELL TRACT AND THE NORTH CORNER HEREOF, FROM WHICH AN "X" FOUND IN CONCRETE BEARS N 51° 14' 55" E, A DISTANCE OF 104.16 FEET;

THENCE, WITH THE COMMON LINE OF SAID FRANK/TERRELL TRACT AND SAID LOT 11R1 AND LOT 11R2 OF SAID REPLAT OF F.S. KAPCHINSKI SUBDIVISION (9854/290 OPRBCT), S 47° 24' 43" E, FOR A DISTANCE OF 208.21 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE NORTHWEST LINE OF BOARDWALK COURT (50' WIDE RIGHT-OF-WAY, 9490/297 OPRBCT) FOR THE SOUTH CORNER OF SAID LOT 11R2 AND BEING THE EAST CORNER OF SAID FRANK/TERRELL TRACT AND THE EAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF BOARDWALK COURT AND SAID FRANK/TERRELL TRACT, S 51° 14' 55" W, FOR A DISTANCE OF 51.77 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND FOR THE EAST CORNER OF LOT 18R2 OF A REPLAT OF F.S. KAPCHINSKI SUBDIVISION, FILED IN VOLUME 9490, PAGE 297 (OPRBCT) AND BEING THE SOUTH CORNER OF SAID FRANK/TERRELL TRACT AND THE SOUTH CORNER HEREOF; FROM WHICH THE CITY OF COLLEGE STATION MONUMENT CS94-220 BEARS S 00° 15' 45" W A DISTANCE OF 4,019.04 FEET;

THENCE, WITH THE COMMON LINE OF SAID FRANK/TERRELL TRACT AND SAID LOT 18R2 AND LOT 18R1 OF SAID REPLAT OF F.S. KAPCHINSKI SUBDIVISION (9490/297 OPRBCT), N 47° 31' 20" W, FOR A DISTANCE OF 208.27 FEET TO AN "X" SET IN CONCRETE ON THE SOUTHEAST LINE OF PARK PLACE, FOR THE NORTH CORNER OF SAID LOT 18R1 AND BEING THE WEST CORNER OF SAID FRANK/TERRELL TRACT AND THE WEST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF PARK PLACE AND SAID FRANK/TERRELL TRACT, N 51° 14' 55" E, FOR A DISTANCE OF 52.17 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.246 ACRES, MORE OR LESS.

Final Plat

**F. S. Kapchinski's
Subdivision Block 1,
Lots 11R-1 and 11R-2**

Being a Replat of a 0.246 acre tract,
being a portion of Lot 11 of Block 1
In Volume Y, Page 168A MLRBCT,
Joseph E. Scott League survey, A-50
College Station, Brazos County, Texas

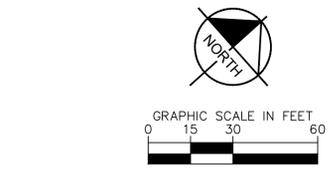
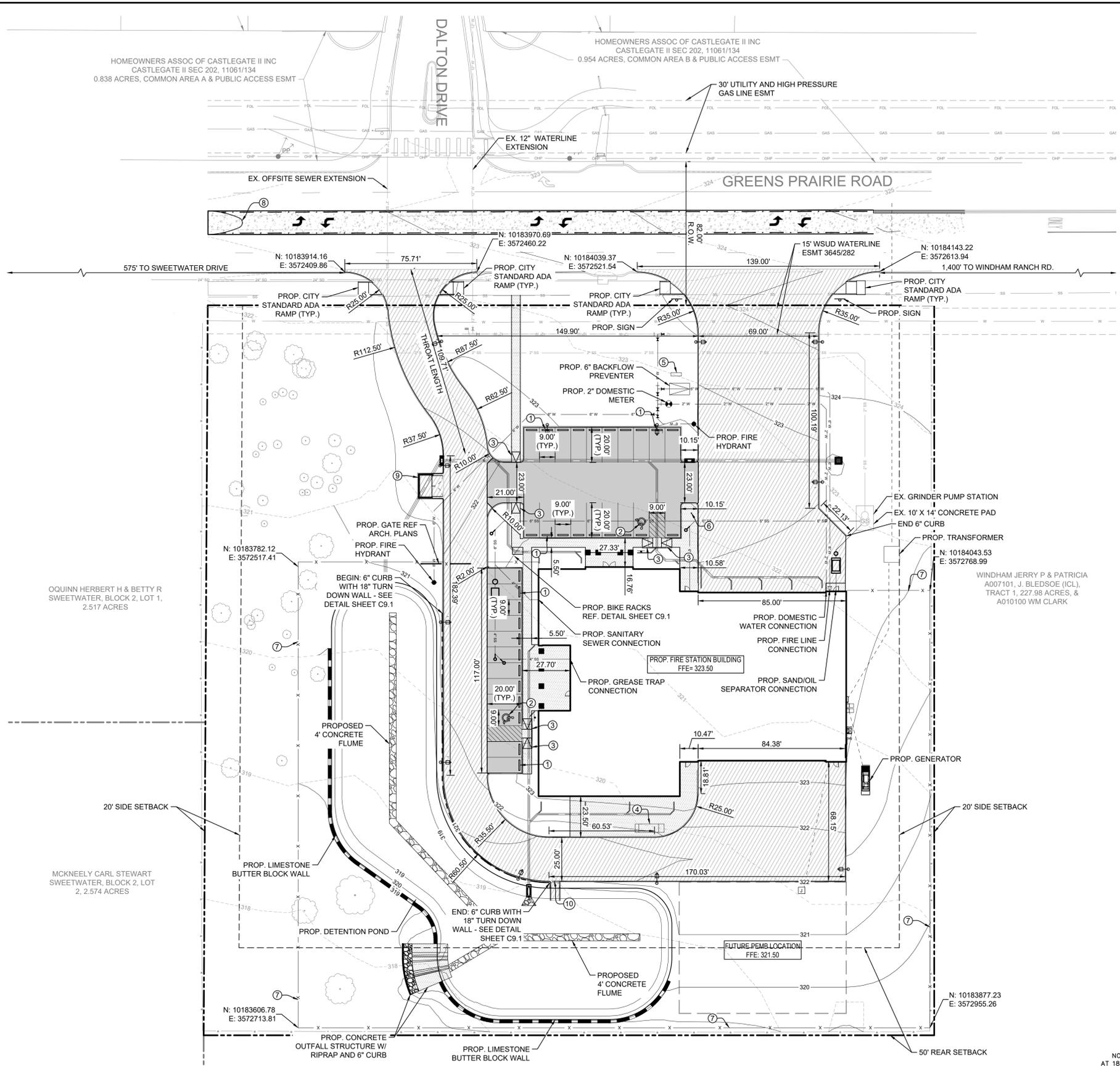
January 2025

Owner:
Bradevo, LLC
2529 Shenandoah Drive
Tyler, TX 75701
281-381-4209
kyle_burford@outlook.com

Engineer:
I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Avenue
Bryan, TX 77803
979-286-5195
TBPELS 10018500
Proj # 23-935

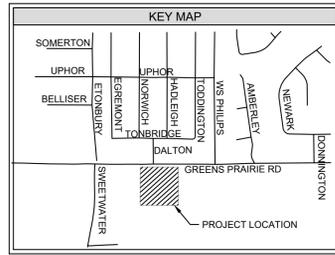
Plotted By: Gacloch, Stephen Sheet Set: KHA Layout: CITY SITE PLAN February 03, 2025 09:16:16am K:\CST_Civil\066082209 - CS Fire Station 7\CAD\PlanSheets\C-SITE.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained in this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
[Pattern]	4" SIDEWALK PAVEMENT
[Pattern]	REGULAR DUTY CONCRETE PAVEMENT REF DTL THIS SHEET
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	PROP. PRIVATE WATER LINE
[Symbol]	EX. WATER LINE
[Symbol]	PROP. SANITARY SEWER
[Symbol]	PROP. ELECTRICAL

- NOTES**
- REFER TO GRADING PLAN SHEETS FOR GRADING DESIGN.
 - REFER TO LANDSCAPE PLAN FOR LANDSCAPE CALCULATIONS AND DESIGN.
 - REFER TO EROSION CONTROL PLAN FOR ADDITIONAL EROSION CONTROL MEASURES.
 - ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
 - ALL SIDEWALK, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, ACCESSIBLE RAMPS, ETC. CONSTRUCTED OUTSIDE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
 - FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNERS AND/OR GOVERNING AUTHORITY.
 - FOR PROPOSED UTILITY LOCATIONS, SEE UTILITY PLAN.
 - ALL DIMENSIONS REFER TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS AND STARTING WORK, AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - CONTRACTOR SHALL ENSURE CLEAN JOINTS AND PROTECT PAVEMENT WHEREVER PROPOSED PAVEMENT MATCHES EXISTING PAVEMENT.
 - REFER TO ARCHITECTURAL PLANS FOR SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - IF DEMOLITION AND/OR CONSTRUCTION ON SITE WILL INTERFERE WITH ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING TxDOT-APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY ALSO BE NECESSARY.
 - NO TRAFFIC IMPACT ANALYSIS REQUIRED.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
 - EXTERIOR BUILDING AND SITE LIGHTINGS WILL MEET THE STANDARDS OF 7.11 OF THE UNIFIED DEVELOPMENT ORDINANCE. 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 LINE.
 - 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES, AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHT-OF-WAY AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
 - IRRIGATION SYSTEM MUST BE PROTECTED BY A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE, OR A DOUBLE CHECK BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE 2394.

- KEYNOTES**
- PROPOSED WHEELSTOP
 - PROPOSED ADA PARKING SPOT
 - PROPOSED ADA RAMP
 - PROPOSED GENERATOR REFERENCE ARCHITECT PLANS
 - PROPOSED MONUMENT SIGN REFERENCE ARCHITECT PLANS
 - PROPOSED FLAG POLE REFERENCE ARCHITECT PLANS
 - PROPOSED CHAIN LINK FENCE REFERENCE ARCHITECT PLANS
 - PROPOSED CONCRETE MEDIAN NOSE REF. DETAIL SHEET: C9.3
 - PROPOSED DUMPSTER ENCLOSURE REFERENCE ARCHITECT PLANS
 - PROP. 5' CURBED FLUME REF. DETAIL SHEET: C9.0



SITE DATA TABLE

OWNER:	CITY OF COLLEGE STATION PO BOX 9960 COLLEGE STATION, TX 77842 9797646324
ZONING	R
LAND USE	INSTITUTIONAL
LOT AREA	4.000 ACRES
AREA OF CONSTRUCTION	3.27 ACRES
SITE ADDRESS	GREENS PRAIRIE RD COLLEGE STATION, TX A007101, J BLEDSOE (ICL), TRACT 1, 4. ACRES, & A010100 WM CLARK
LEGAL DESCRIPTION	A007101, J BLEDSOE (ICL), TRACT 1, 4. ACRES, & A010100 WM CLARK
NUMBER OF MULTI FAMILY BUILDINGS	0
DENSITY OF DWELLING UNITS PER ACRE	0
FIRE REQUIREMENTS	MAINTENANCE SHOP
CONSTRUCTION TYPE	TY II-B
GROSS SQUARE FOOTAGE	18,830
BUILDING HEIGHT	24
SPRINKLER SYSTEM	YES
REQUIRED FIRE FLOW	1,500 GPM
REQUIRED # FIRE HYDRANTS	1
PROVIDED FIRE HYDRANTS	1
PARKING REQUIREMENTS	
USE	FIRE STATION
REQUIRED PARKING	1/BED
PROVIDED PARKING	12
PROVIDED PARKING	31

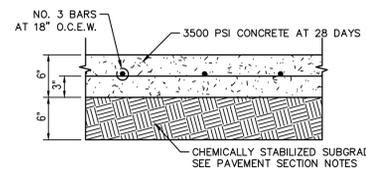
WATER / SEWER DEMAND TABLE

MAXIMUM WATER DEMAND (GAL/MIN)	92
AVG. WATER DEMAND (GAL/MIN)	23
MINIMUM WATER DEMAND (GAL/MIN)	0
MAXIMUM SEWER LOADING (FIXTURE UNITS)	46

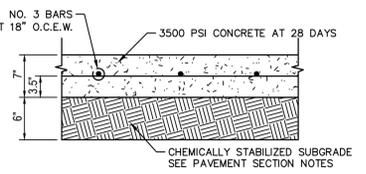
SURVEY CONTROL DATA

POINT	N	E	Z	DESCRIPTION
PROJECT BENCHMARK	10183067.18	3571518.31	306.97	CITY OF COLLEGE STATION MONUMENT CS94-127 (ELEVATION DATUM NAVD 1988, GEOID09)

COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE CENTRAL ZONE SURFACE (NOT GRID) NAD 83 COORDINATES



REGULAR DUTY CONCRETE PAVING
N.T.S.



HEAVY DUTY CONCRETE PAVING
N.T.S.

<p>2025 KIMLEY-HORN AND ASSOCIATES, INC. TEXAS REGISTERED ENGINEERING FIRM #928 2800 SOUTH TEXAS AVENUE, SUITE 201 IRVING, TEXAS 75039-7502 PHONE: 979-977-9995 FAX: 979-979-7759-9599 WWW.KIMLEY-HORN.COM</p>	<p>ANNE BRISCOE PROFESSIONAL ENGINEER 02/03/2025</p>
<p>KHA PROJECT 066082209 DATE FEBRUARY 2025 SCALE AS SHOWN DESIGNED BY AGB DRAWN BY MLC CHECKED BY AGB</p>	<p>CITY SITE PLAN</p>
<p>FIRE STATION 7 PREPARED FOR CITY OF COLLEGE STATION COLLEGE STATION, TEXAS</p>	<p>SHEET NUMBER C1.0</p>

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Phillips 3 Land Holdings, LLC, owners and developers of the land shown on this plat, and designated herein as the Southern Pointe Subdivision, Section 500, in Brazos County, 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.

PHILLIPS 3 LAND HOLDINGS, LLC, a Texas limited liability company

By: Its Managing Member
GREENS PRAIRIE INVESTORS, LTD., a Texas limited partnership

By: Its General Partner
GREENS PRAIRIE ASSOCIATES, LLC, a Texas limited liability company

By: _____
Wallace Phillips, Manager and Governing Person

County Clerk
Brazos County, Texas

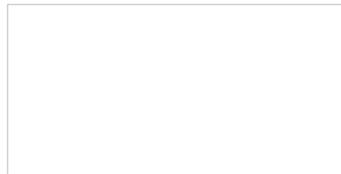
By: _____
Dawn Phillips, Governing Person

By: Its Managing Member
CASCADE POINTE, LP, a Texas limited partnership

By: Its General Partner
CASCADE POINTE GP, LLC, a Texas limited liability company

By: _____
Wallace S. Phillips III, Manager

By: _____
Dawn Phillips, Manager



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.

City Administrator
City of College Station, 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
City of College Station

CERTIFICATE OF COUNTY JUDGE

This subdivision was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on _____ day of _____, 20____.
Signed this the day of _____, 20____.

County Judge, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace Phillips, Manager and Governing Person of Greens Prairie Associates, LLC, General Partner of Greens Prairie Investors, Ltd., Managing Member of Phillips 3 Land Holdings, LLC, 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, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dawn Phillips, Governing Person of Greens Prairie Associates, LLC, General Partner of Greens Prairie Investors, Ltd., Managing Member of Phillips 3 Land Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace S. Phillips III, Manager of Cascade Pointe GP, LLC, General Partner of Cascade Pointe LP, Managing Member of Greens Prairie Associates, LLC, General Partner of Greens Prairie Investors, Ltd., Managing Member of Phillips 3 Land Holdings, LLC, 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, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dawn Phillips, Manager of Cascade Pointe GP, LLC, General Partner of Cascade Pointe LP, Managing Member of Greens Prairie Associates, LLC, General Partner of Greens Prairie Investors, Ltd., Managing Member of Phillips 3 Land Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

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

PHASE	BLOCK	LOT	AREA (SF)
500	64	13	5,750
500	64	14	5,750
500	64	15	5,750
500	64	16	5,750
500	64	17	5,750
500	64	18	5,750
500	64	19	5,402
500	64	20	7,195
500	64	21	7,578
500	64	22	4,974
500	64	23	5,305
500	64	24	5,977
500	65	16	6,682
500	65	17	5,811
500	65	18	5,811
500	65	19	5,811
500	65	20	5,811
500	65	21	5,811
500	65	22	5,811
500	65	23	5,811
500	65	24	5,811
500	65	25	5,811
500	65	26	5,811
500	65	27	5,811
500	65	28	5,811
500	65	29	7,783
500	66	1	6,835
500	66	2	5,806
500	66	3	5,806
500	66	4	5,806
500	66	5	5,806
500	66	6	5,806
500	66	7	5,806
500	66	8	5,806
500	66	9	5,806

PHASE	BLOCK	LOT	AREA (SF)
500	66	10	5,806
500	66	11	5,806
500	66	12	5,806
500	66	13	6,682
500	66	14	6,701
500	66	15	5,817
500	66	16	5,817
500	66	17	5,817
500	66	18	5,817
500	66	19	5,817
500	66	20	5,817
500	66	21	5,817
500	66	22	5,817
500	66	23	5,817
500	66	24	5,817
500	66	25	7,971
500	69	1	5,280
500	69	2	5,305
500	69	3	5,305
500	69	4	5,305
500	69	5	5,305
500	69	6	5,305
500	69	7	5,305
500	69	8	5,305

PHASE	BLOCK	LOT	AREA (SF)
500	64	COMMON AREA A 500 AND PUE	5,874
500	69	COMMON AREA B 500	5,352

PHASE	BLOCK	LOT	AREA (SF)
500	64	PARKLAND 1P 500	9,829

FIELD NOTES DESCRIPTION

OF A
11.252 ACRE TRACT
STERRETT D. SMITH LEAGUE SURVEY, ABSTRACT NO. 210
BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 11.252 ACRES IN THE STERRETT D. SMITH LEAGUE SURVEY, ABSTRACT NO. 210, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 374.89 ACRE "TRACT 1" DESCRIBED IN A DEED TO PHILLIPS 3 LAND HOLDINGS, LLC IN VOLUME 17376, PAGE 228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 11.252 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2 inch iron rod set (all 1/2 inch iron rods set with blue plastic caps stamped "KERR SURVEYING") on the northwest right-of-way of Southern Pointe Parkway (105' wide right-of-way) shown on the plat of Southern Pointe Section 200 filed in Volume 17135, Page 211 (OPRBCT) marking the east corner of Common Area A, Block 82 as shown on the plat of Southern Pointe Subdivision Section 403 Replat filed in Volume 19293, Page 250 (OPRBCT);

THENCE, with the northeast lines of said Common Area A and Lot 4, Block 82, N 49° 17' 19" W a distance of **496.31 feet**;

THENCE, severing said remainder of called 374.89 acre "Tract 1" for the following sixteen (16) courses and distances:

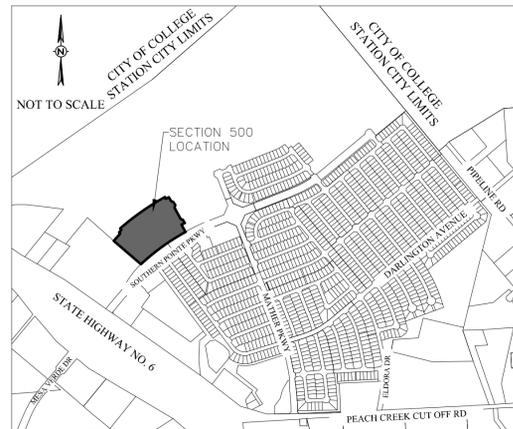
- 1) N 40° 56' 40" E a distance of 135.78 feet;
- 2) N 49° 03' 20" W a distance of 20.83 feet;
- 3) N 40° 56' 40" E a distance of 50.00 feet;
- 4) N 49° 03' 20" W a distance of 24.22 feet;
- 5) With a non-tangent curve to the right having a radius of 3,612.50 feet, an arc length of 758.35 feet, a delta angle of 12° 01' 40", and a chord which bears N 55° 05' 35" E a distance of 756.96 feet;
- 6) S 28° 29' 48" E a distance of 26.41 feet;
- 7) N 61° 30' 12" E a distance of 50.00 feet;
- 8) S 28° 29' 48" E a distance of 63.59 feet;
- 9) S 73° 11' 22" E a distance of 35.54 feet;
- 10) S 28° 29' 48" E a distance of 50.01 feet;
- 11) S 16° 48' 54" W a distance of 35.16 feet;
- 12) S 28° 29' 48" E a distance of 180.01 feet;
- 13) S 73° 09' 46" E a distance of 35.56 feet;
- 14) S 27° 36' 23" E a distance of 50.00 feet;
- 15) With a non-tangent curve to the left having a radius of 3,167.50 feet, an arc length of 51.28 feet, a delta angle of 00° 55' 39", and a chord which bears S 61° 55' 48" W a distance of 51.28 feet;
- 16) S 28° 32' 02" E a distance of 115.00 feet to a point on said northwest right-of-way of Southern Pointe Parkway as shown on the plat of Southern Pointe Subdivision Section 111 filed in Volume 18657, Page 120 (OPRBCT) being the east corner hereof; from which a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" bears N 65° 00' 30" E a distance of 377.19 feet, from which another bears N 68° 33' 02" E a distance of 202.94 feet; for reference from said east corner the City of College Station GPS monument bears S 77° 22' 22" E a distance of 5,863.21 feet;

THENCE, with said right-of-way of Southern Pointe Parkway for the following two (2) courses and distances:

- 1) With said Section 111 and said Section 200, with a non-tangent curve to the left having a radius of 3,052.50 feet, an arc length of 746.25 feet, a delta angle of 14° 00' 26", and a chord which bears S 54° 27' 45" W a distance of 744.40 feet;
- 2) With said Section 200 and with a compound curve to the left having a radius of 1,202.50 feet, an arc length of 19.02 feet, a delta angle of 00° 54' 22", and a chord which bears S 47° 00' 21" W a distance of 19.02 feet to the POINT OF BEGINNING hereof and containing 11.252 acres of land, more or less.

Surveyed on the ground in 2021, 2024, and 2025 under my supervision. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation. Distances described herein are surface distances. To obtain grid distances (not grid areas) multiply by a combined scale factor of 0.9999059410912 (calculated using GEOID12B).

VICINITY MAP



FINAL PLAT
SOUTHERN POINTE SUBDIVISION
SECTION 500

11.252 ACRES

- 59 LOTS
- BLOCK 64, LOTS 13-24
- BLOCK 65, LOTS 16-29
- BLOCK 66, LOTS 1-25
- BLOCK 69, LOTS 1-8

COMMON AREAS A 500 - B 500 - 0.258 ACRES
PARKLAND 1P 500 - 0.226 ACRES
BEING A PORTION OF THE REMAINDER
OF A CALLED 316.308 ACRE ("TRACT 25")
VOLUME 8340, PAGE 35 OPRBCT
STERRETT D. SMITH LEAGUE SURVEY, A-210
BRAZOS COUNTY, TEXAS

SCALE 1" = 40'
JANUARY, 2025

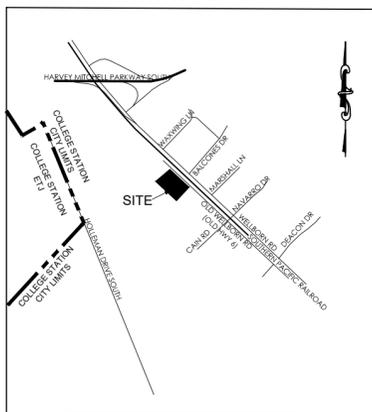
DEVELOPER:
BV Southern Pointe Development, INC.
1140 Midtown Drive
College Station, TX 77845

OWNER:
Phillips 3 Land Holdings, LLC
1140 Midtown Drive
College Station, TX 77845

ENGINEER:
Kerr Surveying, LLC
1718 Briarcrest Dr.
Boyan, TX 77802
(979) 268-3195
TBPELS FIRM # 1001850
SURVEYS@KERRSURVEYING.NET

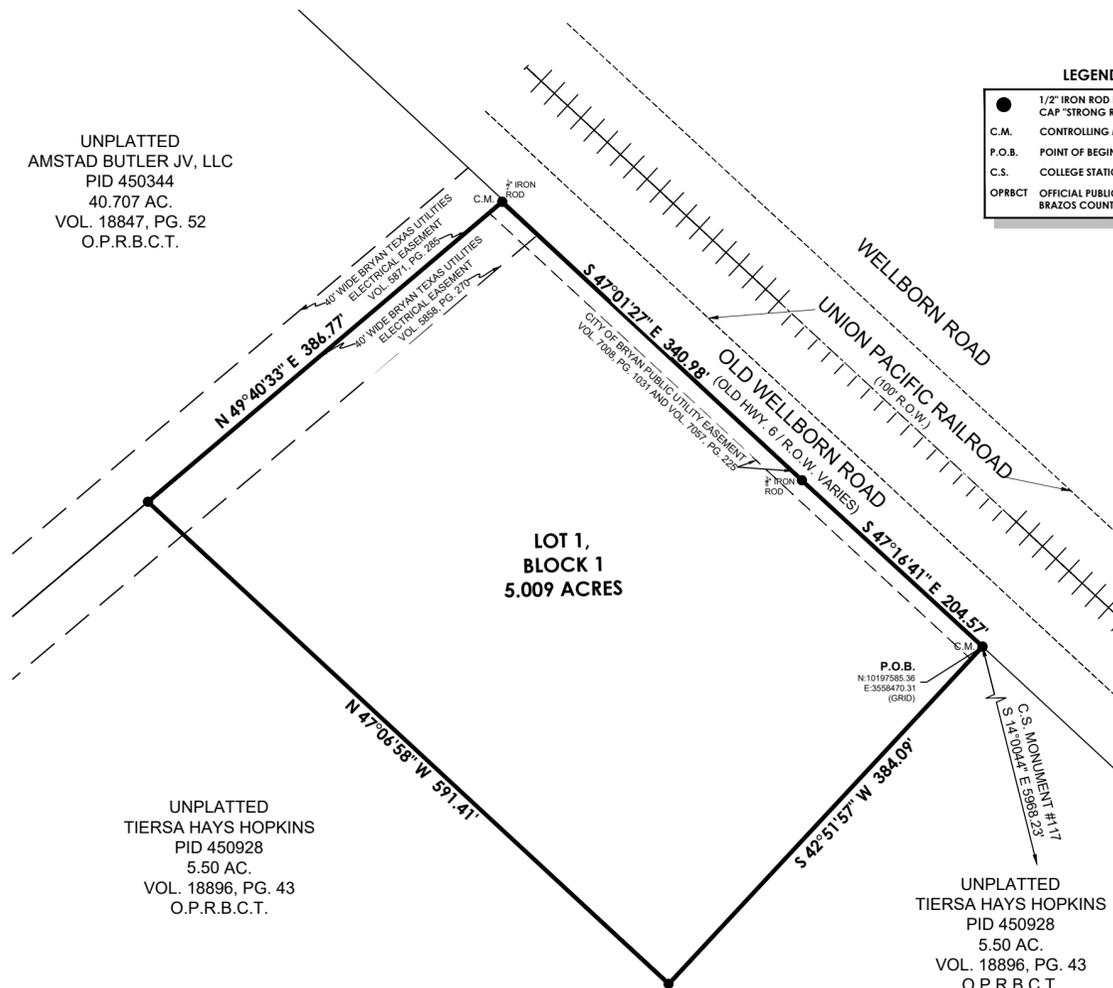
ENGINEER:
SCHULTZ
TBPE FIRM NO. 12227
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900
SHEET 2 OF 2



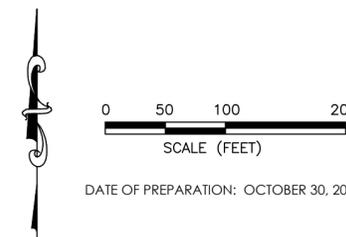
VICINITY MAP - NTS

UNPLATTED
 AMSTAD BUTLER JV, LLC
 PID 450344
 40.707 AC.
 VOL. 18847, PG. 52
 O.P.R.B.C.T.



LEGEND

- 1/2" IRON ROD FOUND WITH CAP "STRONG RPLS 4961" (UNLESS NOTED)
- C.M. CONTROLLING MONUMENT
- P.O.B. POINT OF BEGINNING
- C.S. COLLEGE STATION
- OPRBCCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS



FIELD NOTES
 5.009 ACRES

BEING 5.009 ACRES SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAME BEING ALL OF THAT CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO THE CITY OF BRYAN, TEXAS, RECORDED IN VOLUME 18808, PAGE 241 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF THAT CALLED 4.01 ACRE TRACT OF LAND CONVEYED TO THE CITY OF BRYAN, TEXAS, RECORDED IN VOLUME 18808, PAGE 221, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 5.009 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/4" IRON ROD WITH CAP STAMPED "STRONG RPLS 4961" (GRID COORDINATES N:10197585.36, E:3558470.31) SITUATED IN THE SOUTHWESTERLY LINE OF OLD WELLBORN ROAD (OLD HIGHWAY 6), MARKING THE EASTERNMOST NORTHERLY CORNER OF THAT 5.50 ACRE TRACT OF LAND CONVEYED TO TIERSA HAYS HOPKINS BY DEED RECORDED IN VOLUME 18896, PAGE 43 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEING THE EASTERLY CORNER OF SAID 4.01 ACRE TRACT, FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 42° 51' 57" W, ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID 5.50 ACRE TRACT, COMMON WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID 4.01 ACRE TRACT, A DISTANCE OF 384.09 FEET TO A FOUND 3/4" IRON ROD WITH CAP STAMPED "STRONG RPLS 4961", SITUATED AT THE SOUTHERLY CORNER OF SAID 4.01 ACRE TRACT, BEING AN INTERIOR CORNER OF SAID 5.50 ACRE TRACT, FOR THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 47° 06' 58" W, ALONG A NORTHEASTERLY BOUNDARY LINE OF SAID 5.50 ACRE TRACT, COMMON WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID 4.01 ACRE TRACT, A DISTANCE OF 591.41 FEET TO A FOUND 3/4" IRON ROD WITH CAP STAMPED "STRONG RPLS 4961", SITUATED IN THE SOUTHEASTERLY BOUNDARY LINE OF THAT 40.707 ACRE TRACT OF LAND CONVEYED TO AMSTAD BUTLER JV, LLC BY DEED RECORDED IN VOLUME 18847, PAGE 52 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, BEING THE WESTERLY CORNER OF SAID 4.01 ACRE TRACT, FOR THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 49° 40' 33" E, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID 40.707 ACRE TRACT, COMMON WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID 4.01 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 386.77 FEET TO A FOUND 3/4" IRON ROD, SITUATED IN THE SOUTHWESTERLY LINE OF OLD WELLBORN ROAD (OLD HIGHWAY 6), BEING THE EASTERLY CORNER OF SAID 40.707 ACRE TRACT, FOR THE NORTHERLY CORNER OF SAID 4.01 ACRE TRACT AND THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHWESTERLY LINE OF OLD WELLBORN ROAD (OLD HIGHWAY 6), COMMON WITH THE NORTHEASTERLY BOUNDARY LINE OF SAID 4.01 ACRE TRACT AND SAID 1.00 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 47° 01' 27" E, A DISTANCE OF 340.98 FEET TO A FOUND 3/4" IRON ROD;

S 47° 16' 41" E, A DISTANCE OF 204.57 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.009 ACRES OF LAND, MORE OR LESS.

TITLE CO: STEWART TITLE GUARANTY CO.
 GF NO: 546108
 EFFECTIVE: 7-3-2023, ISSUED: 7-11-2023

SCHEDULE B EXCEPTIONS FROM COVERAGE, SECTION 10:

B. EASEMENT EXECUTED BY J.W. MOCHAS TO SINCLAIR REFINING COMPANY, DATED SEPTEMBER 6, 1947, RECORDED IN VOLUME 132, PAGE 68, DEED RECORDS OF BRAZOS COUNTY, TEXAS. (NOT PLOTTABLE AS DESCRIBED)

C. EASEMENT EXECUTED BY P.J. MOCHAS, ET AL TO SINCLAIR REFINING COMPANY, DATED MARCH 1, 1947, RECORDED IN VOLUME 132, PAGE 134, DEED RECORDS OF BRAZOS COUNTY, TEXAS. (NOT PLOTTABLE AS DESCRIBED)

D. EASEMENT EXECUTED BY D.W. FLEMING AND DELIAH FLEMING TO THE CITY OF BRYAN, TEXAS, DATED MAY 7, 1950, RECORDED IN VOLUME 144, PAGE 61, DEED RECORDS OF BRAZOS COUNTY, TEXAS. (NOT PLOTTABLE AS DESCRIBED)

F. EASEMENT EXECUTED BY DELIAH C. FLEMING TO WELLBORN WATER SUPPLY CORPORATION, DATED DECEMBER 10, 1997, RECORDED IN VOLUME 3330, PAGE 338, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (NOT PLOTTABLE AS DESCRIBED)

H. EASEMENT EXECUTED BY CHARLES MARK HOPKINS AND TIERSA HAYS HOPKINS TO CITY OF COLLEGE STATION, TEXAS, DATED DECEMBER 8, 2005, RECORDED IN VOLUME 7057, PAGE 225, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (SHOWN ON PLAT)

I. EASEMENT SET OUT IN COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION FILED FEBRUARY 12, 2015, RECORDED IN VOLUME 12824, PAGE 69, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (NOT PLOTTABLE AS DESCRIBED)

NOTES:

1. BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, CENTRAL ZONE.
2. THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY PER FEMA'S FLOOD INSURANCE RATE MAP PANEL 48041C0305F, EFFECTIVE DATE: APRIL 2, 2024.
3. C.M. CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
4. THE CURRENT ZONING OF THE PROPERTY IS RURAL. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE LATEST EDITION FOR THE CURRENT ZONING.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF COMAL

I, RICHARD A. GOODWIN, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4069, 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 FOUND OR PLACED UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY - NOT FOR RECORD

RICHARD A. GOODWIN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I (WE) _____, THE OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE _____ 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.

CITY OF BRYAN, TEXAS
 300 S. TEXAS AVE.
 BRYAN, TEXAS 77803-3937

STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/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

[SEAL]

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

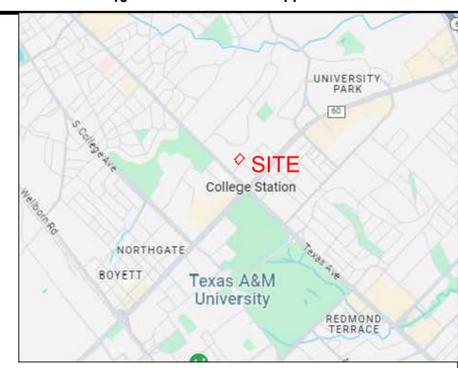
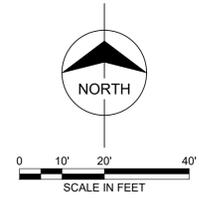
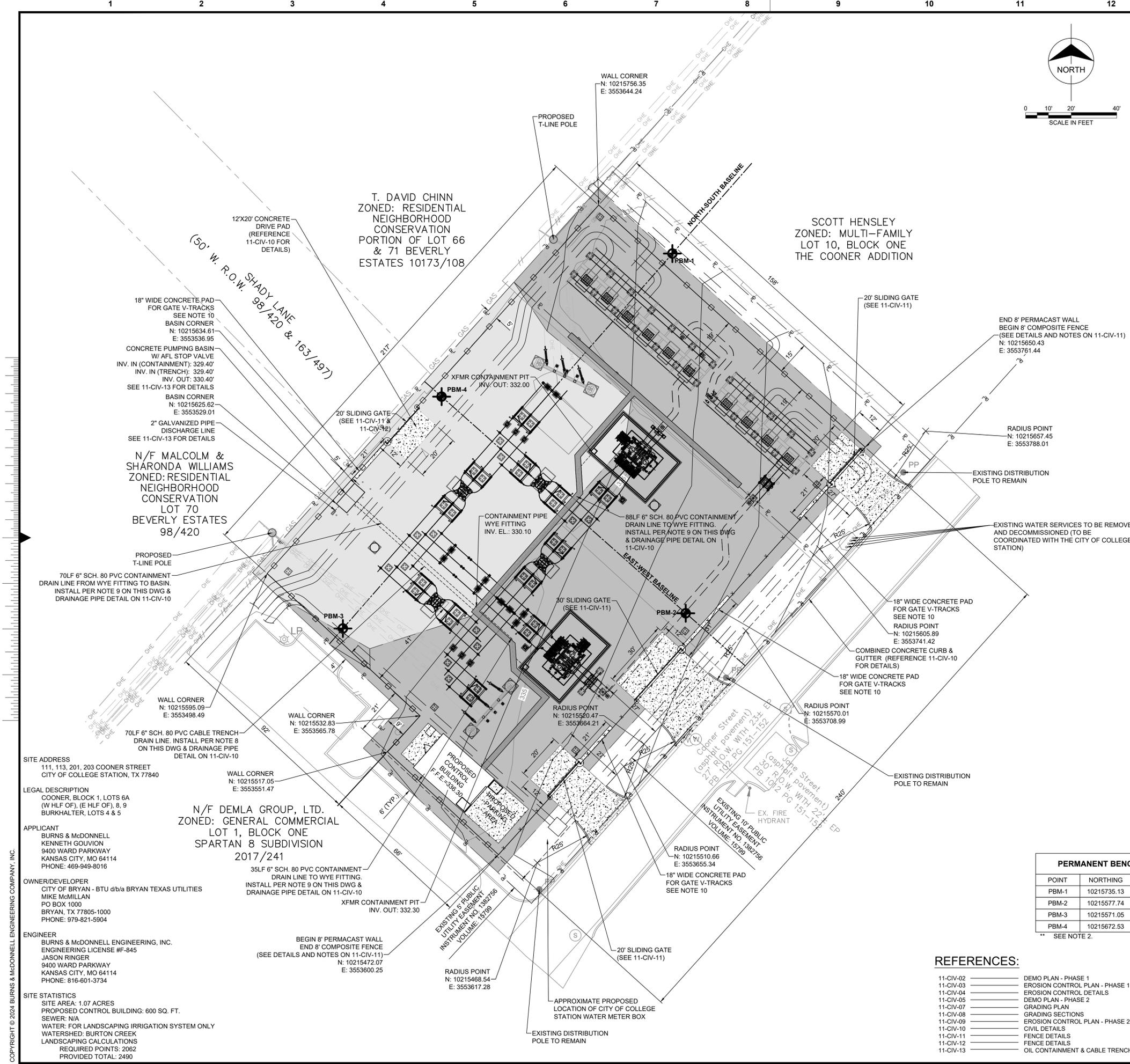
I, _____, ADMINISTRATOR OF THE CITY OF COLLEGE STATION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.

ADMINISTRATOR, CITY OF COLLEGE STATION

COUNTY CLERK, BRAZOS COUNTY, TEXAS

FINAL PLAT
BTU HOLLEMAN SUBSTATION
LOT 1, BLOCK 1
 BEING 5.009 ACRES SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT No. 7, CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS.

OWNER: CITY OF BRYAN, TEXAS 300 S. TEXAS AVE. BRYAN, TEXAS 77803-3937 (979) 209-5100	ENGINEER: RME CONSULTING ENGINEERS PO BOX 9253 COLLEGE STATION, TX 77842 979.764.0704 TX FIRM NO: F-4695	SURVEYOR: RICHARD A. GOODWIN, RPLS SHERWOOD SURVEYING & S.U.E. 6477 FM 311 / P.O. BOX 992 SPRING BRANCH, TX 78070 (830) 228-5788
--	---	---



no.	date	by	ckd	description
A	1/23/25	JJR	CGM	ISSUED FOR REVIEW

LEGEND:

	PROPOSED COMPOSITE FENCE
	PROPOSED PERMACAST WALL
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MINOR CONTOUR
	STATION BASELINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOODEN FENCE
	EXISTING OVERHEAD ELECTRIC
	EDGE OF ROCK LIMITS
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE VAULT
	EXISTING WATER METER
	EXISTING UTILITY SERVICE POLE
	PROPOSED SUBSTITUTION PAD
	EXISTING SUBSTITUTION PAD (TO BE RESTORED TO FULL AGGREGATE SURFACE AFTER FINAL CONSTRUCTION PHASE)
	PROPOSED CONCRETE PAVEMENT

- NOTES:**
- HORIZONTAL DATUM: TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83 (FT). VERTICAL DATUM: NAVD88 (FT).
 - CONTRACTOR TO PROVIDE FOUR (4) BERNSTEIN MODEL G136 MONUMENTS 36" LONG OR ENGINEER APPROVED EQUIVALENT IN ACCORDANCE WITH STATE OF TEXAS SURVEYING CODES AND STANDARDS AND PROJECT SPECIFICATIONS. MONUMENT CAPS SHALL BE MARKED WITH AN "X". SET MONUMENTS AFTER ROUGH GRADING IS COMPLETE. BENCHMARK ELEVATIONS SHALL BE WITHIN 0.10 FEET OF FINAL GRADE. PER VERTICAL DATUM: NAVD88 (FT). RECORD BENCH MARK ELEVATIONS AND SUBMIT TO OWNER FOR RECORD.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED SITE WORK ONLY; ELECTRICAL SUBSTATION LAYOUT AND COMPONENTS SHOWN ARE FOR REFERENCE ONLY.
 - THIS PLAN DOES NOT DEPICT EXISTING SUBSURFACE UTILITY DATA. CALL 811 PRIOR TO CONSTRUCTION ACTIVITIES.
 - CRUSHED STONE SURFACING SHALL BE PLACED AS INDICATED AND ACCORDING TO BCS UNITED SPECIFICATIONS, SECTION 32 05 16, AGGREGATE FOR SURFACE TREATMENT, AND BTU SPECIFICATIONS, SECTION 02300 (SEE DETAIL "TYPICAL SUBSTATION AGGREGATE SURFACE SECTION" AND "TYPICAL ACCESS ROAD CROSS SECTION", DRAWING 11-CIV-08).
 - EARTHWORK AND FINAL SURFACING OVER THE SITE SHALL CONSIST OF COMPACTED SUBGRADE TO REACH THE NEW FINAL ELEVATIONS, 12 INCHES OF TRU-BLN, 6 INCHES OF TXDOT FLEXIBLE BASE, AND 4 INCHES OF AGGREGATE SURFACING WILL BE USED TO BRING FINAL GRADE TO THE ELEVATIONS INDICATED ON DRAWING 11-CIV-07. REFER TO PROJECT SPECIFICATIONS FOR REQUIREMENTS OF EACH OF THESE LAYERS.
 - TRU-BLN SHALL BE INCORPORATED IN TOP 12 INCHES OF SELECT FILL BELOW FLEXBASE SUBLAYER TO ACHIEVE A FINISHED P.S.I. LEVEL BETWEEN 80-100.
 - CONNECT 6" PVC DRAINAGE PIPE TO END OF CABLE TRENCH. INVERT ELEVATION OF PIPE SHALL MATCH INVERT ELEVATION OF TRENCH. SLOPE THE PIPE AT A MINIMUM OF 1.0% TO PROMOTE POSITIVE DRAINAGE AWAY FROM CABLE TRENCH, AND CONNECT PIPE TO CONCRETE PUMPING BASIN. SEE DRAWING 11-CIV-13 FOR DETAILS.
 - ALL CONTAINMENT DRAIN LINE PIPING SHALL BE SLOPED AT A MINIMUM OF 1.0% TO PROMOTE POSITIVE DRAINAGE TOWARD THE CONCRETE PUMPING BASIN.
 - INSTALL 18 INCH WIDE CONCRETE PADS WITHIN DRIVEWAY APRONS AS SHOWN AND TO THE EXTENTS BEYOND THE DRIVEWAY PADS AS INDICATED. REFER TO DRIVEWAY APRON DETAIL ON DRAWING 11-CIV-10 FOR ADDITIONAL INFORMATION.

RELEASED FOR REVIEW ONLY BY JASON RINGER, P.E. #136870 ON 1/23/2025 AND SHALL NOT BE USED FOR CONSTRUCTION.

ISSUED FOR REVIEW



date	01/23/25	designed	J. RINGER	checked	L. POTGIETER
designed	J. RINGER	checked	C. MEEK		

BRYAN TEXAS UTILITIES

SHADY LANE SUBSTATION PERMITTING SITE PLAN

project	155993	contract	-
drawing	PERMITTING SITE PLAN	rev.	A
sheet	1	of	1
file	SHADY LANE REVISED PERMITTING SITE PLAN.DWG		

PERMANENT BENCHMARK LOCATIONS

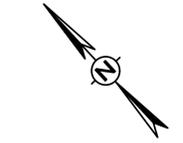
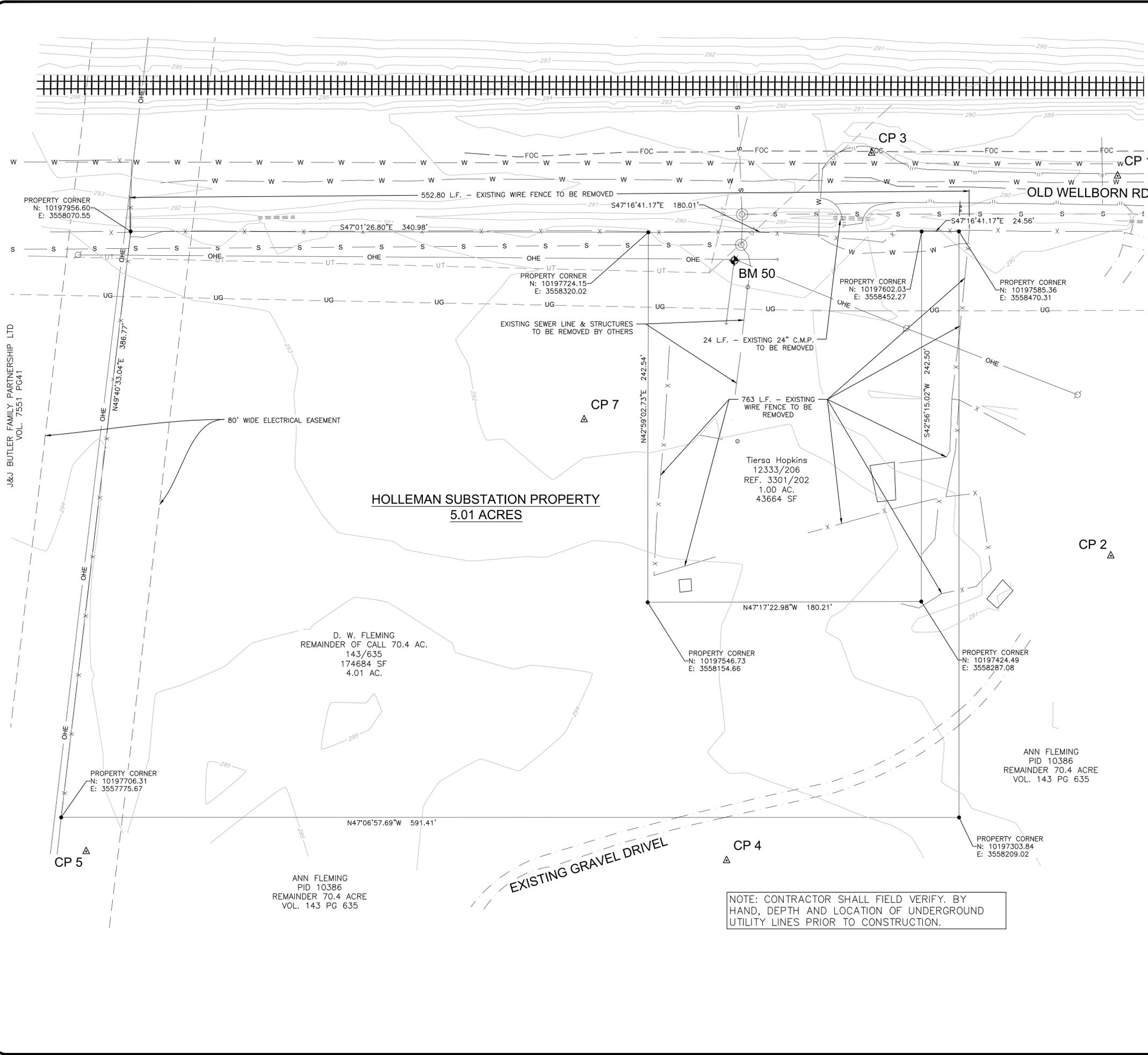
POINT	NORTHING	EASTING	ELEVATION
PBM-1	10215735.13	3553676.67	**
PBM-2	10215577.74	3553682.56	**
PBM-3	10215571.05	3553531.83	**
PBM-4	10215672.53	3553575.22	**

** SEE NOTE 2.

REFERENCES:

11-CIV-02	DEMO PLAN - PHASE 1
11-CIV-03	EROSION CONTROL PLAN - PHASE 1
11-CIV-04	EROSION CONTROL DETAILS
11-CIV-05	DEMO PLAN - PHASE 2
11-CIV-07	GRADING PLAN
11-CIV-08	GRADING SECTIONS
11-CIV-09	EROSION CONTROL PLAN - PHASE 2
11-CIV-10	CIVIL DETAILS
11-CIV-11	FENCE DETAILS
11-CIV-12	FENCE DETAILS
11-CIV-13	OIL CONTAINMENT & CABLE TRENCH DRAINAGE PUMPING BASIN DETAILS

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LEGEND

- BENCHMARK
- CONTROL POINT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WIRE FENCE
- EXISTING GRAVEL ROAD
- EXISTING EDGE OF ASPHALT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER CABLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING 5' CONTOUR LINE
- EXISTING 1' CONTOUR LINE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SPOT ELEVATION

DATUM INFORMATION:
 VERTICAL DATUM:
 NORTH AMERICAN VERTICAL DATUM 1988.
 HORIZONTAL DATUM:
 GRID NORTH, TEXAS STATE PLANE
 COORDINATE SYSTEM, NAD 1983 (HARN),
 CENTRAL ZONE.

BM 50 SPINDLE IN POWER POLE NORTHING: 10197681.01 EASTING: 3558348.88 ELEVATION: 292.66'	CP 4 SET IRON ROD NORTHING: 10197387.32 EASTING: 3558077.59 ELEVATION: 294.54'
CP 1 SET PK NAIL NORTHING: 10197540.89 EASTING: 3558571.65 ELEVATION: 290.20'	CP 5 SET PK NAIL NORTHING: 10197678.74 EASTING: 3557772.52 ELEVATION: 294.38'
CP 2 SET IRON ROD NORTHING: 10197361.50 EASTING: 3558398.94 ELEVATION: 290.25'	CP 6 SET IRON ROD NORTHING: 10197920.08 EASTING: 3557792.95 ELEVATION: 294.36'
CP 3 SET PK NAIL NORTHING: 10197662.08 EASTING: 3558463.14 ELEVATION: 290.71'	CP 7 SET IRON ROD NORTHING: 10197662.95 EASTING: 3558205.46 ELEVATION: 291.47'

NOTE:
 CONTROL POINTS ON THIS PROJECT HAVE BEEN ESTABLISHED AND PROVIDED BY SHERWOOD SURVEYING & S.U.E., WHO PERFORMED THE ALTA SURVEY ON THIS PROPERTY. THESE POINTS WERE PROVIDED TO CDS MUERY IN OCTOBER 2023 FOR INCLUSION ON CONSTRUCTION DOCUMENTS.
 ADDITIONAL CONTROL TO BE PROVIDED PRIOR TO CONSTRUCTION START.

NOTE: CONTRACTOR SHALL FIELD VERIFY, BY HAND, DEPTH AND LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION.

J&J BUTLER FAMILY PARTNERSHIP LTD
 VOL. 7551 PG 41

F:\JOBS\2022\122338 MS ENGR - HOLLEMAN SUBSTATION\CIVIL_3D\DWG\ENGINEER\122338-EX.DWG

NO.	DATE	REVISIONS	BY

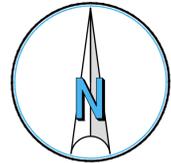
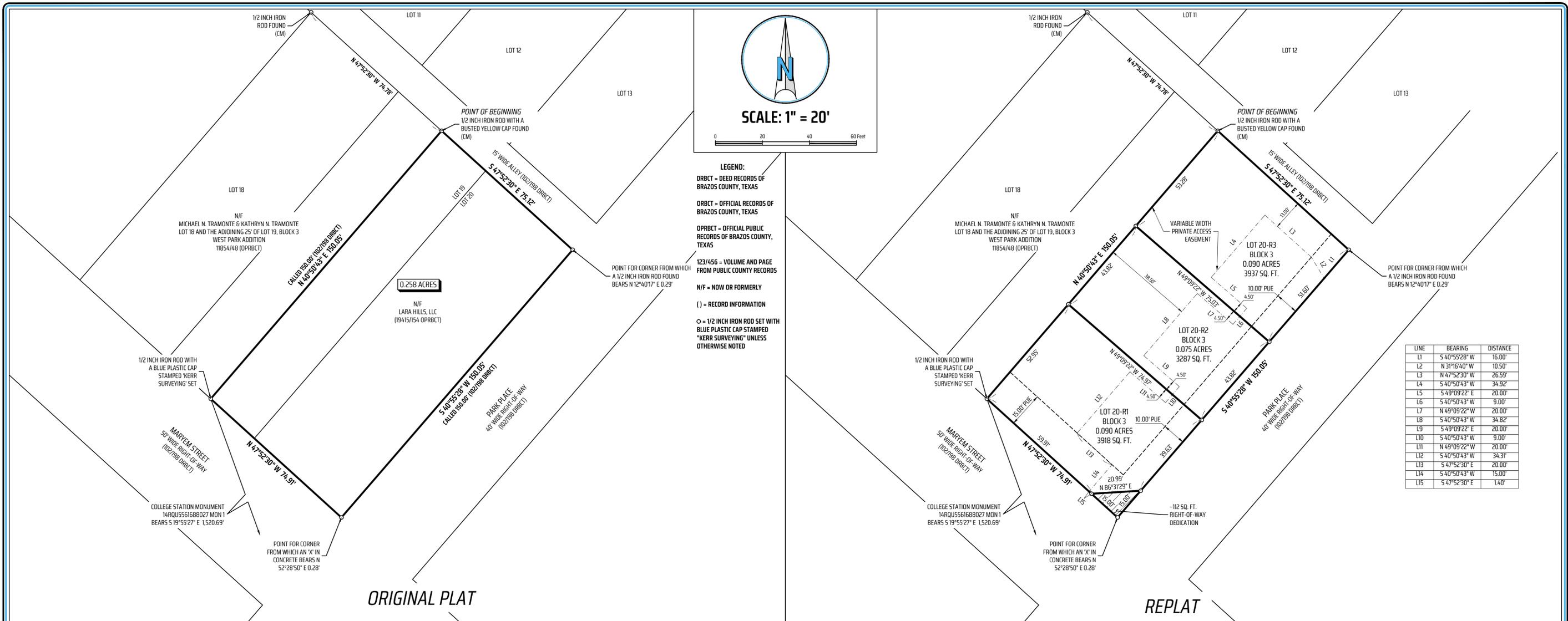
CDS muery
 ENGINEERS | SURVEYORS
REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS
 2700 West Loop South, Suite 1000, Houston, TX 77027
 (713) 865-1100

DESIGN BY: JMC	DATE: NOV 2024	APPROVED BY: JMC
DRAWN BY: MML	CDS JOB NO.: 122338	REVIEWED BY: JMC

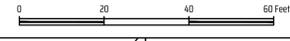
EXISTING CONDITIONS & DEMOLITION PLAN
HOLLEMAN SUBSTATION
 SITE DEVELOPMENT PLANS
 COLLEGE STATION, TEXAS
 ISSUED FOR PERMIT 11/27/2024

M&S ENGINEERING
 ELECTRICAL CIVIL MEP

JARROD H. CAIN
 103445
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS



SCALE: 1" = 20'



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 SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED

LINE	BEARING	DISTANCE
L1	S 40°55'28" W	16.00'
L2	N 31°16'40" W	10.50'
L3	N 47°52'30" W	26.59'
L4	S 40°50'43" W	34.92'
L5	S 49°09'22" E	20.00'
L6	S 40°50'43" W	9.00'
L7	N 49°09'22" W	20.00'
L8	S 40°50'43" W	34.82'
L9	S 49°09'22" E	20.00'
L10	S 40°50'43" W	9.00'
L11	N 49°09'22" W	20.00'
L12	S 40°50'43" W	34.31'
L13	S 47°52'30" E	20.00'
L14	S 40°50'43" W	15.00'
L15	S 47°52'30" E	1.40'

ORIGINAL PLAT

REPLAT

GENERAL NOTES

- 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).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010255934793 (CALCULATED USING GEOID12B).
- 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.
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY AGGIELAND TITLE COMPANY, GF NO. ALAG-1620-3016202400202K, EFFECTIVE DATE: JUNE 30, 2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 10c: BUILDING SETBACKS SET FORTH IN INSTRUMENTS RECORDED IN VOLUME 102, PAGE 613 AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME 266, PAGE 505 (DRBCT), DO AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY AND IMPROVEMENTS ARE NOT SHOWN.
- ZONING FOR THIS LOT IS MIDDLE HOUSING HIGH OCCUPANCY OVERLAY (MH HO). LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH IT LAYS. WAIVERS REQUESTED TO BE GRANTED WERE APPROVED FOR LOT DEPTH.
- ELECTRIC SERVICE AND WATER SERVICE SUBDIVISION WILL BE PROVIDED BY COLLEGE STATION UTILITIES (CSU).

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Ala Al Farsi, Manager of Lara Hills, LLC, a Texas limited liability company, the owner and developer of the land shown on this plat, designated herein as LOTS 20-R1, 20-R2, AND 20-R3, BLOCK 3, WEST PARK ADDITION 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. All such dedications shall be in fee simple unless expressly provided otherwise.

Lara Hills, LLC, a Texas limited liability company

Ala Al Farsi, Manager

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ala Al Farsi, Manager of Lara Hills, LLC, a Texas limited liability company, 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, Brazos 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, 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
 City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chair 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__.

Planning and Zoning Commission Chair, City of College Station

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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.

David Powell Brister, R.P.L.S. No. 6537

FIELD NOTES DESCRIPTION
 OF A
 0.258 ACRE TRACT
 JOSEPH E. SCOTT SURVEY, ABSTRACT 50
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.258 ACRES IN THE JOSEPH E. SCOTT SURVEY, ABSTRACT 50, IN BRAZOS COUNTY, TEXAS, BEING ALL OF CALLED LOT 20 & THE ADJOINING 1/2 OF LOT 19, BLOCK 3 OF WEST PARK ADDITION FILED IN VOLUME 102, PAGE 198 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AND BEING DESCRIBED IN A DEED TO LARA HILLS, LLC RECORDED IN VOLUME 19415, PAGE 154 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.258 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of a 15' wide alley as depicted in said West Park Addition, same being the east corner of a tract of land described as being Lot 18 & the adjoining 25' of Lot 19, Block 3 of said West Park Addition, described in a deed to Michael N. Tramonte & Kathryn N. Tramonte recorded in Volume 11854, Page 48 (OPRBCT), and being the north corner hereof, from which a 1/2 inch iron rod found bears N 47° 52' 30" W a distance of 74.78 feet;

THENCE, with the southwest line of said 15' alley, same being the northeast line hereof, S 47° 52' 30" E, a distance of 75.12 feet to a point for corner in the southwest line of said 15' alley, same being the northwest line of Park Place (40' wide right-of-way), and being the east corner hereof, from which a 1/2 inch iron rod found bears N 12° 40' 17" E a distance of 0.29 feet;

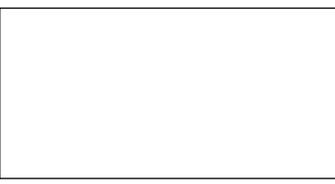
THENCE, with the northwest right-of-way line of said Park Place, same being the southeast line hereof, S 40° 55' 28" W, a distance of 150.05 feet to a point for corner marking the intersection of the northwest right-of-way line of Park Place and the northeast right-of-way line of Margem Street (50' wide right-of-way), same being the south corner hereof, from which an "X" in concrete found bears N 52° 28' 50" E a distance of 0.28 feet;

THENCE, with the northeast right-of-way line of Margem Street, same being the southwest line hereof, N 47° 52' 30" W, a distance of 74.91 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the south corner of said Tramonte tract, same being in the northeast right-of-way line of Margem Street, and being the west corner hereof, for reference the City of College Station monument 14RQU5561688027 MON 1 bears S 19° 55' 27" E a distance of 1,520.69 feet;

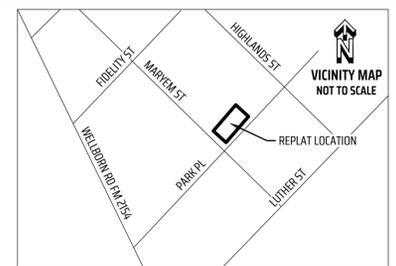
THENCE, with the southeast line of said Tramonte tract, same being the northwest line hereof, N 40° 50' 43" E, a distance of 150.05' feet to the POINT OF BEGINNING hereof and containing 0.258 acres, more or less.

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.

CERTIFICATION OF THE COUNTY CLERK



COUNTY CLERK, BRAZOS COUNTY, TEXAS



FINAL PLAT
WEST PARK ADDITION
 LOTS 20-R1, 20-R2, & 20-R3, BLOCK 3
 BEING A REPLAT OF
 WEST PARK ADDITION
 LOT 20 AND THE ADJOINING 1/2 OF LOT 19, BLOCK 3
 VOLUME 102, PAGE 198, OPRBCT
 0.258 ACRE
 JOSEPH E. SCOTT SURVEY, ABSTRACT No. 50
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER: LARA HILLS, LLC
 ADDRESS: 3515 LONGMIRE DR., STE. B-262, COLLEGE STATION, TX 77845



SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 01-06-2025 | PLAT DATE: 01-10-2025
 JOB NUMBER: 24-1434 | CAD NAME: 24-1434-5 RP
 POINT FILE: WESTPARK-GTG (cont); 24-993 (job)
 DRAWN BY: TIF CHECKED BY: DPB
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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

CITY LIMITS

BRYAN

(CALLED N 45°45' E 130'. P)

N 42°01'58" E 130.04'

N 42°01'58" E 65.00'
(CALLED N 45°45' E 65'. P)

GENERAL INFORMATION

LOCATION:
301, 303, 305 & 307 COONER
ST. COLLEGE STATION, TX,
77840

OWNER:
JUAN CARLOS FALLA

BUILDER:
LINTZ CONSTRUCTION
(832)577-5873
BRAD@LINTZCONSTRUCTION.COM

GENERAL NOTES:

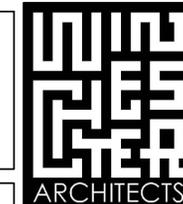
- REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND/OR COMMENCING CONSTRUCTION.
- TOP OF CONCRETE SHALL BE MINIMUM OF 18" ABOVE FINISHED GRADE OR AS PER PLANS.
- PROVIDE GUTTERS AT ALL HORIZONTAL ROOF EDGES. VERIFY LOCATION OF DOWN SPOUTS W/ OWNER AND CONTRACTOR AT SITE.
- GRADE SITE TO DIVERT WATER AWAY FROM HOUSE.
- VERIFY ALL DIMENSIONS AT JOB SITE.
- DO NOT SCALE DRAWINGS.
- USE TREATED WOOD AS BASE PLATES @ ALL EXTERIOR WALLS W/ SILL SEAL FOAM.
- ALL STUDS ARE 16" O.C. U.N.O.
- WINDOWS SIZES NOTED ARE NOMINAL UNIT SIZES. VERIFY ACTUAL ROUGH OPENING DIMENSIONS W/ MFR.
- ALL STUDS ARE #2 SPF NOT TO EXCEED 19% MOISTURE CONTENT.
- ALL DIMENSIONS SHOWN ARE FROM OUTSIDE OF STUD TO OUTSIDE OF STUD W/ BLOCKING @ MIDSPAN.
- ALL HEADER SPACERS TO BE CONTINUOUS 7/16" OSB.
- USE 7/16 OSB SHEATHING W/ HOUSE WRAP @ ALL EXTERIOR WALLS AS REQUIRED.
- CEILING HEIGHTS ARE NOTED ON FLOOR PLANS & ELEVATIONS.
- HEADER HEIGHTS ARE NOTED ON ELEVATIONS.
- WHERE POSSIBLE, TERMINATE ANY AND ALL ROOF VENTS ON REAR ROOF PLANE OR SIDEWALLS AS REQUIRED.
- PROVIDE SOUND INSULATION @ ALL RESTROOMS, PLUMBING WALLS & BETWEEN FLOORS AS REQUIRED.
- VERIFY ALL RETURN AIR LOCATIONS IN FIELD PRIOR TO FRAMING.
- WATER HEATER TO BE LOCATED IN ATTIC INSTALLED OVER A PAN WITH A DRAIN TO EXTERIOR.
- ALL FLOORS ARE 100% VINYL PLANK.
- FLOOR TRUSSES SHALL BE 19" DEEP TO PROVIDE FOR SOUND SECURITY & NETWORK.
- PROVIDE SOUND & SECURITY NETWORK.

AREA CALCULATIONS: 4.12.24

INDIVIDUAL UNITS	
FIRST FLOOR AREA	1377 S.F.
SECOND FLOOR AREA	1307 S.F.
(OUTSIDE STUD TO OUTSIDE STUD)	
TOTAL	2684 S.F.
1ST FRONT PORCH	55 S.F.
1ST REAR PORCH	89 S.F.
2ND FLOOR BALCONY	89 S.F.
TOTAL SLAB AREA	1522 S.F.
TOTAL UNDER ROOF	2910 S.F.
COMBINED UNITS	
1ST FLOOR HEATED	2754 S.F.
2ND FLOOR HEATED	2614 S.F.
TOTAL HEATED	5368 S.F.
1ST FLOOR F. PORCH	110 S.F.
1ST FLOOR R. PORCH	178 S.F.
2ND FLOOR BALCONY	178 S.F.
TOTAL SLAB	3048 S.F.
TOTAL UNDER ROOF	5818 S.F.

DRAWING INDEX

- SP1 SITE PLAN, GENERAL NOTES, AREA CALCS.
- G1 FIRE RATED ASSEMBLIES
- A1 1ST FLOOR PLAN & 2ND FLOOR PLAN
- A2 ELEVATIONS, ROOF PLAN, STAIR SECTION
- A3 ELEVATIONS, STAIR SECTION
- A4 RENDERINGS
- E1 ELECTRICAL PLANS



WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

SITE PLAN, & AREA PLANS
301, 303, 305 & 307 COONER ST.
COLLEGE STATION, TX 77840
WINCHESTER ARCHITECTS PROJECT NUMBER: 24008

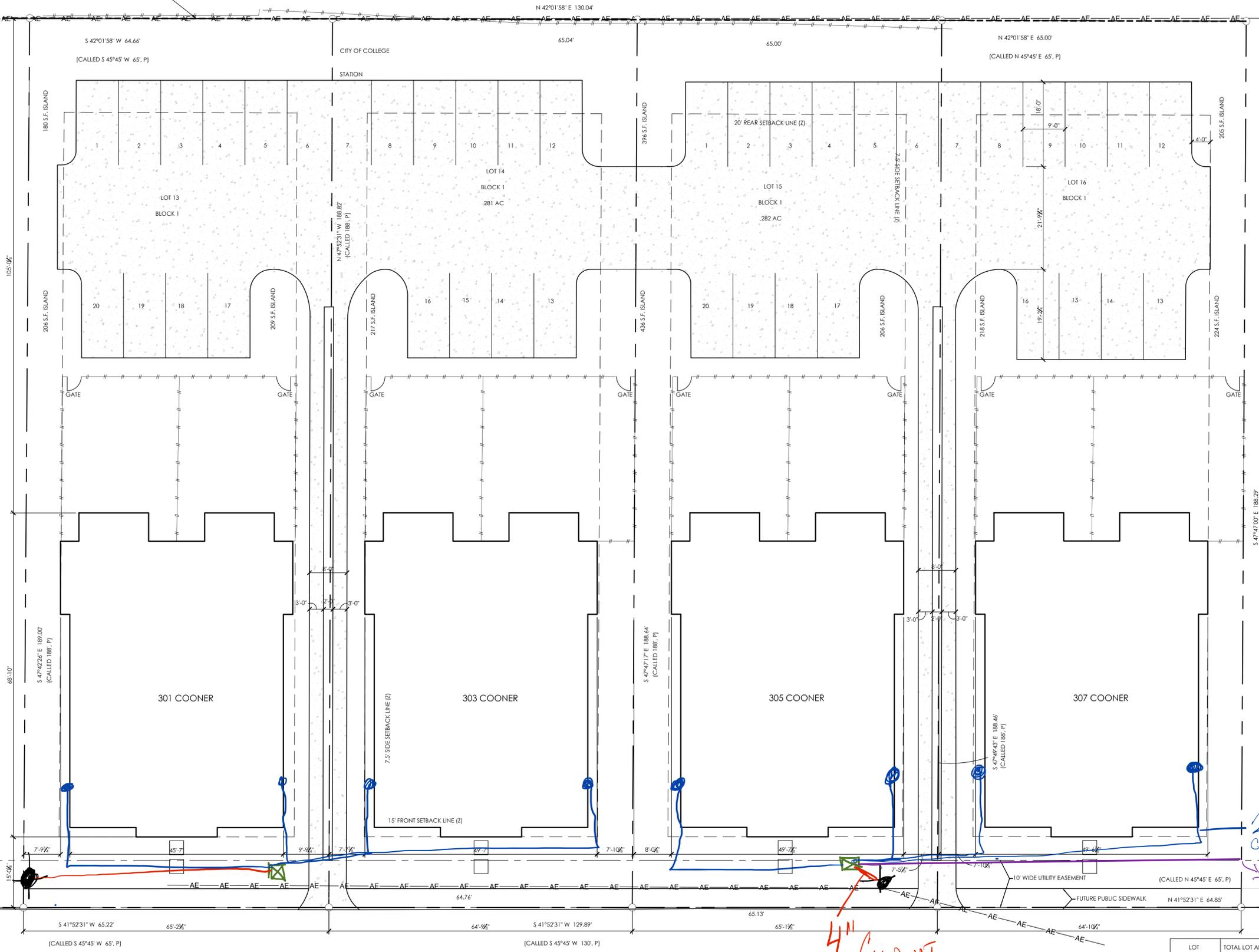


DRAWN: BV
CHECKED: NW
DATE: 04/12/2024

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET
SP1
1 OF 1



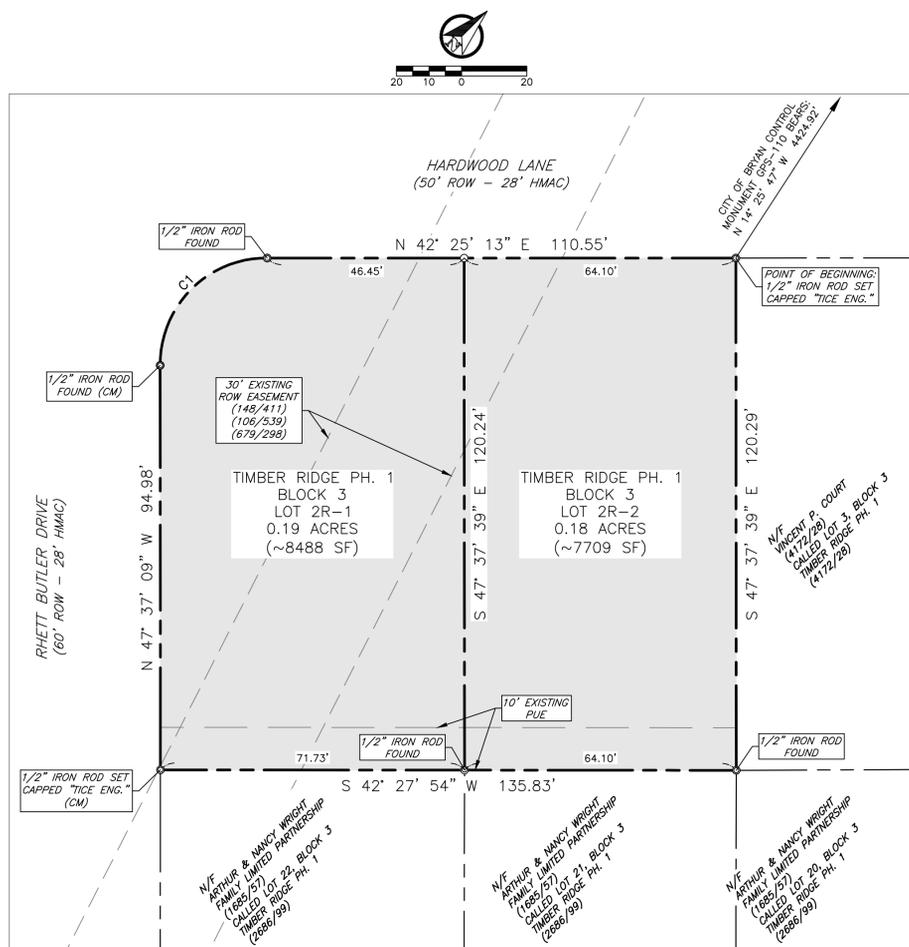
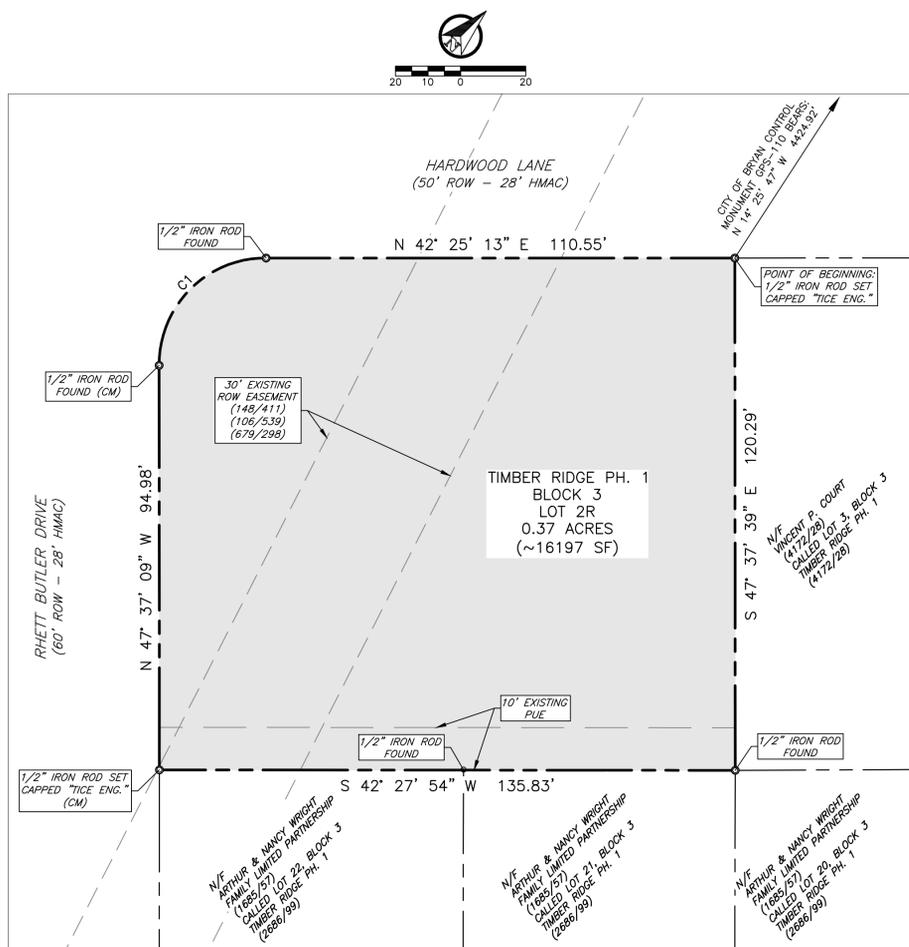
LOT	TOTAL LOT AREA	ALLOWABLE IMPERVIOUS COVER	PARKING LOT (+DRIVEWAY)	TOTAL SLAB	PUBLIC SIDE WALK	IMPERVIOUS COVER	IMPERVIOUS COVER PERCENT
13	12248 S.F.	6747 S.F.	3314 S.F.	3049 S.F.	260 S.F.	6623 S.F.	53.9%
14	12247 S.F.	6735 S.F.	3425 S.F.	3049 S.F.	260 S.F.	6308 S.F.	54.9%
15	12248 S.F.	6747 S.F.	3425 S.F.	3049 S.F.	260 S.F.	6333 S.F.	54.9%
16	12230 S.F.	6727 S.F.	3314 S.F.	3049 S.F.	260 S.F.	6333 S.F.	53.9%

1 SITE PLAN
SCALE: 3/32" = 1'-0"



ORIGINAL PLAT

REPLAT



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.72'	25.00'	91° 02' 27"	N 2° 32' 18" W	35.68'	25.46'

**METES AND BOUNDS DESCRIPTION
OF A 0.37 ACRES TRACT
OUT OF THE
CRAWFORD BURNETT LEAGUE SURVEY, A-7
BRAZOS COUNTY, TEXAS**

FIELD NOTES OF A 0.372 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER SURVEY, ABSTRACT NUMBER 8 OF BRAZOS COUNTY, TEXAS, BEING LOT 2R, BLOCK 3 OF THE REVISED TIMBER RIDGE ADDITION FIRST INSTALLMENT AND BEING THE SAME PROPERTY AS CONVEYED AND DESCRIBED TO SHAHEER ISSA JAFAR BY JANET D. & BRYAN R. BURMA IN VOLUME 19475, PAGE 124 OF THE OFFICIAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.372 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE & BEGIN AT A SET 1/2 INCH IRON ROD LYING IN THE SOUTHEASTERLY LINE OF HARDWOOD LANE MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE WEST CORNER OF LOT 3, BLOCK 3 OF THE REVISED TIMBER RIDGE ADDITION FIRST INSTALLMENT AS CONVEYED AND DESCRIBED TO VINCENT P. COURT IN VOLUME 4172, PAGE 28 OF THE OFFICIAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS, FROM WHICH A FOUND IRON ROD IN CONCRETE WITH AN ALUMINUM CAP BEING THE CITY OF BRYAN MONUMENT NUMBER GPS-110 BEARS N 14°25'47" W A DISTANCE OF 4424.92 FEET.

THENCE: S 47°37'39" E ALONG THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST LINE OF LOT 3, BLOCK 3 A DISTANCE OF 120.29 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE EAST CORNER FOR THIS TRACT, THE SOUTH CORNER FOR LOT 3, BLOCK 3, THE WEST CORNER FOR LOT 20, BLOCK 3, AND THE NORTHWEST CORNER OF LOT 21, BLOCK 3 OF THE REVISED TIMBER RIDGE ADDITION FIRST INSTALLMENT AS CONVEYED AND DESCRIBED TO ARTHUR AND NANCY WRIGHT FAMILY LIMITED PARTNERSHIP IN VOLUME 2686, PAGE 99 OF THE OFFICIAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 42°27'54" W ALONG THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST LINE OF LOT 21, BLOCK 3, PASSING A FOUND 1/2 INCH IRON ROD AT A DISTANCE OF 64.10 FEET, MARKING THE WEST CORNER OF LOT 21, BLOCK 3 AND THE NORTH CORNER OF LOT 22, BLOCK 3 OF THE REVISED TIMBER RIDGE ADDITION FIRST INSTALLMENT AS CONVEYED AND DESCRIBED TO ARTHUR AND NANCY WRIGHT FAMILY LIMITED PARTNERSHIP IN VOLUME 2686, PAGE 99 OF THE OFFICIAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 135.83 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." LYING IN THE NORTHEAST LINE OF RHETT BUTLER DRIVE MARKING THE SOUTH CORNER FOR THIS TRACT AND THE WEST CORNER FOR THE SAID LOT 22, BLOCK 3.

THENCE: N 47°37'09" W ALONG THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST LINE OF RHETT BUTLER DRIVE FOR A DISTANCE OF 94.98 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE START OF A CURVE TO THE RIGHT.

THENCE: ALONG THE EAST INTERSECTION OF RHETT BUTLER DRIVE AND HARDWOOD LANE WITH SAID CURVE FOR A DISTANCE OF 39.72 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING N 02°32'18" W A DISTANCE OF 35.68 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE END OF THE CURVE IN THE SOUTHEAST LINE OF SAID HARDWOOD LANE.

THENCE: N 42°25'13" E ALONG THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST LINE OF HARDWOOD LANE FOR A DISTANCE OF 110.55 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.372 ACRES OF LAND MORE OR LESS ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF KEITH ZIMMERMAN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6723.

- ANNOTATIONS:**
- ROW- Right-of-Way
 - HMAC- Hot mix Asphaltic concrete
 - DRBCT- Deed Records Of Brazos County, Texas
 - ORBCT- 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
 - TYP- Typical
 - N/P- Now or Formerly

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Daniel Parnian, Managing Partner of 1200 Hardwood LP, owner and developer of the land shown on this plat, and designated herein as Block 3, Lots 2R, Timber Ridge Ph. 1, 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. All such dedications shall be in fee simple unless expressly provided otherwise.

Daniel Parnian
Managing Partner

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Keith Zimmerman, Registered Professional Land Surveyor No. 6723, 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.

Keith Zimmerman, R.P.L.S. No. 6723

CERTIFICATE OF CITY PLANNER

I, _____, City Planner 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 Planner
College Station, 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.

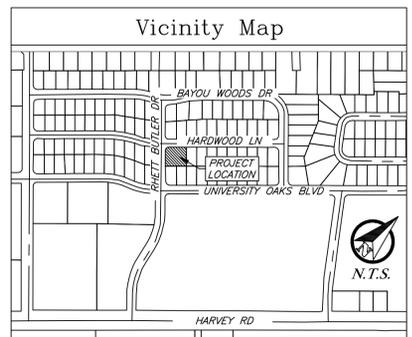
City Engineer
College Station, Texas

CERTIFICATE OF 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 _____, 202__, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas



General Notes:

- 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).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 0.99990296 (calculated using GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0220P, effective April 2, 2014.
- 1/2" Iron rods will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the College Station Code of Ordinances.
- This property is zoned in General Suburban (GS).
- This survey plat was prepared to reflect the title report issued by university title company, GP No. 240483CS, effective date: September 22nd, 2024. No survey related items were listed under Schedule B.

Final Plat

**Timber Ridge Ph. 1
Block 97,
Lots 2R-1 and 2R-2**

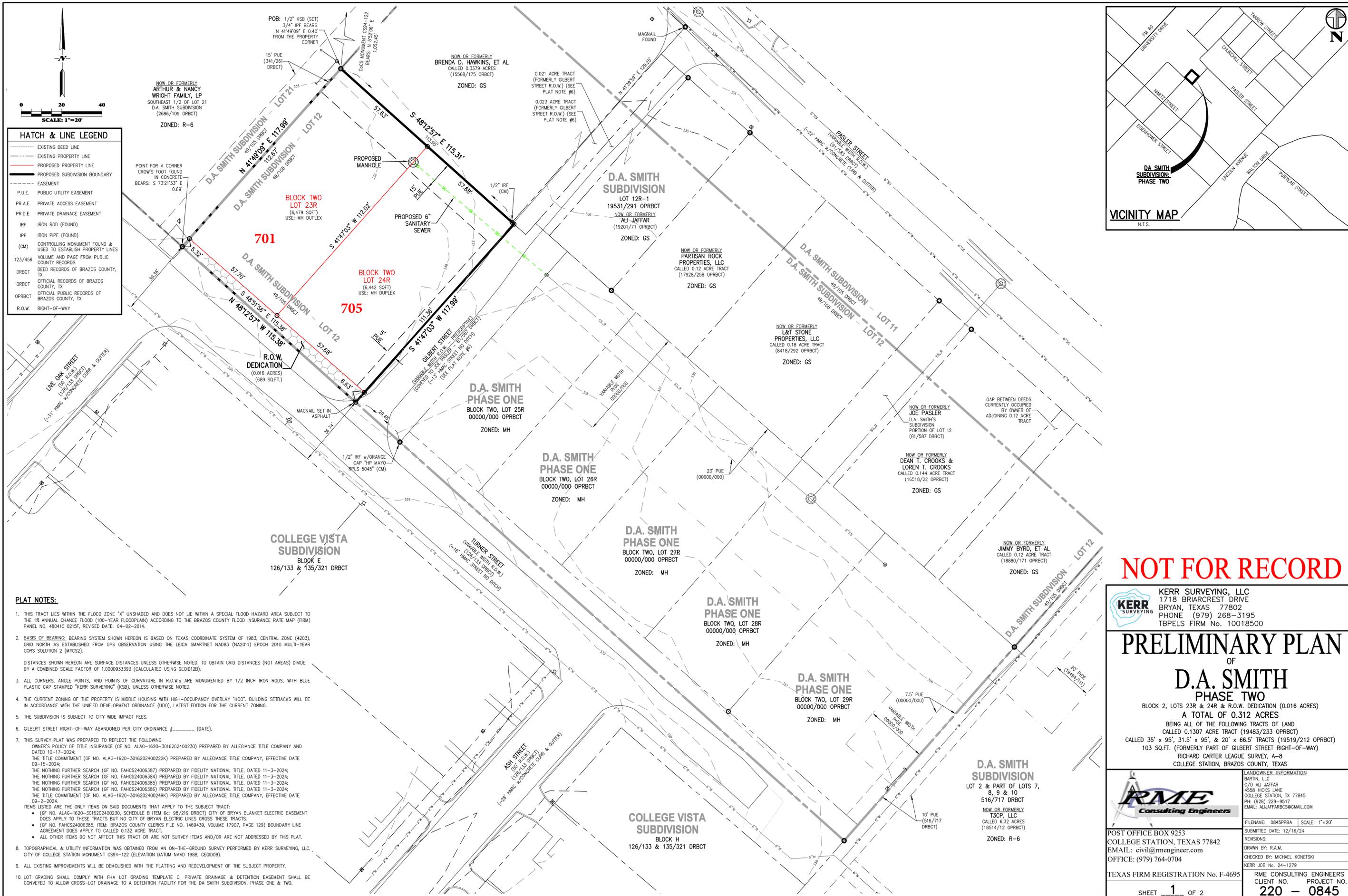
*Being a Replat of a 0.37 acre tract,
being all of Timber Ridge, Phase 1,
Lot 2R of Block 97
Volume 885, Page 732,
Crawford Burnett League survey, A-7
College Station, Brazos County, Texas
January 2025*

Owner:
1200 Hardwood LP
727 Graham Rd
College Station, TX, 77845

Surveyor:
TICE Engineering, INC
11400 Highway 30
Suite 306
College Station, TX 77845
979-205-8860
Proj # 5222-24

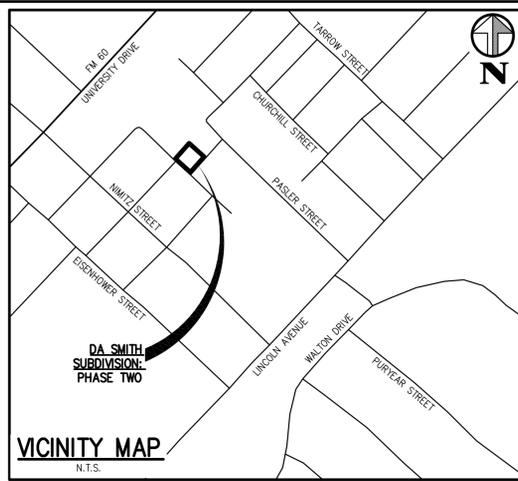
Engineer:
I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J:\Engineering\5/01/2023\4E Project # 24-065\4E-Server\2024\24-065 Timber Ridge RPT\Plat\Timber Ridge Replat.dwg
 5/01/2023 4E Project # 24-065



HATCH & LINE LEGEND

- EXISTING DEED LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION BOUNDARY
- EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.A.E. PRIVATE ACCESS EASEMENT
- P.R.D.E. PRIVATE DRAINAGE EASEMENT
- IRF IRON ROD (FOUND)
- IPF IRON PIPE (FOUND)
- (CM) CONTROLLING MONUMENT FOUND & USED TO ESTABLISH PROPERTY LINES
- 123/456 VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TX
- ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TX
- OPRBCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX
- R.O.W. RIGHT-OF-WAY



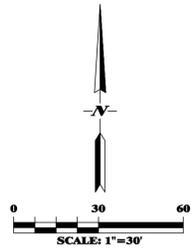
- PLAT NOTES:**
- THIS TRACT LIES WITHIN THE FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOODPLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C 0215F, REVISED DATE: 04-02-2014.
 - BASIS OF BEARING:** 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 CORRS 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 1.0000933393 (CALCULATED USING GEODI2B).
 - 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" (KSB), UNLESS OTHERWISE NOTED.
 - THE CURRENT ZONING OF THE PROPERTY IS MIDDLE HOUSING WITH HIGH-OCCUPANCY OVERLAY "HOOD", BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE (UDO), LATEST EDITION FOR THE CURRENT ZONING.
 - THE SUBDIVISION IS SUBJECT TO CITY WIDE IMPACT FEES.
 - GILBERT STREET RIGHT-OF-WAY ABANDONED PER CITY ORDINANCE # _____ (DATE).
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE FOLLOWING:
OWNER'S POLICY OF TITLE INSURANCE (OF NO. ALAG-1620-3016202400230) PREPARED BY ALLEGIANCE TITLE COMPANY AND DATED 10-17-2024;
THE TITLE COMMITMENT (OF NO. ALAG-1620-3016202400222K) PREPARED BY ALLEGIANCE TITLE COMPANY, EFFECTIVE DATE 09-15-2024;
THE NOTHING FURTHER SEARCH (OF NO. FAHCS24006387) PREPARED BY FIDELITY NATIONAL TITLE, DATED 11-3-2024;
THE NOTHING FURTHER SEARCH (OF NO. FAHCS24006384) PREPARED BY FIDELITY NATIONAL TITLE, DATED 11-3-2024;
THE NOTHING FURTHER SEARCH (OF NO. FAHCS24006385) PREPARED BY FIDELITY NATIONAL TITLE, DATED 11-3-2024;
THE NOTHING FURTHER SEARCH (OF NO. FAHCS24006386) PREPARED BY FIDELITY NATIONAL TITLE, DATED 11-3-2024;
THE TITLE COMMITMENT (OF NO. ALAG-1620-3016202400249K) PREPARED BY ALLEGIANCE TITLE COMPANY, EFFECTIVE DATE 09-2-2024.
ITEMS LISTED ARE THE ONLY ITEMS ON SAID DOCUMENTS THAT APPLY TO THE SUBJECT TRACT:
• (OF NO. ALAG-1620-3016202400230, SCHEDULE B ITEM 6c: 88/219 DRBCT) CITY OF BRYAN BLANKET ELECTRIC EASEMENT DOES APPLY TO THESE TRACTS BUT NO CITY OF BRYAN ELECTRIC LINES CROSS THESE TRACTS.
• (OF NO. FAHCS24006385, ITEM: BRAZOS COUNTY CLERKS FILE NO. 1469439, VOLUME 17907, PAGE 129) BOUNDARY LINE AGREEMENT DOES APPLY TO CALLED 0.132 ACRE TRACT.
• ALL OTHER ITEMS DO NOT AFFECT THIS TRACT OR ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
 - TOPOGRAPHICAL & UTILITY INFORMATION WAS OBTAINED FROM AN ON-THE-GROUND SURVEY PERFORMED BY KERR SURVEYING, LLC., CITY OF COLLEGE STATION MONUMENT CS94-122 (ELEVATION DATUM NAVD 1988, GEODI09).
 - ALL EXISTING IMPROVEMENTS WILL BE DEMOLISHED WITH THE PLATTING AND REDEVELOPMENT OF THE SUBJECT PROPERTY.
 - LOT GRADING SHALL COMPLY WITH FHA LOT GRADING TEMPLATE C, PRIVATE DRAINAGE & DETENTION EASEMENT SHALL BE CONVEYED TO ALLOW CROSS-LOT DRAINAGE TO A DETENTION FACILITY FOR THE DA SMITH SUBDIVISION, PHASE ONE & TWO.

NOT FOR RECORD

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

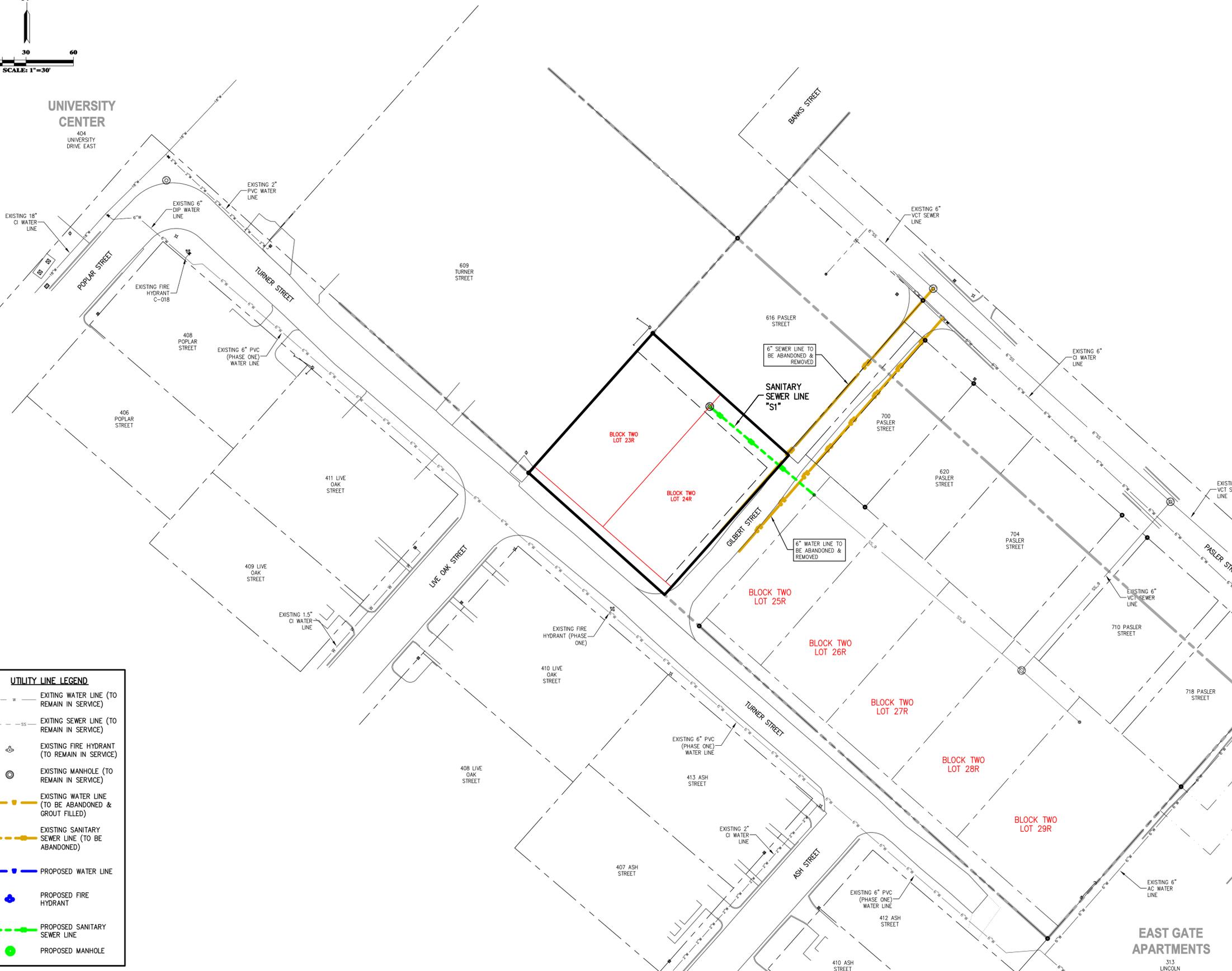
PRELIMINARY PLAN
OF
D.A. SMITH
PHASE TWO
BLOCK 2, LOTS 23R & 24R & R.O.W. DEDICATION (0.016 ACRES)
A TOTAL OF 0.312 ACRES
BEING ALL OF THE FOLLOWING TRACTS OF LAND
CALLED 0.1307 ACRE TRACT (19483/233 OPRBCT)
103 SQ.FT. (FORMERLY PART OF GILBERT STREET RIGHT-OF-WAY)
RICHARD CARTER LEAGUE SURVEY, A-8
COLLEGE STATION, BRAZOS COUNTY, TEXAS

	LANDOWNER INFORMATION BARTIN, LLC C/O ALI JAFFAR 4558 HICKS LANE COLLEGE STATION, TX 77845 PH: (928) 229-9517 EMAIL: ALIJAFFARCS@GMAIL.COM
	FILENAME: 0845PPBA SCALE: 1"=20' SUBMITTED DATE: 12/16/24 REVISIONS: DRAWN BY: R.A.M. CHECKED BY: MICHAEL KONETSKI KERR JOB NO. 24-1279
POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com OFFICE: (979) 764-0704	TEXAS FIRM REGISTRATION No. F-4695 RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 220 - 0845



UNIVERSITY CENTER

404 UNIVERSITY DRIVE EAST



UTILITY LINE LEGEND	
	EXISTING WATER LINE (TO REMAIN IN SERVICE)
	EXISTING SEWER LINE (TO REMAIN IN SERVICE)
	EXISTING FIRE HYDRANT (TO REMAIN IN SERVICE)
	EXISTING MANHOLE (TO REMAIN IN SERVICE)
	EXISTING WATER LINE (TO BE ABANDONED & GROUT FILLED)
	EXISTING SANITARY SEWER LINE (TO BE ABANDONED)
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER LINE
	PROPOSED MANHOLE

NOT FOR RECORD

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

PRELIMINARY PLAN
 OF
D.A. SMITH
PHASE TWO
 BLOCK 2, LOTS 23R & 24R & R.O.W. DEDICATION (0.016 ACRES)
 A TOTAL OF 0.312 ACRES
 BEING ALL OF THE FOLLOWING TRACTS OF LAND
 CALLED 0.1307 ACRE TRACT (19483/233 OPRBCT)
 103 SQ.FT. (FORMERLY PART OF GILBERT STREET RIGHT-OF-WAY)
 RICHARD CARTER LEAGUE SURVEY, A-8
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

RME Consulting Engineers

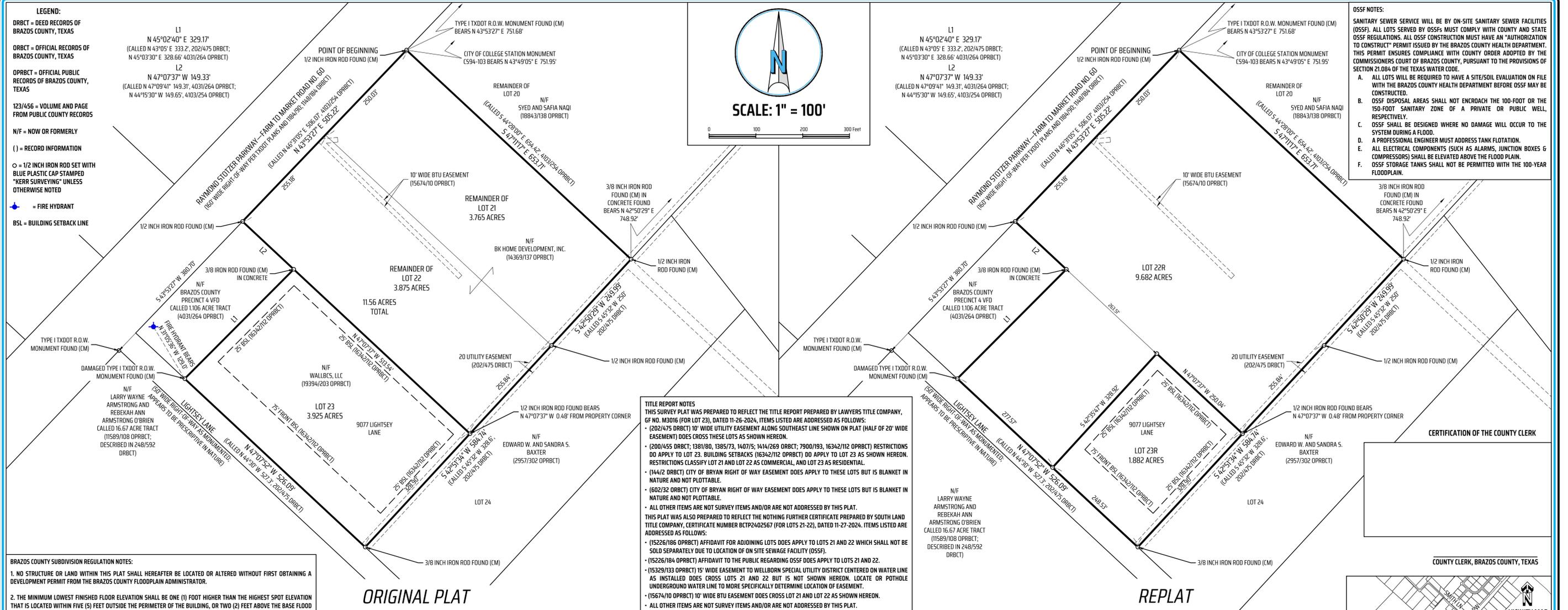
POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@rmengineer.com
 OFFICE: (979) 764-0704

TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
 BARTIN, LLC
 C/O ALI JAFFAR
 4558 HICKS LANE
 COLLEGE STATION, TX 77845
 PH: (928) 229-9517
 EMAIL: ALJJAFFAR@GMAIL.COM

FILENAME: 0845PP1B SCALE: 1"=30'
 SUBMITTED DATE: 12/16/24
 REVISIONS:
 DRAWN BY: R.A.M.
 CHECKED BY: MICHAEL KONETSKI
 KERR JOB No. 24-1279
 RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
220 - 0845

EAST GATE APARTMENTS
 313 LINCOLN AVENUE



TITLE REPORT NOTES
 THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, OF NO. M3016 (FOR LOT 23), DATED 11-26-2024, ITEMS LISTED ARE ADDRESSED AS FOLLOWS:
 • (202/475 DRBCT) 10' WIDE UTILITY EASEMENT ALONG SOUTHEAST LINE SHOWN ON PLAT (HALF OF 20' WIDE EASEMENT) DOES CROSS THESE LOTS AS SHOWN HEREON.
 • (200/455 DRBCT; 1381/80, 1385/73, 1407/5; 1414/269 DRBCT; 7900/193, 16342/112 OPRBCT) RESTRICTIONS DO APPLY TO LOT 23. BUILDING SETBACKS (16342/112 OPRBCT) DO APPLY TO LOT 23 AS SHOWN HEREON. RESTRICTIONS CLASSIFY LOT 21 AND LOT 22 AS COMMERCIAL, AND LOT 23 AS RESIDENTIAL.
 • (144/2 DRBCT) CITY OF BRYAN RIGHT OF WAY EASEMENT DOES APPLY TO THESE LOTS BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.
 • (602/32 DRBCT) CITY OF BRYAN RIGHT OF WAY EASEMENT DOES APPLY TO THESE LOTS BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.
 • ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
 THIS PLAT WAS ALSO PREPARED TO REFLECT THE NOTHING FURTHER CERTIFICATE PREPARED BY SOUTH LAND TITLE COMPANY, CERTIFICATE NUMBER BCTP2402567 (FOR LOTS 21-22), DATED 11-27-2024. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:
 • (15226/186 OPRBCT) AFFIDAVIT FOR ADJOINING LOTS DOES APPLY TO LOTS 21 AND 22 WHICH SHALL NOT BE SOLD SEPARATELY DUE TO LOCATION OF ON SITE SEWAGE FACILITY (OSSF).
 • (15226/184 OPRBCT) AFFIDAVIT TO THE PUBLIC REGARDING OSSF DOES APPLY TO LOTS 21 AND 22.
 • (15329/133 OPRBCT) 15' WIDE EASEMENT TO WELLBORN SPECIAL UTILITY DISTRICT CENTERED ON WATER LINE AS INSTALLED DOES CROSS LOTS 21 AND 22 BUT IS NOT SHOWN HEREON. LOCATE OR POTHOLE UNDERGROUND WATER LINE TO MORE SPECIFICALLY DETERMINE LOCATION OF EASEMENT.
 • (15674/10 OPRBCT) 10' WIDE BTU EASEMENT DOES CROSS LOT 21 AND LOT 22 AS SHOWN HEREON.
 • ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

ORIGINAL PLAT

REPLAT

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

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Jesse C Wall, authorized signer of WALLBCS, LLC, a Texas limited liability company, the owner and developer of the land shown on this plat, designated herein as Lots 22R and 23R, OAK HILLS SUBDIVISION to Brazos County, 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.

WALLBCS, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: Jesse C Wall, authorized signer

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jesse C Wall known to me to be the person whose name is 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 OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Jesse C Wall, authorized signer of BK HOME DEVELOPMENT, INC., a Texas corporation, the owner and developer of the land shown on this plat, designated herein as Lots 22R and 23R, OAK HILLS SUBDIVISION to Brazos County, 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.

BK HOME DEVELOPMENT, INC., A TEXAS CORPORATION

By: Jesse C Wall, authorized signer

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jesse C Wall known to me to be the person whose name is 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 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 APPROVAL

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

SIGNED THIS THE ____ DAY OF _____, 20__.

COUNTY JUDGE, BRAZOS COUNTY

FIELD NOTES DESCRIPTION
 OF A
 11.56 ACRE TRACT
 STEPHEN JONES LEAGUE SURVEY, ABSTRACT NO. 27
 BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 11.56 ACRES IN THE STEPHEN JONES LEAGUE SURVEY, ABSTRACT NO. 27, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 21 (REMAINDER), LOT 22 (REMAINDER), AND LOT 23 DEPICTED ON THE PLAT OF OAK HILLS SUBDIVISION FILED IN VOLUME 202, PAGE 475 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 11.56 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the southeast right-of-way of Farm to Market Road No. 60—Raymond Stotzer Parkway (160 foot wide right-of-way, TxDOT plans: 1184/90, 1148/184 DRBCT) marking the west corner of the remainder of Lot 20 and the north corner of said remainder of Lot 21, from which a Type I TxDOT right-of-way monument found bears N 43° 53' 27" E a distance of 751.68; for reference the City of College Station monument (C594-103 BEARS N 43° 49' 05" E a distance of 751.95 feet;

THENCE, with the common line of said remainders of Lots 20 and 21, S 47° 11' 17" E a distance of 653.71 feet to a 1/2 inch iron rod found on the northwest line of Lot 24 marking the south corner of said remainder of Lot 20 and the east corner of said remainder of Lot 21; from which a 3/8 inch iron rod found in concrete bears N 42° 50' 29" E a distance of 748.92 feet;

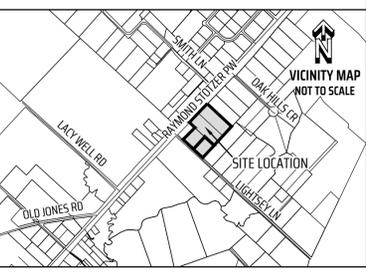
THENCE, with said northwest line of Lot 24 and the southeast lines of said Lots 22 and 23, S 42° 51' 34" W, passing at a distance of 255.84 feet the calculated south corner of said Lot 22 and east corner of said Lot 23 from which a 1/2 inch iron rod found bears N 47° 07' 37" W a distance of 0.48 feet, and continuing on for a total distance of 584.74 feet to a 3/8 inch iron rod found on the northeast right-of-way of Lightsey Lane (50 foot wide right-of-way as monumented; appears to be prescriptive in nature) marking the west corner of said Lot 24 and the south corner of said Lot 23;

THENCE, with said northeast right-of-way of Lightsey Lane and the southwest line of said Lot 23, N 47° 07' 37" W a distance of 6.09 feet to a damaged Type I TxDOT right-of-way monument found marking the south corner of a called 1.106 acre tract described in a deed to Brazos County Precinct 4 VFD in Volume 4031, Page 264 (OPRBCT);

THENCE, with the common line of said 1.106 acre tract and said Lot 23, N 45° 02' 40" E a distance of 329.17 feet to a 3/8 inch iron rod found in concrete on the southwest line of said remainder of Lot 22 marking the north corner of said Lot 23 and the east corner of said 1.106 acre tract;

THENCE, with said southwest line of remainder of Lot 22 and the northeast line of said 1.106 acre tract, N 47° 07' 37" W a distance of 149.33 feet to a 1/2 inch iron rod found on the southeast line of said Raymond Stotzer Parkway; for reference, a Type I TxDOT right-of-way monument found bears S 43° 53' 27" W a distance of 380.70 feet;

THENCE, with said right-of-way and the northwest lines of said remainders of Lots 22 and 21, N 43° 53' 27" E a distance of 505.22 feet to the POINT OF BEGINNING hereof and containing 11.56 acres of land, more or less.



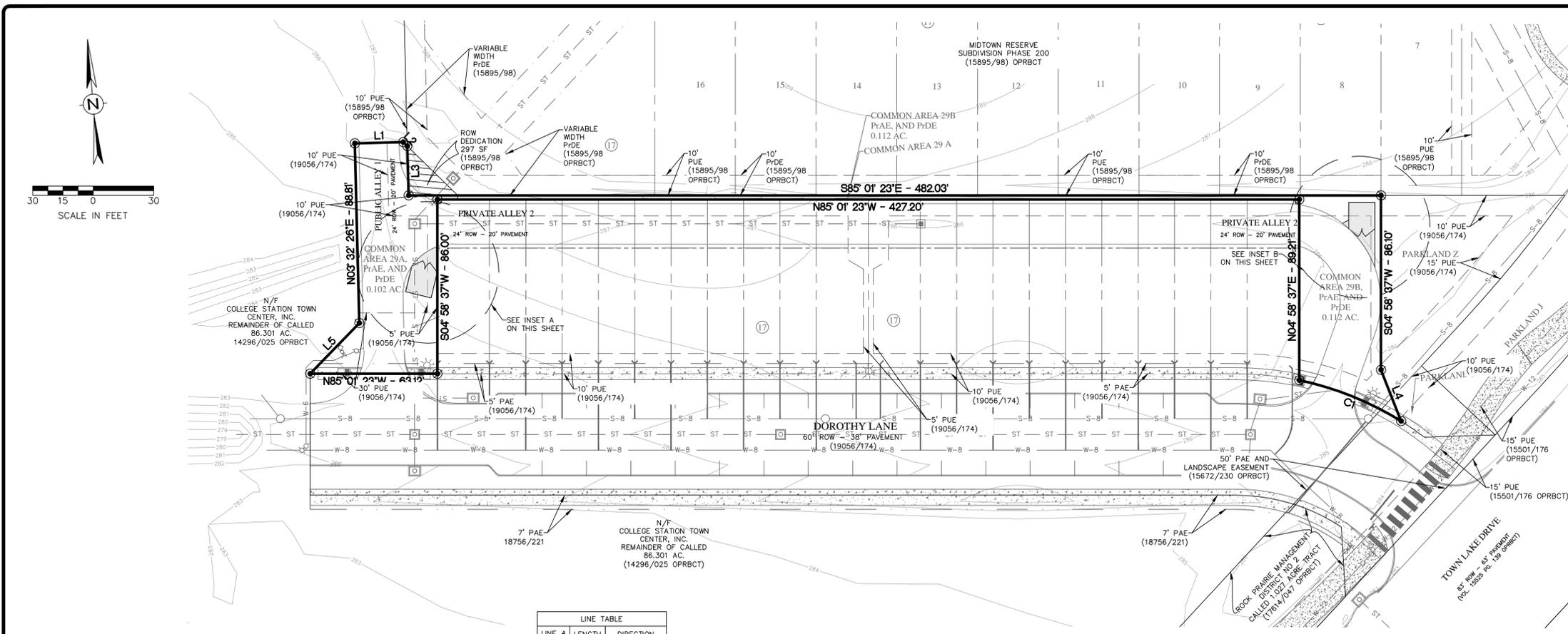
FINAL PLAT
 OF
OAK HILLS SUBDIVISION
LOTS 22R AND 23R
 BEING A REPLAT OF OAK HILLS SUBDIVISION
 LOTS 21, 22, AND 23
 VOLUME 202, PAGE 475, OPRBCT
 TOTAL 11.56 ACRES
 STEPHEN JONES LEAGUE SURVEY, ABSTRACT NO. 27
 BRAZOS COUNTY, TEXAS

OWNERS: WALLBCS, INC., A TEXAS CORPORATION
 5839 FOSTER ROAD, BRYAN, TEXAS 77807
 BK HOME DEVELOPMENT, INC.
 8702 ADAMS LANE, TEMPLE, TEXAS 76502

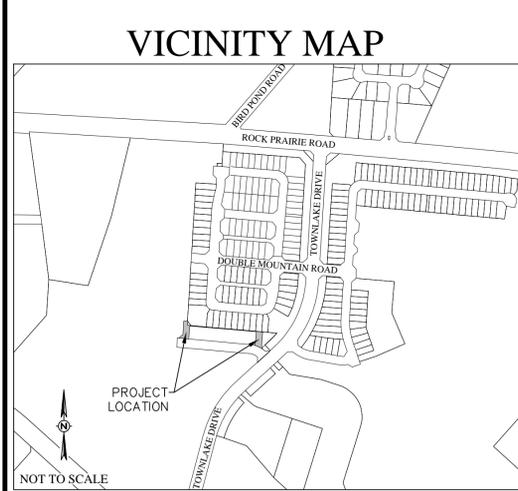
SCALE: 1 INCH = 100 FEET
 SURVEY DATE: 10-22-2024 | PLAT DATE: 12-2-2024
 JOB NUMBER: 24-1165 | CAD NAME: 24-1165-5 RP 9077 Lightsey
 POINT FILE: JONESRD-GRID (cont); 24-1165 (job)
 DRAWN BY: TIF CHECKED BY: MK
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

KERR SURVEYING

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



- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - 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.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
DIG TESS: (800) 344-8377
ATMOS ENERGY: (979) 774-2506
SUDDEN LINK COMMUNICATIONS: (979) 595-2429
FRONTIER COMMUNICATIONS: (979) 821-4783
 - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
 - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE.
 - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE UDO.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SOODED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEED OR SODED WITHIN 14 CALENDAR DATES OF LAST DISTURBANCE.
 - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION.
 - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
 - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF RESUME DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.
 - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
 - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
 - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
 - THE CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE APPLICABLE REGULATORY AGENCY.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING.
 - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED AS IS, WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT UPON RELEASE OF SUCH DATA, SE IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

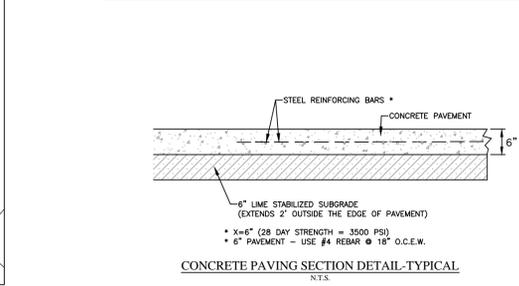


LINE TABLE

LINE #	LENGTH	DIRECTION
L1	24.00'	S86° 27' 34"E
L2	2.86'	S40° 44' 29"E
L3	24.38'	S3° 32' 26"W
L4	27.20'	S16° 32' 18"E
L5	34.91'	N49° 15' 31"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	54.66'	155.00'	020°12'22"	27.62'	54.38'	N63°13'58"W



**MIDTOWN 404A
DOROTHY LANE**

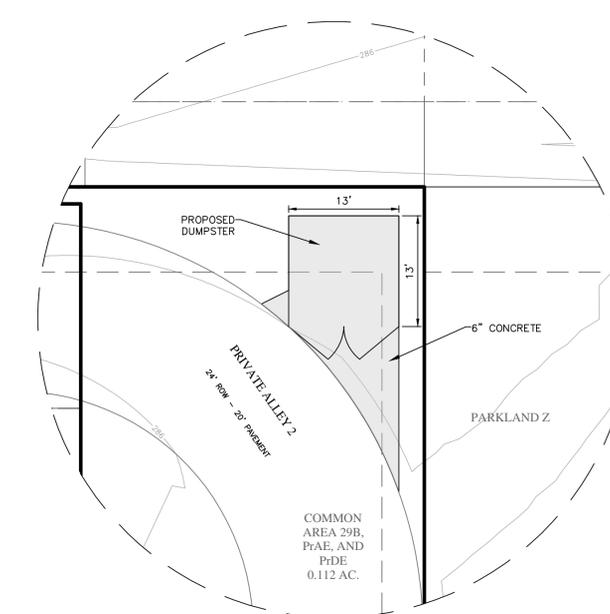
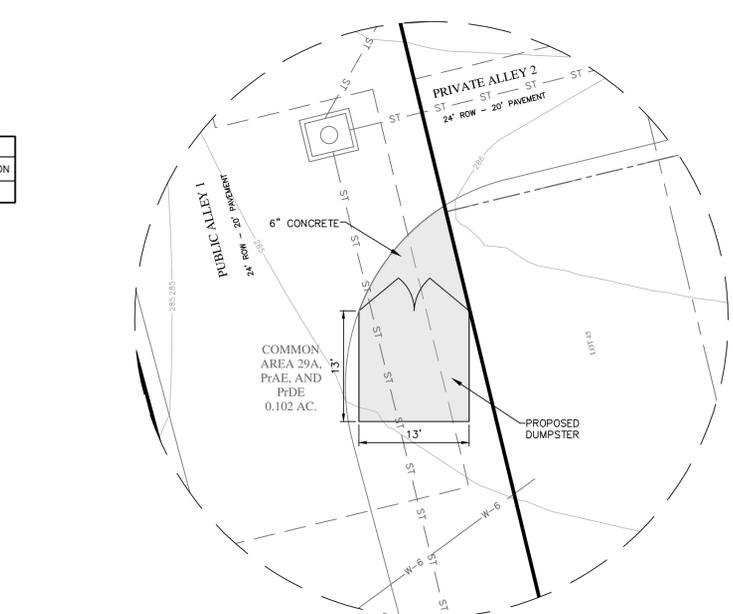
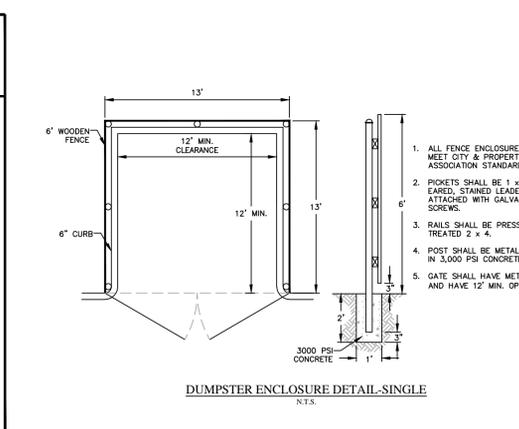
TOTAL DISTURBED AREA = 0.014 ACRES
MIDTOWN CITY CENTER SUBDIVISION PHASE 404A
COMMON AREA 29A AND 29B, BLOCK 17
TOTAL AREA = 0.214 ACRES
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'
FEBRUARY 2025

OWNER/DEVELOPER:
COLLEGE STATION TOWN CENTER, INC.
4121 SH 6 SOUTH, SUITE 200
COLLEGE STATION, TEXAS 77845
(979) 985-5610

SURVEYOR:
NATHAN PAUL KERR, RPLS NO. 6834
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

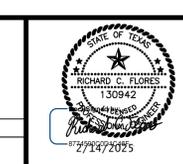
ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900



- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS COLLEGE STATION TOWN CENTER, INC. THE SUBJECT PROPERTY IS MIDTOWN CITY CENTER PHASE 404 A, COMMON AREAS 29 A AND 29 B. PROPERTY IS ZONED PD.
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 0.014 ACRES (606 SF).
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 310, MAP NO. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
 - TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED.
 - THE DUMPSTER ENCLOSURE SHALL BE A 6' TALL WOODEN FENCE. THE DUMPSTER AREA SHALL BE 12' x 12' NOT INCLUDING ANY BOLLARDS. (THE DUMPSTER ENCLOSURE MUST BE REMOVED FOR UTILITY CONSTRUCTION WITHIN THE UTILITY EASEMENT. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF THE DUMPSTER AREA AND ENCLOSURE).
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - THE DUMPSTER GATES SHALL HAVE A MINIMUM OPENING OF 12' AND OPEN 180°. A 6' CLEARANCE FOR THE CURB SHALL BE PROVIDED. DUMPSTER GATES SHALL UTILIZE A POSITIVE-LOCKING MECHANISM WHILE IN THE OPEN POSITION.

MARK	REVISION	BY	DATE

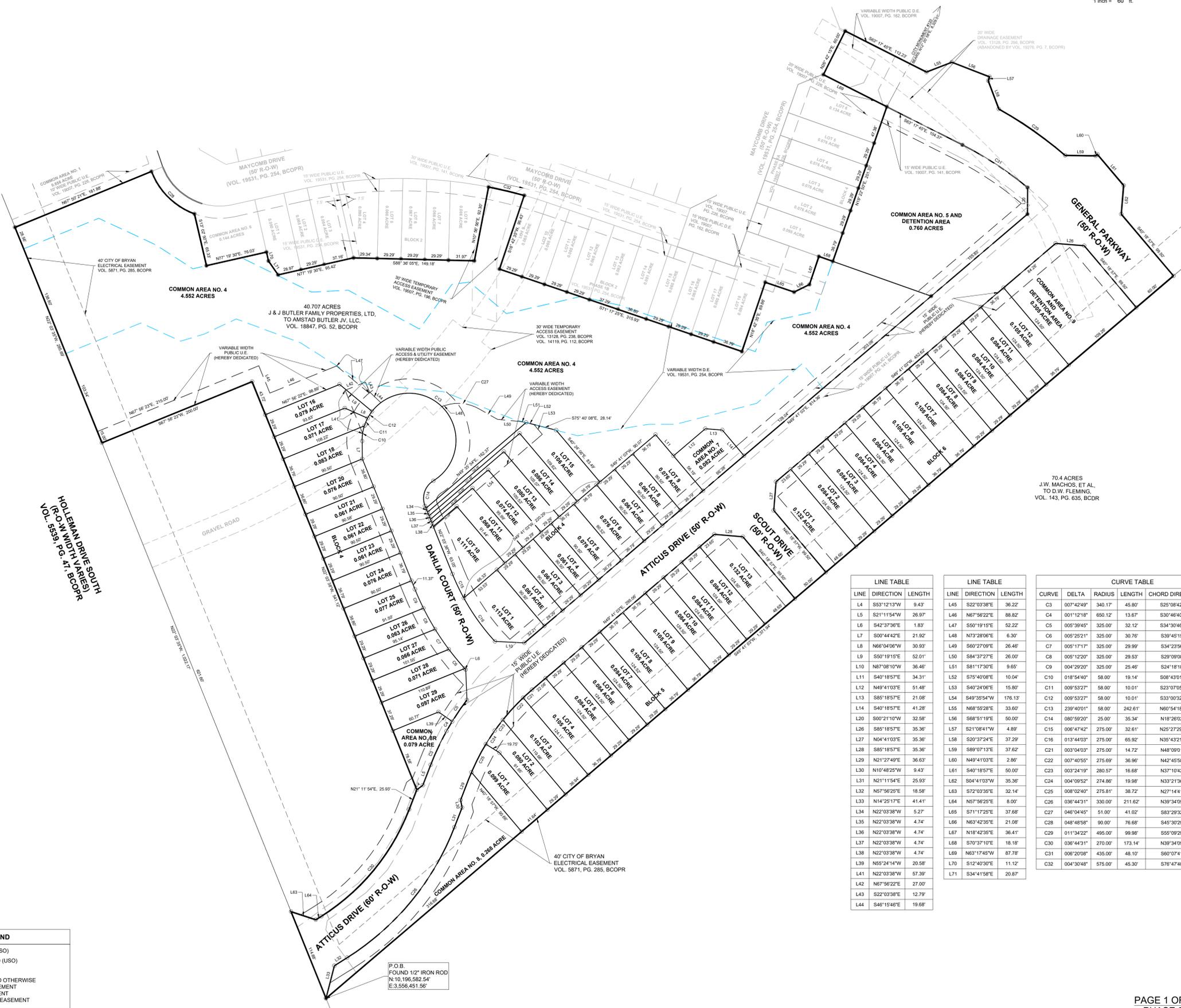
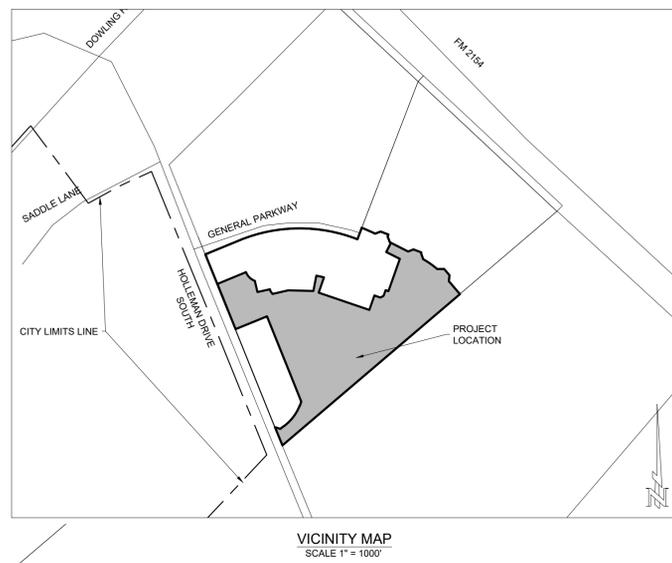
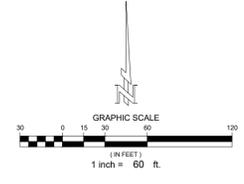
		911 South West 18th y E. College Station, Texas 77840 979.764.3900 TBPE FIRM NO. 12327	THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.	THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RICHARD C. FLORES, P.E., LICENSE NO. 130942 FEBRUARY 14, 2024 ISSUED FOR REVIEW	
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	RCF	RCF	JPS	24-283	FEBRUARY 2024



**MIDTOWN CITY CENTER SUBDIVISION
PHASE 404A
COMMON AREAS 29A AND 29B
COLLEGE STATION, TEXAS**

SCALE
VERTICAL: N/A
HORIZONTAL: 1"=##'
PLOTING SCALE: 1:1
FILE NAME: 24-283

SHEET
C1



LINE TABLE

LINE	DIRECTION	LENGTH
L4	S83°12'13"W	9.43
L5	S21°11'54"W	26.97
L6	S42°37'36"E	1.83
L7	S00°44'42"E	21.92
L8	N66°04'06"W	30.93
L9	S60°19'15"E	52.01
L10	N87°08'10"W	36.46
L11	S40°18'57"E	34.31
L12	N49°41'03"E	51.48
L13	S85°18'57"E	21.08
L14	S40°18'57"E	41.28
L20	S00°21'10"W	32.58
L26	S85°18'57"E	35.36
L27	N04°41'03"E	35.36
L28	S85°18'57"E	35.36
L29	N21°27'49"E	36.63
L30	N10°48'25"W	9.43
L31	N21°11'54"E	25.93
L32	N57°56'25"E	18.58
L33	N14°26'17"E	41.41
L34	N22°03'38"W	5.27
L35	N22°03'38"W	4.74
L36	N22°03'38"W	4.74
L37	N22°03'38"W	4.74
L38	N22°03'38"W	4.74
L39	N55°24'14"W	20.58
L41	N22°03'38"W	57.39
L42	N67°56'22"E	27.00
L43	S22°03'38"E	12.79
L44	S46°15'46"E	19.68

LINE TABLE

LINE	DIRECTION	LENGTH
L45	S22°03'38"E	36.22
L46	N67°56'22"E	88.82
L47	S50°19'15"E	52.22
L48	N73°28'06"E	6.30
L49	S60°27'09"E	26.46
L50	S84°37'27"E	26.00
L51	S81°17'30"E	9.65
L52	S75°40'08"E	10.04
L53	S40°24'06"E	15.80
L54	S49°35'54"W	176.13
L55	N68°55'38"E	33.60
L56	S68°51'19"E	50.00
L57	S21°08'41"W	4.89
L58	S20°37'24"E	37.29
L59	S89°07'13"E	37.62
L60	N49°41'03"E	2.86
L61	S40°18'57"E	50.00
L62	S04°41'03"W	35.36
L63	S72°03'38"E	32.14
L64	N57°56'25"E	8.00
L65	S71°17'25"E	37.68
L66	N63°42'35"E	21.08
L67	N18°42'35"E	36.41
L68	S70°37'10"E	18.18
L69	N63°17'45"W	87.78
L70	S12°40'30"E	11.12
L71	S34°41'58"E	20.87

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C3	007°42'49"	340.17	45.80	S25°08'42"W	45.76
C4	001°12'18"	650.12	13.67	S30°46'40"W	13.67
C5	005°39'45"	325.00	32.12	S34°30'40"W	32.11
C6	005°29'21"	325.00	30.76	S39°45'15"E	30.75
C7	005°17'17"	325.00	29.99	S34°23'56"E	29.98
C8	005°12'20"	325.00	29.53	S29°09'08"E	29.52
C9	004°29'20"	325.00	25.46	S24°18'18"E	25.46
C10	018°54'40"	58.00	19.14	S08°43'01"W	19.06
C11	009°53'27"	58.00	10.01	S23°07'05"W	10.00
C12	009°53'27"	58.00	10.01	S33°00'32"W	10.00
C13	238°40'01"	58.00	242.61	N60°54'18"W	100.63
C14	080°59'20"	25.00	35.34	N18°26'02"E	32.47
C15	006°47'42"	275.00	32.61	N25°27'28"W	32.59
C16	013°44'03"	275.00	65.92	N35°43'21"W	65.76
C21	003°04'03"	275.00	14.72	N48°09'01"E	14.72
C22	007°40'55"	275.69	36.99	N42°45'58"E	36.94
C23	003°24'19"	280.57	16.68	N37°10'42"E	16.67
C24	004°09'52"	274.86	19.98	N33°21'36"E	19.97
C25	008°02'40"	275.81	38.72	N27°14'41"E	38.69
C26	036°44'31"	330.00	211.62	N39°34'09"E	208.01
C27	046°04'48"	51.00	41.02	S83°29'32"E	39.92
C28	048°48'58"	90.00	76.68	S45°30'29"E	74.38
C29	011°34'22"	495.00	99.98	S55°09'29"E	99.81
C30	036°44'31"	270.00	173.14	N39°34'09"E	170.19
C31	006°20'08"	435.00	48.10	S60°07'41"E	48.08
C32	004°30'48"	575.00	45.30	S78°47'40"E	45.28

LEGEND

- 5/8" IRON ROD SET (USO)
- 5/8" IRON ROD FOUND (USO)
- UNLESS STATED OTHERWISE
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT

P.O.B.
FOUND 1/2" IRON ROD
N:10,196,582.54
E:3,556,451.56

**FINAL PLAT
OF
CHARLESTON MILL SUBDIVISION
PHASE 2
BLOCK 4, LOTS 1-29,
BLOCK 5, LOTS 1-13,
BLOCK 6, LOTS 1-12
COMMON AREAS 4, 5, 7, 8, 8R, & 9**

13.596 ACRES TOTAL

CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

54 LOTS
SCALE: 1" = 60'

JOHNSON & PACE INCORPORATED
1201 NW LOOP 281, SUITE 100,
LONGVIEW, TEXAS 75004
(903)753-0563 FAX (903)753-8803
WWW.JOHNSONPACE.COM
TBPLS 10025400
TBPE F-4991

ENGINEER:
DANIEL BEAMON, P.E., BEAMON ENGINEERING
16172 BENCH LANE
BRYAN, TEXAS, 77807

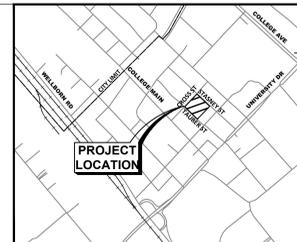
SURVEYOR:
TROY MAXWELL, R.P.L.S.
1201 NW LOOP 281, SUITE 100
LONGVIEW, TEXAS, 75604

OWNER:
AMSTAD BUTLER JV, LLC
4501 MILLS PARK CIRCLE
COLLEGE STATION, TEXAS, 77845

JOB #4826-001, FEBRUARY 13, 2025



ACCORDING TO MAP NO. 48041C0305F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY DATED APRIL 2, 2014, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE 'X', DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

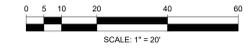


**COLLEGE STATION
- THE VERVE**
310 STASNEY STREET
COLLEGE STATION, TX 77840

esg
ARCHITECTURE & DESIGN
350 North 5th Street, Suite 400
Minneapolis, MN 55401
p 612.338.5508 | esgarch.com

QUIDDITY
Texas Board of Professional Engineers
and Land Surveyors Reg. No. F-23302
150 Venture Drive, Suite 100 • College Station, TX 77840
899.731.8000

**VICINITY MAP
N.T.S**



- EXISTING LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WATERLINE W/ METER
 - SANITARY SEWER W/ MANHOLE
 - SANITARY SEWER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - STORM SEWER W/ CURB INLET
 - PROPERTY LINE

- PROPOSED LEGEND**
- WATERLINE W/ FIRE HYDRANT
 - WATERLINE W/ METER
 - WATERLINE W/ BACK FLOW PREVENTER
 - SANITARY SEWER W/ MANHOLE
 - TREE (REF. LA PLANS)
 - BENCH (REF. LA PLANS)
 - LIGHT POLE
 - PARKING SIGN
 - BRICK PAVERS
 - PARKING COUNT

SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ON-SITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISBURSERS.
2. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
3. A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON-SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
4. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
5. THIS SITE SHALL BE CONSIDERED ITS OWN BUILDING PLOT FOR THE PURPOSE OF SIGNAGE, AND SIGNAGE WILL BE PERMITTED SEPARATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SPILLS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
9. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS OR OTHER OPERATIONAL REQUIREMENTS.
10. ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
12. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
13. IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE CHECK BACK FLOW DEVICE, AND IS INSTALLED PER CITY ORDINANCE 2394.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
16. THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
17. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
18. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
19. ALL WATER LINES TO BE 3/4" OR 1" P.V.C. MEETING AWWA C-900 OR C-909 STANDARDS.
20. ALL SANITARY SEWER LINES TO BE 8" OR 10" P.V.C.
21. SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TEE REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
22. ALL METERS TO BE LOCATED WITHIN THE P.U.I.
23. IMPACT TREES WILL BE ASSESSED WITH THE BUILDING PERMIT.
24. EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.11 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPABLE HOUSING AND NO FUTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
25. 100% COVERAGE OF GROUND COVER, DECORATIVE PARKING, DECORATIVE ROCK (NOT LOOSE), OR PERMANENT GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREA, THE PARKING LOT SETBACK, RIGHT-OF-WAYS, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
26. ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT VISIBLE FROM ANY PUBLIC RIGHT-OF-WAYS OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT. MEASURES FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
27. BRANCHES BELOW 6-FEET HEIGHT FROM THE GROUND WITHIN THE LINE OF SIGHT FROM LIVE SIGHT TRIANGLES, PLEASE SEE LANDSCAPING PLANS WILL BE TRIMMED AS PART OF THE SITE'S ONGOING MAINTENANCE AFTER THREE YEARS ALLOWING FOR THE NEWLY PLANTED TREES TO BECOME ESTABLISHED.
28. BUILDING LINE SHALL COMPLY WITH THE 10' BUILDING SETBACK FROM THE BACK OF CURB.
29. FIRE FLOW PER IFC:
 - HEIGHT OF CONSTRUCTION TYPE - I-B FOR GARAGE
 - 3-B FOR RESIDENTIAL
 - FIRE FLOW: 6,000 GPM

ELECTRICAL NOTES:

1. THE EXISTING ELECTRICAL SHOWN IS APPROXIMATE.
2. CSU WILL ASSIST WITH ELECTRONIC LOCATION OF EXISTING LINES. EXCAVATION AND INSTALLATION OF CONDUIT WILL BE BY CONTRACTOR. CSU TO PULL CABLE.
3. COORDINATE WITH CSU FOR REMOVAL OF EXISTING PRIMARY LINE PRIOR TO INSTALLATION OF NEW.
4. COORDINATE WITH TSOOT FOR TRANSFORMER SHUTDOWNS AND TEMPORARY POWER.
5. MINIMUM DEPTH FOR PRIMARY 4" & BOTH PSE TO BE RELOCATED IN SAME TRENCH.
6. SEE ADDITIONAL ELECTRICAL NOTES ON SHEET C0.1.

CONTACT SAM WEID D W/ CSU @ 979-764-6134 WITH ANY DESIGN QUESTIONS

TRANSPORTATION NOTES:

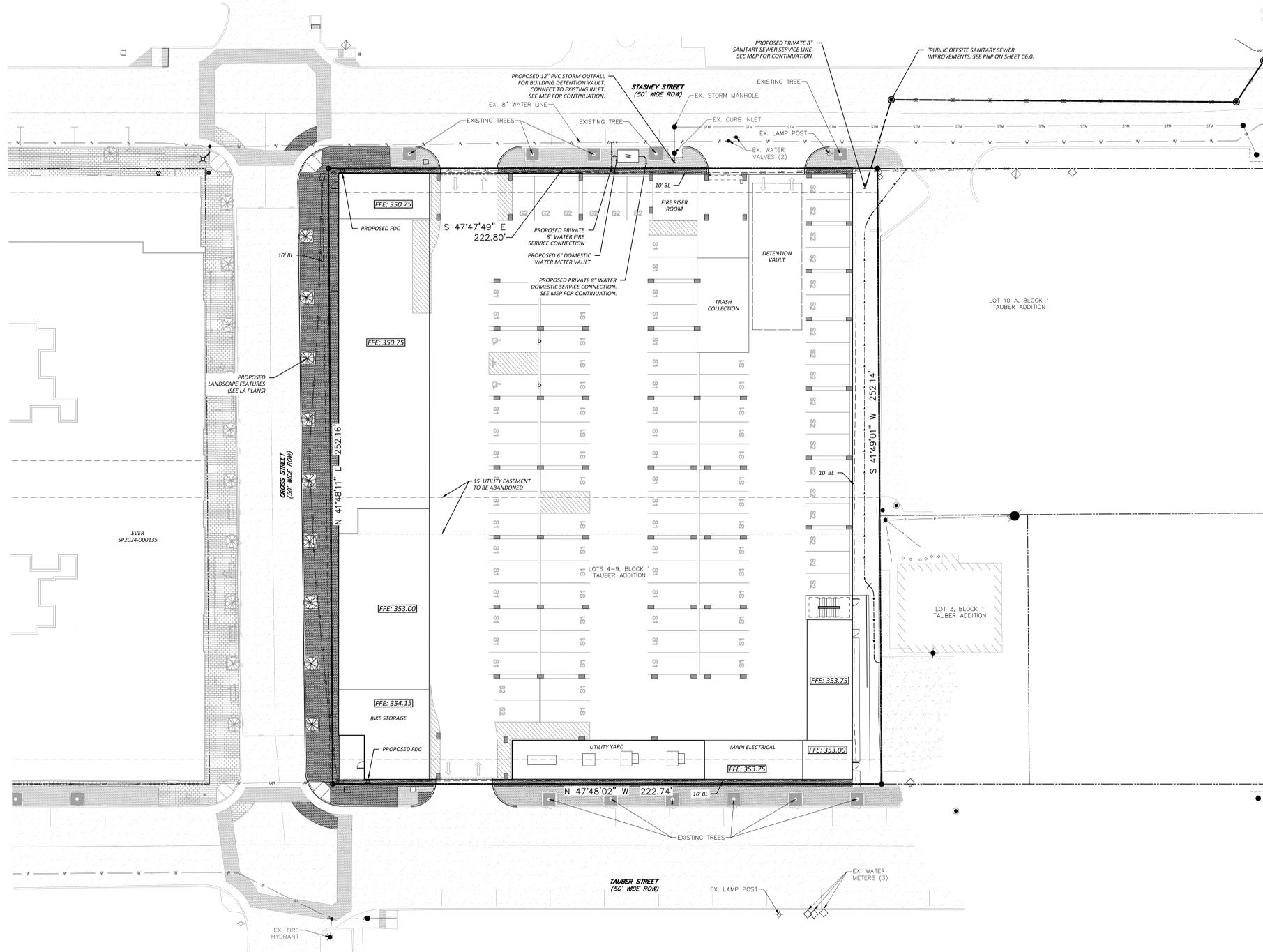
1. ALL EXISTING SIGNS TO BE MAINTAINED DURING CONSTRUCTION. WHEN CONSTRUCTION CEASES, ALL SIGNS TO BE REPLACED WITH NEW SIGNS. SIGNS TO FOLLOW CITY OF COLLEGE STATION STANDARD SIGNS DETAIL SHEET.
2. ALL SIGNS TO BE ON POI-LOC WEDGE SYSTEM WITH BRONZE ROUND POLE. POLE TO BE POWDER-COATED AND NOT PAINTED. INSTALL BASES WITH SERRATED PAIRS.
3. LOCATIONS AND MATERIAL SUBMITTALS WILL NEED TO BE APPROVED BY CITY OF COLLEGE STATION TRAFFIC OPERATIONS. PRIOR TO INSTALL. ALL SIGNS WILL NEED TO FOLLOW METED AND CITY OF COLLEGE STATION STANDARD SIGNS DETAIL SHEET.
4. ANY PAVEMENT MARKINGS DAMAGED WITH CONSTRUCTION WILL NEED TO BE REPLACED. THERMOPLASTIC TO BE USED ON CONCRETE APPLICATIONS.

SITE DATA	
GENERAL	
CURRENT ZONING:	"NG-1" CORE NORTHGATE
PROPOSED USE:	MIXED USE
TOTAL LOT AREA:	1.2895 AC
TOTAL BUILDING AREA:	813,206 SF
BUILDING HEIGHT:	235
DWELLING UNITS (see unit mix schedule)	
TOTAL UNITS	392
TOTAL BEDS:	1,193
SITE DIMENSIONS	
MINIMUM SETBACK FROM BACK OF CURB:	10'
MAXIMUM SETBACK FROM BACK OF CURB:	15'
OFF-STREET PARKING	
PARKING REQUIRED:	930
PARKING PROVIDED:	858
ADA PARKING REQUIRED:	18
ADA PARKING PROVIDED:	20
ON-STREET PARKING:	
PARKING REMOVED (WEST OF STASNEY ST.):	7
PARKING REMOVED (EAST OF TAUBER ST.):	3

UNIT MIX SCHEDULE		
UNIT TYPE	COUNT	# OF BEDROOMS
STUDIO	55	55
1-BEDROOM	39	39
2-BEDROOM	67	134
3-BEDROOM	13	39
4-BEDROOM	164	656
5-BEDROOM	54	270

TEXAS811 NOTIFICATION SYSTEM
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Texas811 or 1-800-344-8377

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: TYLER E. GREEN, P.E.
P.E. Serial No.: 134668
Date: FEBRUARY 2025



DEVELOPER
SUBTEXT
300 LOCUST STREET
ST. LOUIS, MO 63103
TEL 316-494-0523
CONTACT: BRAD KLIEWER

CIVIL ENGINEER
QUIDDITY ENGINEERING, LLC
150 VENTURE DRIVE
COLLEGE STATION, TX 77845
TEL 979-307-6127
CONTACT: TYLER GREEN, PE

ARCHITECT
ESG | ARCHITECTURE & DESIGN
350 NORTH 5TH STREET, SUITE 400
MINNEAPOLIS, MN 55401
TEL 612-228-5508
CONTACT: CONOR BROWN, AIA

SITE PLAN

ORIGINAL ISSUE:

REVISIONS:
No. Description Date

29246-0001-01
PROJECT NUMBER

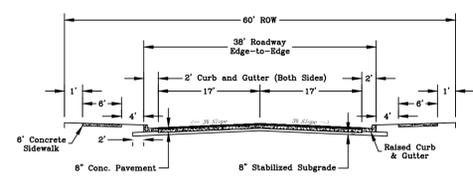
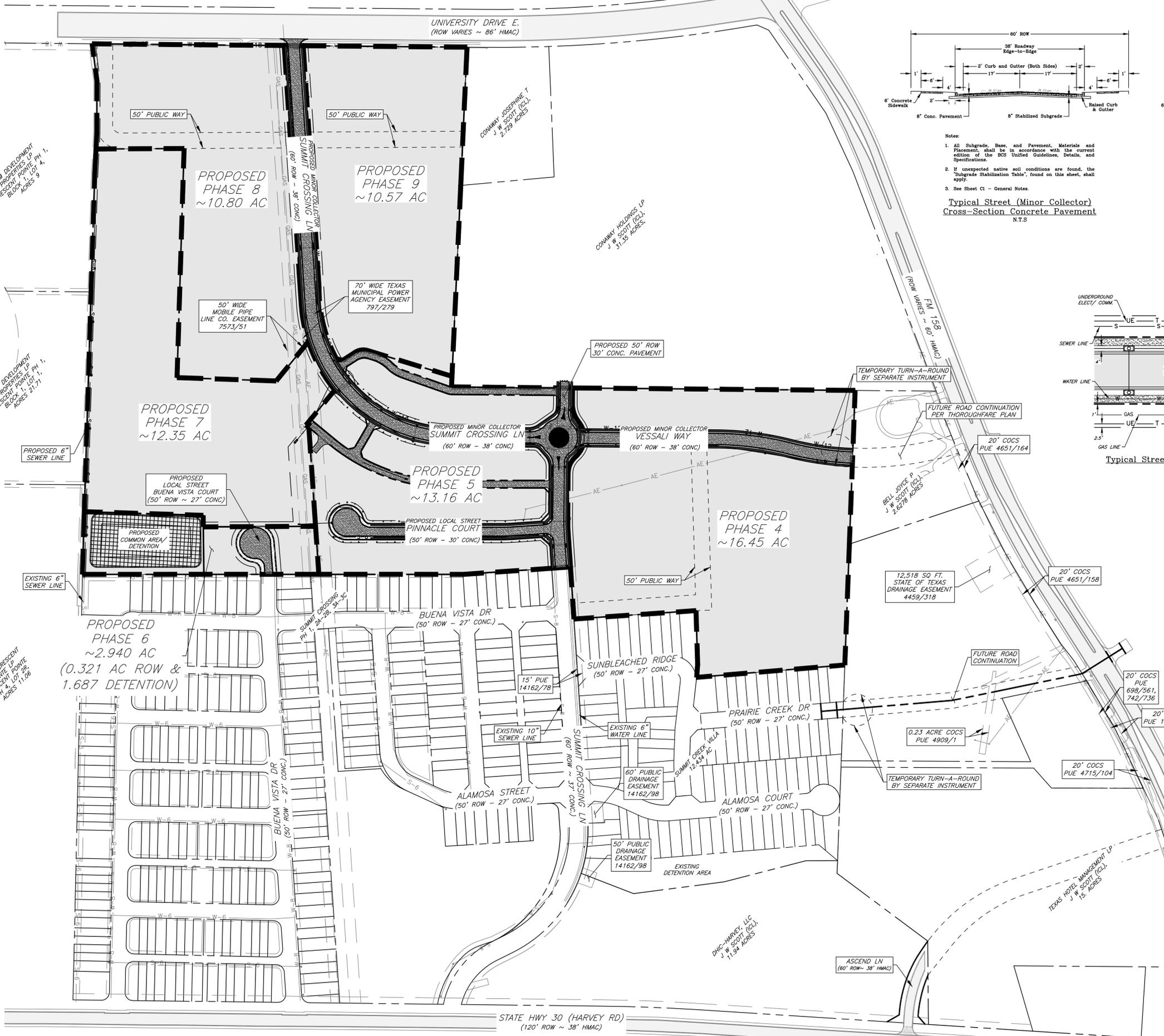
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KEY PLAN

COLLEGE STATION - THE VERVE

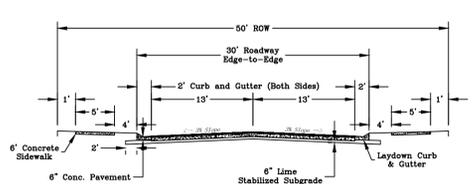
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OF 23



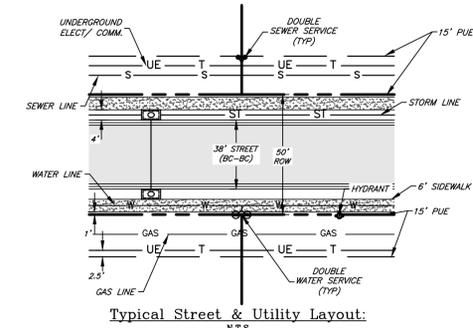
- Notes:
- All Subgrade, Base, and Pavement Materials and Placement shall be in accordance with the current edition of the BCS Unified Guidelines, Details, and Specifications.
 - If unexpected native soil conditions are found, the "Subgrade Stabilization Table", found on this sheet, shall apply.
 - See Sheet C1 - General Notes.

Typical Street (Minor Collector)
Cross-Section Concrete Pavement
N.T.S.

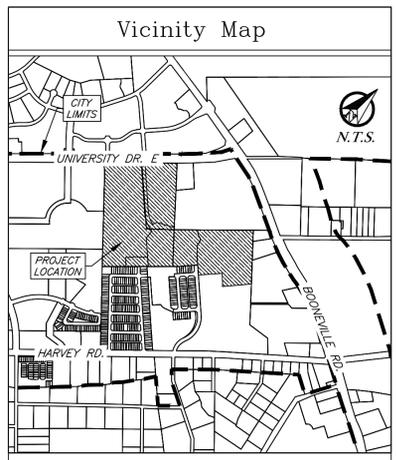


- Notes:
- All Subgrade, Base, and Pavement Materials and Placement shall be in accordance with the current edition of the BCS Unified Guidelines, Details, and Specifications.
 - If unexpected native soil conditions are found, the "Subgrade Stabilization Table", found on this sheet, shall apply.
 - See Sheet C1 - General Notes.

Typical Local Street & Public Way
w/ Laydown Curb Cross-Section
N.T.S.



Typical Street & Utility Layout
N.T.S.



- General Notes:
- Bearing System shown hereon is based on the Texas State plane Central Zone 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 1.00011060575660 (Calculated using GEOID12B).
 - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
 - This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 4804100220P, Map No. 480410185E effective April 02, 2014.
 - Blanket Easement to City of Bryan, 98/90 & 98/184, does apply to this tract.
 - Easement to Wixon Water Supply Corp., 309/670 DRBCT, may or may not cross this tract. easement calls to be 20' wide, centered on a single water pipeline as installed. Location of the water line covered by this easement is not described and cannot be plotted.



Preliminary Plan
(Not for Record)

**The Summit Crossing
Phases 4-10**

Being 92.89 Acre Tract of the
James M. Webb Survey, A-49
College Station, Brazos County, Texas
February 2025

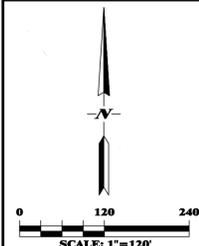
Owner:
The Summit Crossing LLC
809 University Dr. E
College Station, TX 77840

Engineer:
I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9051

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPLES 10018500
Proj # 21-687

ANM DEVELOPMENT PROJECTS LP, PHASE 1, LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SHEET 2



HATCH & LINE LEGEND

- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- PROPERTY LINE
- SUBDIVISION BOUNDARY
- EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PvDE PRIVATE DRAINAGE EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- PME PUBLIC MAINTENANCE EASEMENT
- AE ATMOS EASEMENT
- BTU/FO BRYAN TEXAS UTILITIES & FIBER OPTIC EASEMENT
- IRF IRON ROD (FOUND)
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- (CM) CONTROLLING MONUMENT FOUND & USED TO ESTABLISH PROPERTY LINES
- PRESERVATION AREA
- LOT NUMBER
- BLOCK NUMBER
- COMMON AREA

FUTURE GREENS PRAIRIE RESERVE

NOW OR FORMERLY
OGC CNO JV, LLC
REMAINDER OF CALLED 368.57 ACRE TRACT
(VOL. 13744, PG. 240)

PLAT NOTES:

- 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.
- BASIS OF BEARING:** THE COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD 83 (TEXAS STATE PLANE, CENTRAL ZONE No. 4003 GRID NORTH). DISTANCES SHOWN HEREON ARE SURFACE, AND MAY BE BROUGHT TO GRID BY MULTIPLYING BY A SCALE FACTOR (0.999913918).
- 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.
- BUILDING SETBACKS** WILL BE IN ACCORDANCE WITH THE BASE ZONING OF THE SUBJECT PROPERTY (ZONED F00 WITH A BASE ZONING OF "RS" - RESTRICTED SUBURBAN - BLOCK 42 BEING TYPE 1 AND BLOCKS 38, 40, 41 & 43 BEING TYPE 2). "RS" - CLUSTER DEVELOPMENT SETBACKS ARE GENERAL AS FOLLOWS. IMPERVIOUS COVER WILL BE IN ACCORDANCE WITH THE DRAINAGE REPORT PREPARED FOR THIS PHASE.
 - FRONT & REAR SETBACK = 0'.
 - SIDE SETBACK = 10' BETWEEN BUILDING STRUCTURES.
 - BASE ZONING SETBACKS DO NOT APPLY TO PERMETER LOTS SEPARATED FROM ADJACENT PROPERTIES BY OPEN SPACE/HOA AREA THAT ARE 20' OR GREATER.
- DISTANCES SHOWN ON CURVES, AND LABELED AS "C", ARE CHORD LENGTHS.
- 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. WATERLINES WILL PROVIDE THE REQUIRED FLOW TO HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU, BY SEPARATE INSTRUMENT.
- THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 12-43.8 OF THE COCS UNIFIED DEVELOPMENT ORDINANCE.
- STREET PARKING WILL BE PROHIBITED ON ONE SIDE OF CORAL RIVER ROAD, COPPER LILY COURT, AND LEGENDARY DRIVE.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT (OF NO. M2633) AND "UPDATED NOTHING FURTHER LETTER" DOCUMENTS (06-21-2018; 04-24-2020; 08-03-2020; 01-19-2021; 03-18-2022; 07-06-2022; 10-27-2022; 02-20-2024; 06-05-2024) PREPARED BY LAWYERS TITLE COMPANY. ITEMS LISTED ARE THE ONLY ITEMS ON SAID DOCUMENTS THAT APPLY TO THE SUBJECT TRACT.
 - (141/513) EASEMENT 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.
 - (9161/22; 19167/130) RIGHT OF WAY EASEMENT AND UTILITY EASEMENT DOES LIE ADJACENT TO THIS TRACT BUT DOES NOT CROSS THIS TRACT AS SHOWN HEREON.
 - ALL OTHER ITEMS DO NOT AFFECT THIS TRACT OR ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

HOME OWNERS ASSOCIATION NOTES:

- ALL REFERENCES MADE TO THE HOME OWNERS ASSOCIATION (HOA) SHALL BE DEFINED AS GREENS PRAIRIE RESERVE COMMUNITY ASSOCIATION, INC.'S ACTIVITIES AND RESPONSIBILITIES OF THE HOA ARE OUTLINED IN THE COVENANTS, CONDITIONS & RESTRICTIONS (CC&R) OF THE SUBDIVISION.
 - 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 FLATWORK THEREIN (SIDEWALKS, FLUMES, DRAINAGE, HEADWALKS, ETC.) WILL BE BY THE HOA AS OUTLINED IN THE CC&R.
 - AREAS NOTED AS PRESERVATION AREA 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 2" STRIP ON EITHER SIDE OF THE TRAILS, ARE TO BE REGULARLY MOWED AND MAINTAINED BY THE HOA AS OUTLINED IN THE CC&R.
 - 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 CC&R. DRAINAGE STRUCTURES WILL BE PLACED TO DENOTE THE DIVISION OF MAINTENANCE RESPONSIBILITIES.
- EASEMENT NOTES:**
- 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 CONTAINED 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.
 - 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 CONTAINED 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.
 - 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.
 - ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES.

SHEET 3

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 602 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 _____

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, _____ COUNTY, STATE OF TEXAS

COMMON AREA TABLE

COMMON AREA	TOTAL AREA	OPEN AREA	USAGE
A	1.051 AC 45,765 SQ.FT.	1.051 AC 45,765 SQ.FT.	UTILITIES, BTU/FO UTILITIES & ACCESS, OPEN SPACE
B	0.239 AC 10,416 SQ.FT.	0.239 AC 10,416 SQ.FT.	DRAINAGE, UTILITIES, BTU/FO UTILITIES & ACCESS, OPEN SPACE
C	0.066 AC 2,884 SQ.FT.	0.066 AC 2,884 SQ.FT.	TRAIL, DRAINAGE, UTILITIES, BTU/FO UTILITIES & ACCESS, OPEN SPACE
D	0.056 AC 2,438 SQ.FT.	0.056 AC 2,438 SQ.FT.	DRAINAGE, UTILITIES, BTU/FO UTILITIES & ACCESS, OPEN SPACE
E	0.593 AC 25,824 SQ.FT.	0.593 AC 25,824 SQ.FT.	TRAIL, DRAINAGE, UTILITIES, BTU/FO UTILITIES & ACCESS, OPEN SPACE
PHASE 602 TOTAL	2.005 AC 87,327 SQ.FT.	2.005 AC 87,327 SQ.FT.	PHASE 602 REQUIRED OPEN SPACE = 3,595 AC (14.38 AC x 25%)
TO-DATE SUBDIVISION TOTAL	N/A	40.25 AC 1,753,359 SQ.FT.	REQUIRED OPEN SPACE = 28.77 AC [(118.12 AC x 15%) + (44.19 AC x 25%)]

FUTURE GREENS PRAIRIE RESERVE

NOW OR FORMERLY
OGC CNO JV, LLC
REMAINDER OF CALLED 368.57 ACRE TRACT
(VOL. 13744, PG. 240)

**GREENS PRAIRIE RESERVE
SECTION 6, PHASE 601
VOL. _____ PG. _____**

**GREENS PRAIRIE RESERVE
SECTION 4, PHASE 402
VOL. 19382, PG. 210**

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, 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

LOT AREA & GRADING TABLE

BLOCK	LOT	AREA (SQ.FT.)	GRADING TYPE	BLOCK	LOT	AREA (SQ.FT.)	GRADING TYPE	
BLOCK 38	1	7,536	A	BLOCK 41	3	6,582	B	
	2	5,750	A		4	6,582	B	
	3	5,750	A		5	6,582	B	
	4	5,750	A		6	6,523	B	
	5	5,750	A		7	6,151	B	
	6	5,922	A		8	6,069	B	
	7	6,359	B		9	6,437	B	
	8	5,802	B		10	6,089	B	
	9	5,786	B		11	6,089	B	
	10	5,769	B		12	6,089	B	
	11	5,753	B		13	6,927	B	
	12	5,750	B		BLOCK 42	11	9,375	A
	13	5,750	B			12	9,567	A
	14	5,750	B			13	9,567	A
	15	7,410	B		14	9,567	A	
BLOCK 40	12	9,475	A	15	9,567	A		
	13	9,580	A	16	9,200	A		
	14	9,580	A	17	10,087	A		
	15	9,580	A	18	10,116	A		
	16	9,580	A	BLOCK 43	1	10,278	B	
	17	9,580	A		2	9,167	B	
	18	9,580	A	3	9,167	B		
	19	9,580	A	4	9,167	B		
20	10,466	A	5	9,167	B			
BLOCK 41	1	7,601	B	6	10,022	B		
	2	6,580	B					

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					
EXCLUDING PHASE 403	83	1.357	4.744	0.00	7.506
SECTION 6, PHASE 601	48	0.785	5.529	0.00	7.506
SECTION 6, PHASE 602	51	0.834	6.363	0.00	7.506

FIELD NOTES DESCRIPTION OF A 14.38 ACRE TRACT WILLIAM CLARK SURVEY, ABSTRACT 101 COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 14.38 ACRES IN THE WILLIAM CLARK SURVEY, ABSTRACT 101, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 368.57 ACRE TRACT CONVEYED TO OGC CNO JV, LLC IN VOLUME 13744, PAGE 240 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (UPR01C); SAID 14.38 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "SM KLING 2003" MARKING THE SOUTH CORNER OF COMMON AREA B, GREENS PRAIRIE RESERVE, SECTION 1, PHASE 105 (18778/113 OPR01C);

THENCE, THROUGH EXISTING PHASES AND SAID REMAINDER OF 368.57 ACRE TRACT, N 20° 25' 17" W A DISTANCE OF 3,891.88 FEET TO THE POINT OF BEGINNING HEREBY BEING A POINT IN SAID REMAINDER OF 368.57 ACRE TRACT MARKING THE SOUTH CORNER HEREOF; FOR REFERENCE THE CITY OF COLLEGE STATION MONUMENT CS94-136 BEARS S 43° 20' 35" E A DISTANCE OF 4,902.54 FEET;

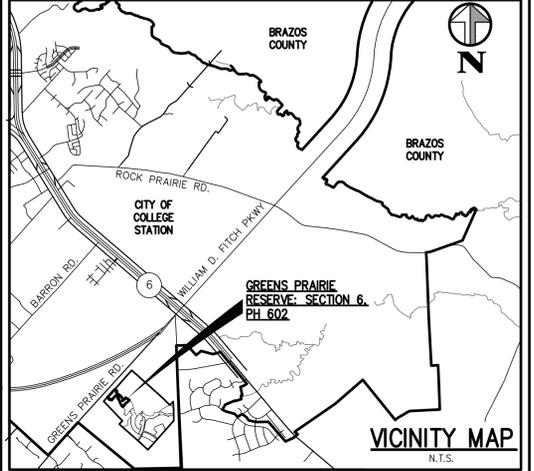
THENCE, THROUGH SAID REMAINDER OF 368.57 ACRE TRACT FOR THE FOLLOWING THIRTY SEVEN (37) COURSES AND DISTANCES:

- 5° 49' 20" 11" W A DISTANCE OF 298.34 FEET;
- 5° 48' 57" 24" W A DISTANCE OF 242.25 FEET;
- WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,443.00 FEET, AN ARC LENGTH OF 53.99 FEET, A DELTA ANGLE OF 0° 07' 38", AND A CHORD WHICH BEARS S 35° 15' 18" E A DISTANCE OF 53.99 FEET;
- 5° 53' 20" 22" W A DISTANCE OF 165.35 FEET;
- N 35° 39' 58" W A DISTANCE OF 106.04 FEET;
- N 31° 22' 11" W A DISTANCE OF 85.13 FEET;
- N 28° 20' 24" W A DISTANCE OF 85.13 FEET;
- N 25° 18' 36" W A DISTANCE OF 85.13 FEET;
- N 21° 24' 15" W A DISTANCE OF 82.17 FEET;
- N 22° 31' 15" W A DISTANCE OF 80.00 FEET;
- N 26° 51' 57" W A DISTANCE OF 76.41 FEET;
- N 38° 51' 09" W A DISTANCE OF 60.79 FEET;
- N 47° 15' 52" W A DISTANCE OF 34.28 FEET;
- N 42° 44' 08" E A DISTANCE OF 97.48 FEET;
- N 03° 08' 28" W A DISTANCE OF 27.85 FEET;
- WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 16.91 FEET, A DELTA ANGLE OF 0° 02' 24", AND A CHORD WHICH BEARS N 51° 14' 39" W A DISTANCE OF 16.91 FEET;
- N 52° 15' 52" W A DISTANCE OF 58.44 FEET;
- S 85° 14' 08" W A DISTANCE OF 29.49 FEET;
- S 42° 44' 08" W A DISTANCE OF 21.11 FEET;
- N 47° 15' 52" W A DISTANCE OF 50.00 FEET;
- N 42° 44' 08" E A DISTANCE OF 16.73 FEET;
- N 04° 45' 52" W A DISTANCE OF 27.02 FEET;
- N 52° 15' 52" W A DISTANCE OF 15.21 FEET;
- WITH A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 45.81 FEET, A DELTA ANGLE OF 05° 00' 00", AND A CHORD WHICH BEARS N 49° 45' 52" W A DISTANCE OF 45.80 FEET;
- N 47° 15' 52" W A DISTANCE OF 20.83 FEET;
- S 87° 44' 08" W A DISTANCE OF 21.21 FEET;
- S 42° 44' 08" W A DISTANCE OF 468.89 FEET;
- S 00° 36' 40" E A DISTANCE OF 21.82 FEET;
- N 43° 57' 28" W A DISTANCE OF 128.84 FEET;
- S 46° 02' 45" W A DISTANCE OF 50.00 FEET;
- S 89° 23' 20" W A DISTANCE OF 27.46 FEET;
- S 42° 44' 08" W A DISTANCE OF 16.27 FEET;
- N 47° 15' 52" W A DISTANCE OF 50.00 FEET;
- N 42° 44' 08" E A DISTANCE OF 17.75 FEET;
- S 50° 02' 16" W A DISTANCE OF 28.28 FEET;
- N 47° 15' 52" W A DISTANCE OF 155.85 FEET;
- S 87° 31' 53" W A DISTANCE OF 28.19 FEET TO A POINT ON THE SOUTHEAST-RIGHT-OF-WAY OF GREENS PRAIRIE ROAD (VARIABLE WIDTH RIGHT-OF-WAY) FROM WHICH A 1/2 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "SM KLING 2003" BEARS S 42° 45' 42" W A DISTANCE OF 396.92 FEET;

THENCE, WITH SAID RIGHT-OF-WAY, N 42° 45' 42" E A DISTANCE OF 831.02 FEET TO A POINT FROM WHICH A 4" x 6" HOLE FOUND IN CONCRETE BEARS N 42° 45' 42" E A DISTANCE OF 382.46 FEET;

THENCE, THROUGH SAID REMAINDER OF 368.57 ACRE TRACT FOR THE FOLLOWING TWENTY ONE (21) COURSES AND DISTANCES:

- 5° 47' 15' 52" E A DISTANCE OF 176.10 FEET;
- WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET, AN ARC LENGTH OF 15.06 FEET, A DELTA ANGLE OF 08° 15' 12", AND A CHORD WHICH BEARS S 48° 50' 44" W A DISTANCE OF 15.05 FEET;
- S 47° 15' 52" E A DISTANCE OF 50.00 FEET;
- S 42° 44' 08" W A DISTANCE OF 106.38 FEET;
- N 87° 44' 08" E A DISTANCE OF 21.21 FEET;
- S 47° 15' 52" E A DISTANCE OF 153.85 FEET;
- S 50° 22' 28" E A DISTANCE OF 50.73 FEET;
- S 52° 15' 52" E A DISTANCE OF 160.11 FEET;
- S 30° 08' 24" E A DISTANCE OF 62.10 FEET;
- S 42° 51' 07" E A DISTANCE OF 62.16 FEET;
- S 37° 18' 10" E A DISTANCE OF 62.16 FEET;
- S 31° 45' 11" E A DISTANCE OF 62.16 FEET;
- S 26° 08' 45" E A DISTANCE OF 62.16 FEET;
- S 22° 49' 22" E A DISTANCE OF 53.88 FEET;
- WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 50.50 FEET, A DELTA ANGLE OF 03° 44' 01", AND A CHORD WHICH BEARS S 53° 18' 31" W A DISTANCE OF 50.49 FEET;
- S 34° 49' 07" E A DISTANCE OF 50.00 FEET;
- WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET, AN ARC LENGTH OF 291.21 FEET, A DELTA ANGLE OF 20° 15' 29", AND A CHORD WHICH BEARS N 45° 03' 49" E A DISTANCE OF 289.70 FEET;
- S 52° 31' 39" E A DISTANCE OF 170.29 FEET;
- S 47° 42' 42" E A DISTANCE OF 72.25 FEET;
- S 52° 53' 45" E A DISTANCE OF 72.25 FEET;
- S 48° 04' 48" E A DISTANCE OF 24.29 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 14.38 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GROUND IN 2024 AND 2025 UNDER MY SUPERVISION.



CERTIFICATE OF THE COUNTY CLERK

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

MICHAEL KONETSKI, RPLS NO. 6531

KERR SURVEYING
 KERR SURVEYING, LLC
 1718 BRIARCREST DRIVE
 BRYAN, TEXAS 77802
 PHONE (979) 268-3195
 TBPFLS FIRM NO. 10018500

FINAL PLAT
 OF
GREENS PRAIRIE RESERVE
SECTION 6, PHASE 602
 BLOCK 38, LOTS 1-5, BLOCK 40, LOTS 12-20, BLOCK 41, LOTS 1-13
 BLOCK 42, LOTS 11-18, BLOCK 43, LOTS 1-6
 COMMON AREA A thru E (1,222 ACRES) & R.O.W. DEDICATION (3,294 ACRES)
A TOTAL OF 14.38 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@rmengineer.com
 CELL: (979) 219-4174

LANDOWNER INFORMATION
 OGC CNO JV, LLC
 c/o OLDHAM GOODWIN GROUP
 R. HUNTER GOODWIN
 2800 SOUTH TEXAS AVENUE, STE. 401
 BRYAN, TX 77802
 PH: (979) 268-2000
 EMAIL: Chris.Foster@oldhamgoodwin.com

FILENAME: 0813FP1A | SCALE: 1"=120'
 SUBMITTED DATE: 2/17/25
 REVISIONS:
 DRAWN BY: R.A.M.
 CHECKED BY: MICHAEL KONETSKI
 KERR JOB NO. 23-410 & 24-342
 RME CONSULTING ENGINEERS
 CLIENT NO. _____ PROJECT NO. **325 - 0813**

TEXAS FIRM REGISTRATION No. F-4695

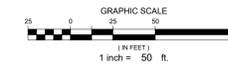
SHEET **1** OF 3

NOTES

- COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
- ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED BY THE CITY AND ALSO FILED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- TRACT ONE:
 - EASEMENTS AND BUILDING LINES AS SHOWN OF RECORD ON PLAT OF NEEDHAM ESTATE, RECORDED IN VOLUME 276, PAGE 301, DEED RECORDS OF BRAZOS COUNTY, TEXAS. **DOES AFFECT SUBJECT TRACT AS SHOWN.**
 - EASEMENT FROM A. HENSARLING TO SINCLAIR REFINING CO., DATED APRIL 15, 1947, RECORDED IN VOLUME 132, PAGE 111, DEED RECORDS OF BRAZOS COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT TRACT.**
 - EASEMENT FROM MARY HENSARLING STEVENS TO LONE STAR GAS CO., DATED DECEMBER 18, 1950, RECORDED IN VOLUME 148, PAGE 470, DEED RECORDS OF BRAZOS COUNTY, TEXAS. **DOES NOT AFFECT SUBJECT TRACT.**
 - EASEMENT FROM EUGENE BERNARD SAVAGE III ET AL TO CITY OF COLLEGE STATION, TEXAS, DATED OCTOBER 8, 2009, RECORDED IN VOLUME 9343, PAGE 176, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. **DOES AFFECT SUBJECT TRACT AS SHOWN.**
- TRACT TWO:
 - EASEMENT FROM HOYT B. MOORE, III, ET UX TO CITY OF COLLEGE STATION, TEXAS, DATED JULY 3, 2008, RECORDED IN VOLUME 8780, PAGE 84, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. **DOES AFFECT SUBJECT TRACT AS SHOWN.**
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, COMMUNITY - PANEL NO. 48041C0325E DATED MAY 16, 2012, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" - "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- THE PURPOSE OF THIS PLAT IS TO CREATE 32 LOTS, 3 BLOCKS, AND 2 COMMON AREAS.
- DRAINAGE PATHWAYS ARE NOT TO BE IMPEDED BY FENCES, GRADING, LANDSCAPING, ETC.
- MAINTENANCE OF THE COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.
- IN ORDER TO COMPLY WITH SECTION 8.3.W 'SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING,' OPTIONS B, C, AND F WILL BE USED. PARKING WILL BE REMOVED FROM BOTH SIDES OF ALL NARROW STREETS.
- NO SINGLE-FAMILY DWELLING OR TOWNHOUSE LOT SHALL HAVE DIRECT ACCESS TO AN ARTERIAL OR COLLECTOR THROUGHFARE.

LEGEND	
○	5/8" IRON ROD SET (USO)
●	1/2" IRON ROD FOUND (USO)
●	5/8" IRON ROD FOUND (USO)
USO	UNLESS STATED OTHERWISE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PR.D.E.	PRIVATE DRAINAGE EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C6	089°23'12"	25.16'	39.26'	S03°05'29"E	35.40'



DESCRIPTION OF COMMON AREA #2
ROBERT STEVENSON LEAGUE, A-54
ALL THAT CERTAIN TRACT OR PARCEL COMMON AREA #2, BLOCK 1, LEYLA HEIGHTS SUBDIVISION PHASE 1, A SUBDIVISION OF RECORD IN VOLUME _____, PAGE _____, BCDR.

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, 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

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF TEXAS)
COUNTY OF BRAZOS)
I, PHILIP BARGAS, MANAGER OF LEYLA TH, LLC, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LEYLA HEIGHTS SUBDIVISION, PHASE 1 & COMMON AREA 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.

LEYLA TH, LLC

PHILIP BARGAS, MANAGER

CERTIFICATE OF NOTARY:

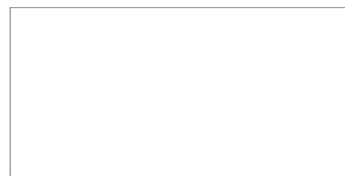
STATE OF TEXAS)
COUNTY OF BRAZOS)
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILIP BARGAS, MANAGER OF LEYLA TH, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

(SEAL)

CERTIFICATE OF THE COUNTY CLERK:



COUNTY CLERK
BRAZOS COUNTY, TEXAS

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS)
COUNTY OF BRAZOS)
I, TROY MAXWELL, REGISTERED PROFESSIONAL LAND SURVEYOR (R.P.L.S.), NO. 5585, 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.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

TROY MAXWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585

APRIL 19, 2024
DATE



**AMENDING PLAT
OF
COMMON AREA 2,
LEYLA HEIGHTS SUBDIVISION PHASE 1**

ALL OF COMMON AREA 2,
LEYLA HEIGHTS SUBDIVISION, AS RECORDED IN
VOLUME _____, PAGE _____, BCOPR

2.445 ACRES TOTAL
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

16 LOTS & 1 COMMON AREA
SCALE: 1"=50'

JOHNSON & PACE INCORPORATED
1201 NW LOOP 281, SUITE 100,
LONGVIEW, TEXAS 75604
(903)753-0663 FAX (903)753-8803
WWW.JOHNSONPACE.COM
TBPLS 10025400
TBPE F-4691

ENGINEER:
DANIEL BEAMON, P.E. BEAMON ENGINEERING
16172 BENCH LANE
BRYAN, TEXAS, 77807

SURVEYOR:
TROY MAXWELL, R.P.L.S.
1201 NW LOOP 281, SUITE 100
LONGVIEW, TEXAS, 75604

OWNER:
LEYLA TH LLC
4040 SH 6 SOUTH, SUITE 200
COLLEGE STATION, TX 77845
PH: 979-224-5157

JOB #5624-002, FEBRUARY 20, 2025

