



College Station, TX

Meeting Agenda

Planning and Zoning Commission

1101 Texas Avenue, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 242 663 945 277 | Passcode: ov9Sa9Ed

Phone: 833-240-7855 | Phone Conference ID: 960 422 366#

The City Council may or may not attend this meeting.

May 1, 2025

6:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

1. Call to Order, Pledge of Allegiance, Consider Absence Request.

2. Hear Visitors

At this time, the Chairperson will open the floor to visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. The visitor presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

3. Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

3.1. Consideration, discussion, and possible action to approve meeting minutes:

Attachments: 1. April 3 2025

4. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

5. Regular Agenda

5.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from PDD Planned Development District to GC General Commercial, O Office, and NAP Natural Areas Protected for approximately 9.499 acres at 505 William D. Fitch

Parkway, being Lot 1 & 2, Block 2 and Lot 1, Block 3 of the Phillips Square Subdivision Phase 2, generally located at of the terminus of Castle Rock Parkway.

Sponsors: Gabriel Schrum

Attachments:

1. Aerial and Small Area Map
2. Background Information
3. Applicant's Supporting Information
4. Rezoning Exhibit
5. Rezoning Map
6. Existing Future Land Use
7. Phillips Square Ph 2 Plat
8. Metes and Bounds

6. Informational Agenda

6.1. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

6.2. Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, May 8, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 15, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, May 22, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, June 5, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

6.3. Discussion and review regarding the following meetings: Design Review Board and BioCorridor Board.

- None

7. Discussion and possible action on future agenda items.

A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

8. Adjourn.

The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on April 28, 2025 at 1:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters,

readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."

**Minutes
Planning and Zoning Commission
Regular Meeting
April 3, 2025**

COMMISSIONERS PRESENT: Acting Chairperson Aron Collins, Commissioners Marcus Chaloupka, Warren Finch, David Higdon, Michael Buckley, and Tre Watson

COMMISSIONERS ABSENT: Chairperson Jason Cornelius

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Long Range Planning Administrator Christine Leal, Transportation Planning Administrator Jason Schubert, Principal Planner Heather Wade, Deputy City Attorney Leslie Whitten, Administrative Support Specialist Kristen Hejny, and Lead Technology Services Specialist Lillian Wells

1. Call Meeting to Order, Pledge of Allegiance, Consider Absence Request.

Acting Chairperson Collins called the meeting to order at 6:00 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

- 3.1 Consideration, discussion, and possible action to approve meeting minutes.

- March 6, 2025

Commissioner Chaloupka moved to approve the Consent Agenda, Commissioner Watson seconded the motion, the motion passed 6-0.

4. **Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission Action.**

No items were removed from the Consent Agenda for discussion.

5. **Regular Agenda**

- 5.1 Presentation, discussion, and possible action regarding the 2024 College Station Existing Conditions Report.

Planner Wade presented the 2024 College Station Existing Conditions Report to the Commission.

Commissioner Higdon asked if or when the student population is represented in the reporting.

Planner Wade clarified that the student population is included in all reporting numbers as part of the total population.

Acting Chairperson Collins asked if the reported numbers include net worth by household.

Planner Wade clarified that net worth by household is not included in the reporting.

Acting Chairperson Collins asked if staff is aware of a direct correlation for the dip in new residential construction in 2022.

Planner Wade suggested a relationship to the pandemic and subsequent delay in materials.

Acting Chairperson Collins asked for clarification on the employment growth numbers.

Planner Wade confirmed that the information includes the total number of employed people.

Commissioner Finch asked if people lived in Houston, Austin, and San Antonio but work in College Station.

Planner Wade clarified that while that could be the case, they may also live in Navasota or other nearby cities.

Acting Chairperson Collins asked for the attributing factor for the water consumption increase in 2022 through 2023.

Director Armstrong clarified that this increase can be attributed to heavy drought.

Commissioner Higdon asked if projections on property tax growth take tax caps into consideration.

Planner Wade clarified that staff did not make projections on property tax growth.

Acting Chairperson Collins requested further clarification on the increase in the water consumption numbers in the report.

Planner Wade stated that staff will work with the City's Water Services Department to gather context for the increase in water consumption.

Commissioner Finch moved to recommend approval and acceptance of the report for forwarding to the City Council. Commissioner Higdon seconded the motion, the motion was approved 6-0.

- 5.2 Presentation, discussion, and possible action regarding Planning & Zoning Commissioner's feedback to staff for inclusion in the 2025 Comprehensive Plan 5-Year Evaluation & Appraisal Report.

Administrator Leal presented the 2025 Comprehensive Plan 5-Year Evaluation and Appraisal Report process to the Commission and requested feedback on prioritization, successes, shortcomings, trends, or any additional comments regarding the Comprehensive Plan.

Commissioner Higdon asked for examples of high-level of community involvement.

Administrator Leal clarified that large amounts of survey takers and event goers would be considered high-level involvement.

Commissioner Higdon asked if staff has made efforts to engage with Texas A&M University.

Administrator Leal clarified that staff sought no engagement or input on the plan from the University but are considering a student engagement survey which will take into consideration existing conditions.

Commissioner Chaloupka expressed concerns with reoccurring challenges over the last few years including protecting single-family residential areas, infrastructure growth, long range planning, comprehensive planning, growth in the City's extraterritorial jurisdiction, and a lack of low cost or affordable housing. Mr. Chaloupka encouraged the community to be part of the working force.

Acting Chairperson Collins expressed concerns with the perceived lack of transparency and communication with staff, asking for improved visibility and transparency. Mr. Collins also expressed support for city-initiated rezoning efforts with transparency and intention.

Commissioner Higdon asked for additional information on the City's overall water plan.

6. Informational Agenda

- 6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

- 6.2 Presentation and discussion regarding an update on items heard:

- A rezoning of approximately two acres of land located at 101, 103, 105, 107, 109, and 110-119 Knox Drive from PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay. The Planning & Zoning

Commission heard this item on March 6, 2025 and voted (5-2) to recommend approval. The City Council heard this item on March 27, 2025 and voted (4-1-1) to approve the request.

- A rezoning of approximately .4 of an acre of land located at 418, 420, 422, 424, and 426 Baby Bear Drive from PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay. The Planning & Zoning Commission heard this item on March 6, 2025 and voted (5-2) to recommend approval. The City Council heard this item on March 27, 2025 and voted (4-1-1) to approve the request.
- A rezoning of approximately .4 of an acre of land located at 133, 135, 137, 139, and 141 Deacon Drive West from PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay. The Planning & Zoning Commission heard this item on March 6, 2025 and voted (5-2) to recommend approval. The City Council heard this item on March 27, 2025 and voted (4-1-1) to approve the request.

There was no discussion.

6.3 Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, April 10, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Tuesday, April 15, 2025 ~ Northgate Small Area Plan Committee Meeting ~ Council Chambers ~ 3:00 p.m.
- Thursday, April 17, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, April 24, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 1, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

6.4 Discussion and review regarding the following meetings: Design Review Board and BioCorridor Board.

- None

There was no discussion.

7. **Discussion and possible action on future agenda items.**

There was no discussion on future agenda items.

8. **Adjourn**

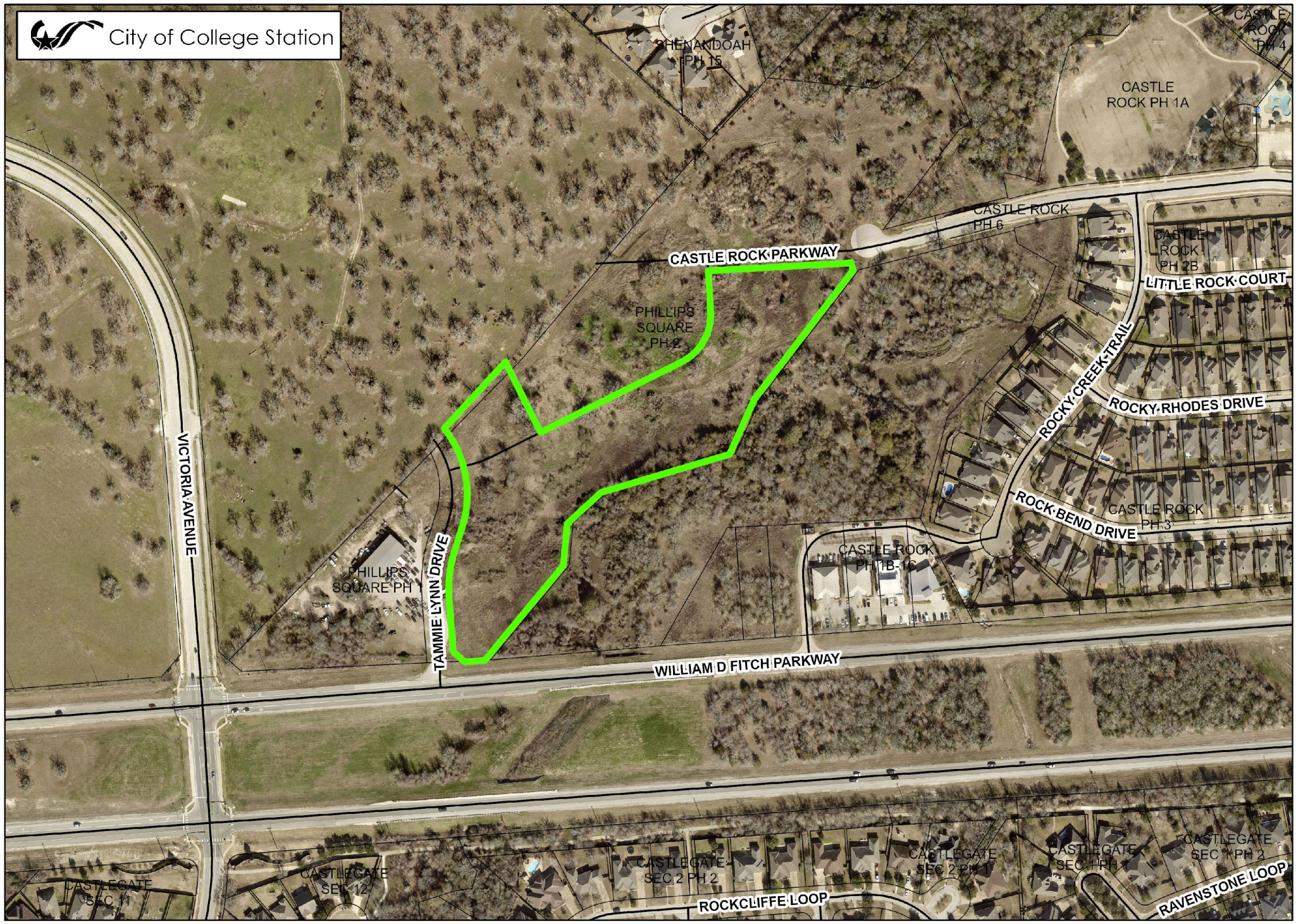
The meeting adjourned at 6:36 p.m.

Approved:

Aron Collins, Acting Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services

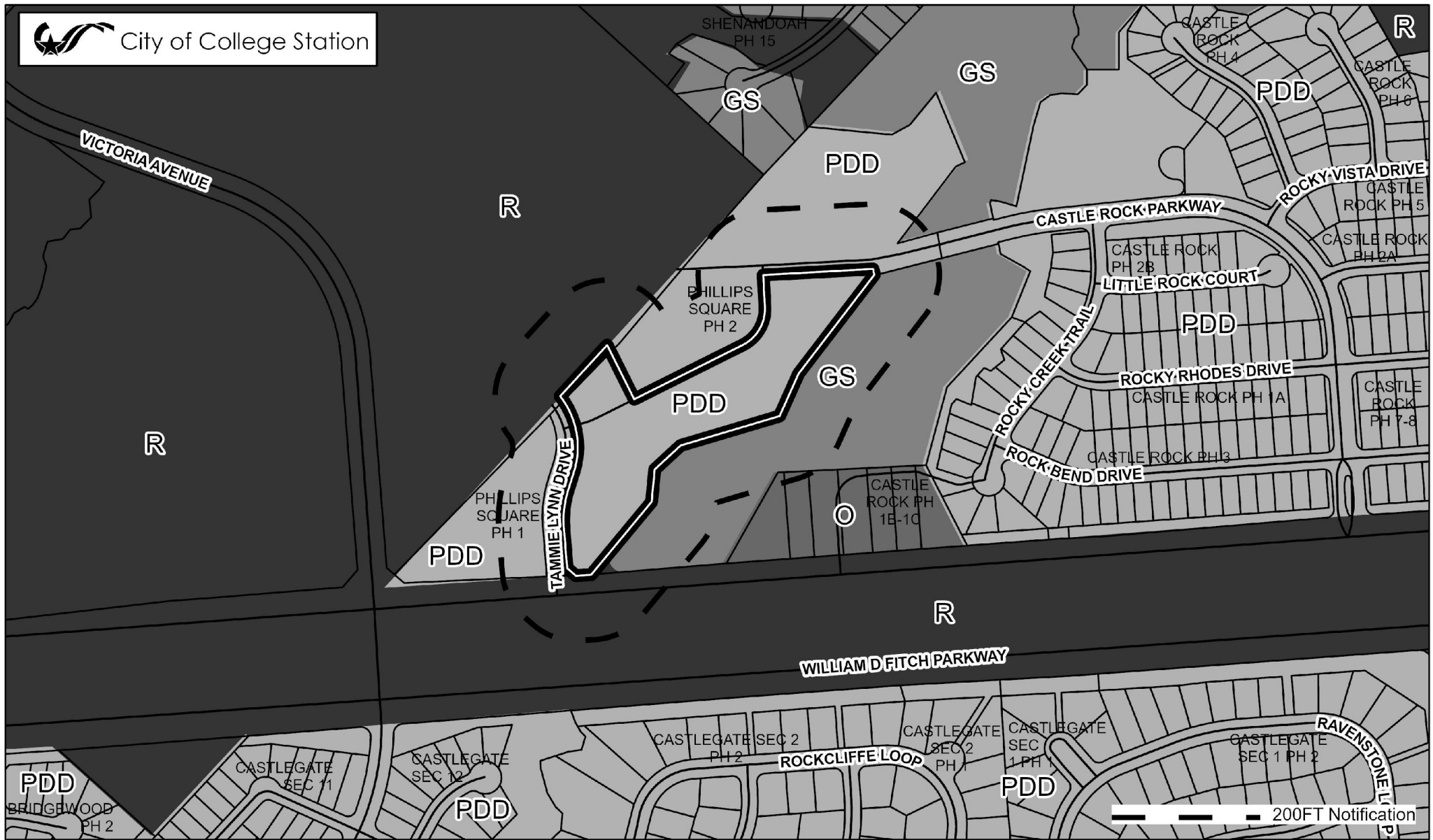


0 287.5 575 Feet

PHILLIPS SQUARE SUBDIVISION REZONING

Case:
REZ2025-000001

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MH Middle Housing
WE	Wellborn Estate	MF Multi-Family
E	Estate	MU Mixed-Use
WRS	Wellborn Restricted Suburban	MHP Manufactured Home Pk.
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
HOO	High Occupancy Ovr.
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



0 415 830 Feet

PHILLIPS SQUARE SUBDIVISION REZONING

Case:
REZ2025-000001

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: May 1, 2025
Advertised Council Hearing Date: May 22, 2025

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:
Castle Rock, and Castlegate

Property owner notices mailed: 10

Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: One at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Residential and NAP	PDD Planned Development District	Undeveloped
South	Suburban Residential and NAP	William D Fitch Parkway (Freeway/Expressway)	William D Fitch Parkway (Freeway/Expressway)
East	Neighborhood Commercial, Suburban Residential, and NAP	GS General Suburban	Castle Rock Park
West	General Commercial and Urban Residential	R Rural	Undeveloped

DEVELOPMENT HISTORY

Annexed: June 1995
Zoning: A-O Agricultural-Open (upon annexation 1995)
Rezoned from A-O to R-1A Single Family Residential Multi Family (2002)
Rezoned from R-1A Single Family Residential to PDD Planned Development District (2010)
Rezoned from PDD Planned Development District to PDD Planned Development District (2024 Concept Plan Amendment)
Final Plat: Phillips Square Ph 2 (2025)
Site Development: Undeveloped



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: PHILLIPS SQUARE SUBDIVISION REZONING (REZ2025-000001)

Address:

Legal Description: A005401, R STEVENSON (ICL), TRACT 2, 16.7973 ACRES

Total Acreage: 9.499

Applicant:: SCHULTZ ENGINEERING

Property Owner: Greens Prairie Investors LTD

List the changed or changing conditions in the area or in the City which make this zone change necessary.

Development in South College Station is growing and buyers are looking for sites ready for development. Changing this zoning from PDD to a standard zoning will allow for faster development and more flexibility

Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

The zoning is in accordance with the comprehensive plan

How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

The proposed zoning uses are consistent with the current PDD uses and the comprehensive plan

Explain the suitability of the property for uses permitted by the rezoning district requested.

The proposed zoning uses are consistent with the current PDD uses and the comprehensive plan

Explain the suitability of the property for uses permitted by the current zoning district.

The proposed zoning uses are consistent with the current PDD uses and the comprehensive plan

Explain the marketability of the property for uses permitted by the current zoning district.

Development in South College Station is growing and buyers are looking for sites ready for development. Changing this zoning from PDD to a standard zoning will allow for faster development and more flexibility. Reducing the review time and not having to process concept plan changes helps with the marketability.

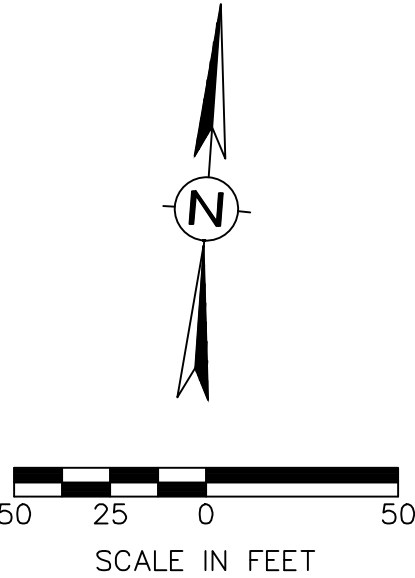
List any other reasons to support this zone change.

n/a

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	118.42'	305.80'	022°11'18"	59.96'	117.69'	N06°29'04"E
C2	246.66'	253.64'	055°43'03"	134.06'	237.05'	N10°16'48"W
C3	81.42'	125.00'	037°19'10"	42.21'	79.99'	N44°47'34"E
C4	63.86'	125.00'	029°16'12"	32.64'	63.17'	N11°29'53"E
C5	10.00'	530.00'	001°04'51"	5.00'	10.00'	N86°19'21"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.10'	S14° 14' 19"E
L2	0.19'	S85° 17' 12"W
L3	47.08'	S86° 14' 30"W
L4	35.62'	N49° 11' 02"W
L5	58.21'	N17° 34' 43"E
L6	27.75'	S29° 02' 44"E
L7	22.91'	S7° 11' 16"E
L8	42.36'	S2° 43' 39"W
L9	41.85'	S46° 57' 34"W
L10	23.85'	S48° 22' 40"W
L11	12.73'	S31° 16' 27"W
L12	44.33'	S12° 40' 49"W
L13	21.10'	S2° 36' 13"W
L14	46.69'	S61° 46' 53"W
L15	28.93'	N88° 12' 39"W
L16	14.76'	S61° 23' 57"W
L17	27.02'	S53° 46' 27"W
L18	28.26'	S33° 21' 52"W
L19	25.91'	S28° 12' 57"W
L20	38.88'	S41° 11' 50"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	31.07'	S64° 57' 28"W
L22	26.46'	S82° 25' 48"W
L23	55.65'	S63° 52' 01"E
L24	16.71'	S34° 03' 26"W
L25	73.90'	S33° 25' 58"W
L26	11.21'	S70° 55' 08"W



LEGEND

ZONING CHANGE BOUNDARY

PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)

PROPOSED PRIVATE DRAINAGE EASEMENT (Pr.D.E.)

EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)

EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)

EXISTING PUBLIC ACCESS EASEMENT (Pr.A.E.)

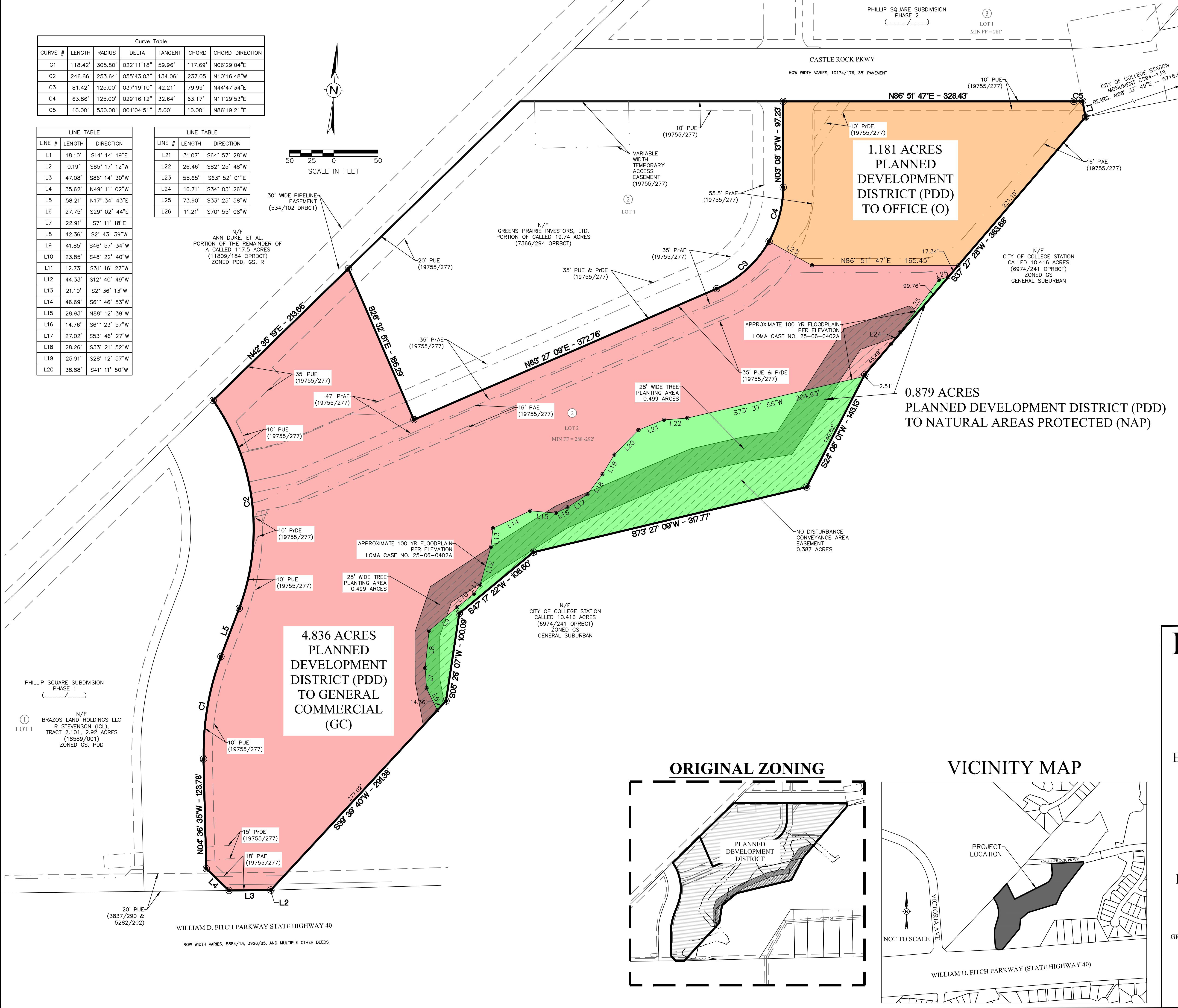
PROPERTY CORNER

PROPOSED ZONING

GC - GENERAL COMMERCIAL

NAP - NATURAL AREAS PROTECTED

O - OFFICE



- NOTES:
1. THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0310F, MAP NO. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014. LOMA CASE NO. 25-06-0402A ADJUSTED THE APPROXIMATE 100 YEAR FLOODPLAIN ACCORDING TO AS-BUILT ELEVATIONS.

REZONING EXHIBIT

PHILLIPS SQUARE SUBDIVISION

9.499 ACRES

EXISTING ZONING: PLANNED DEVELOPMENT DISTRICT

PROPOSED ZONING:

(GC) GENERAL COMMERCIAL

(NAP) NATURAL AREAS PROTECTED

(O) OFFICE

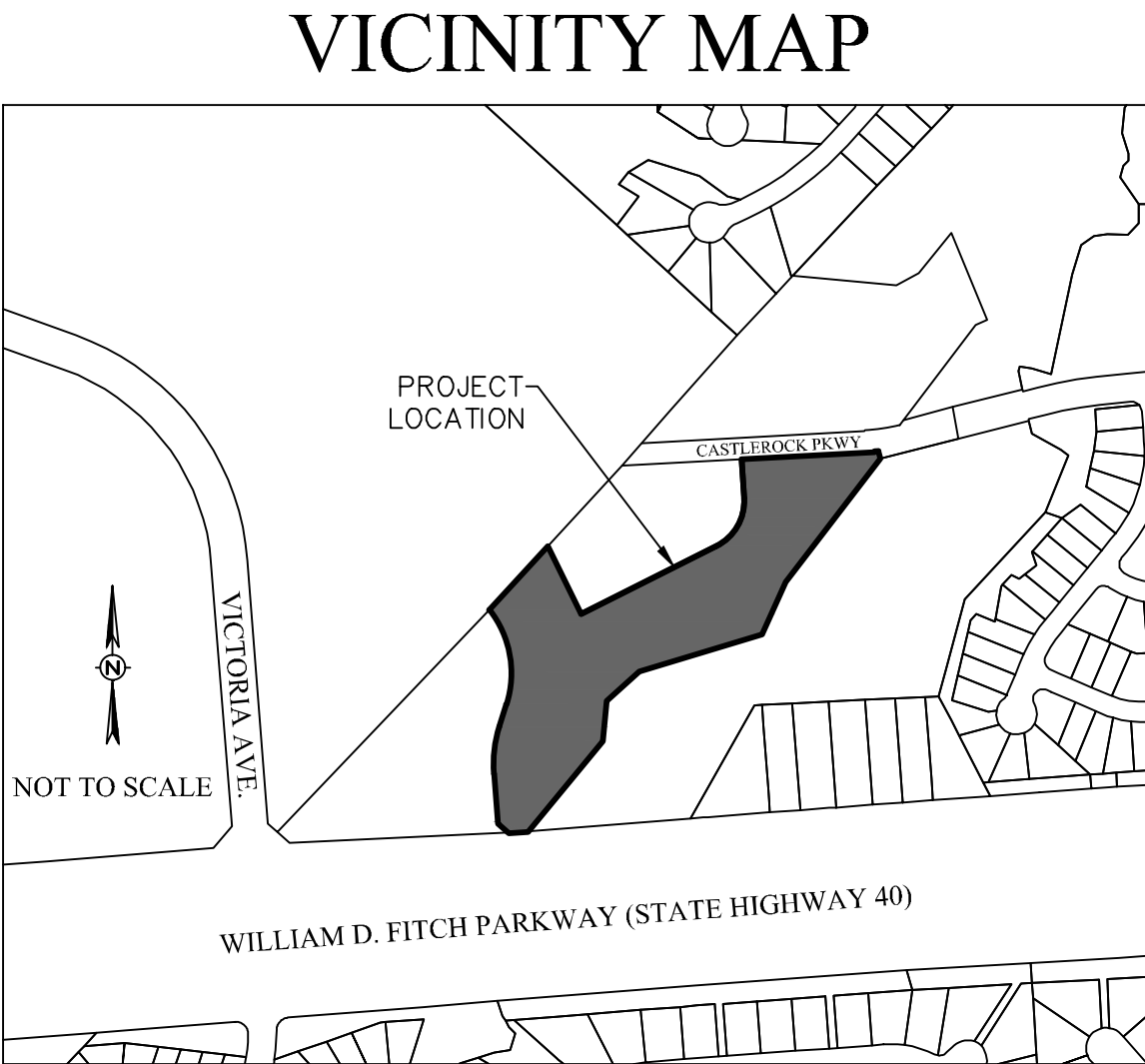
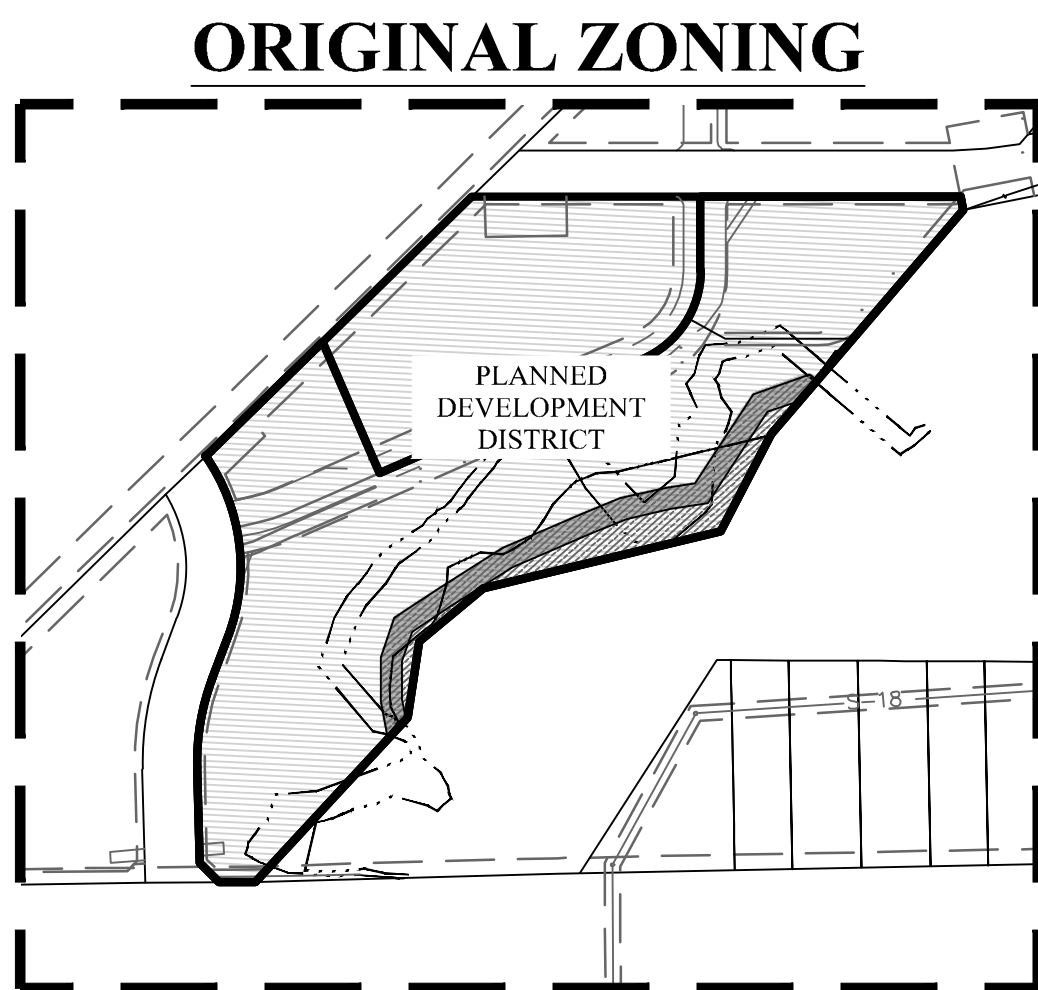
ROBERT STEVENSON LEAGUE SURVEY, A-54

COLLEGE STATION, TEXAS

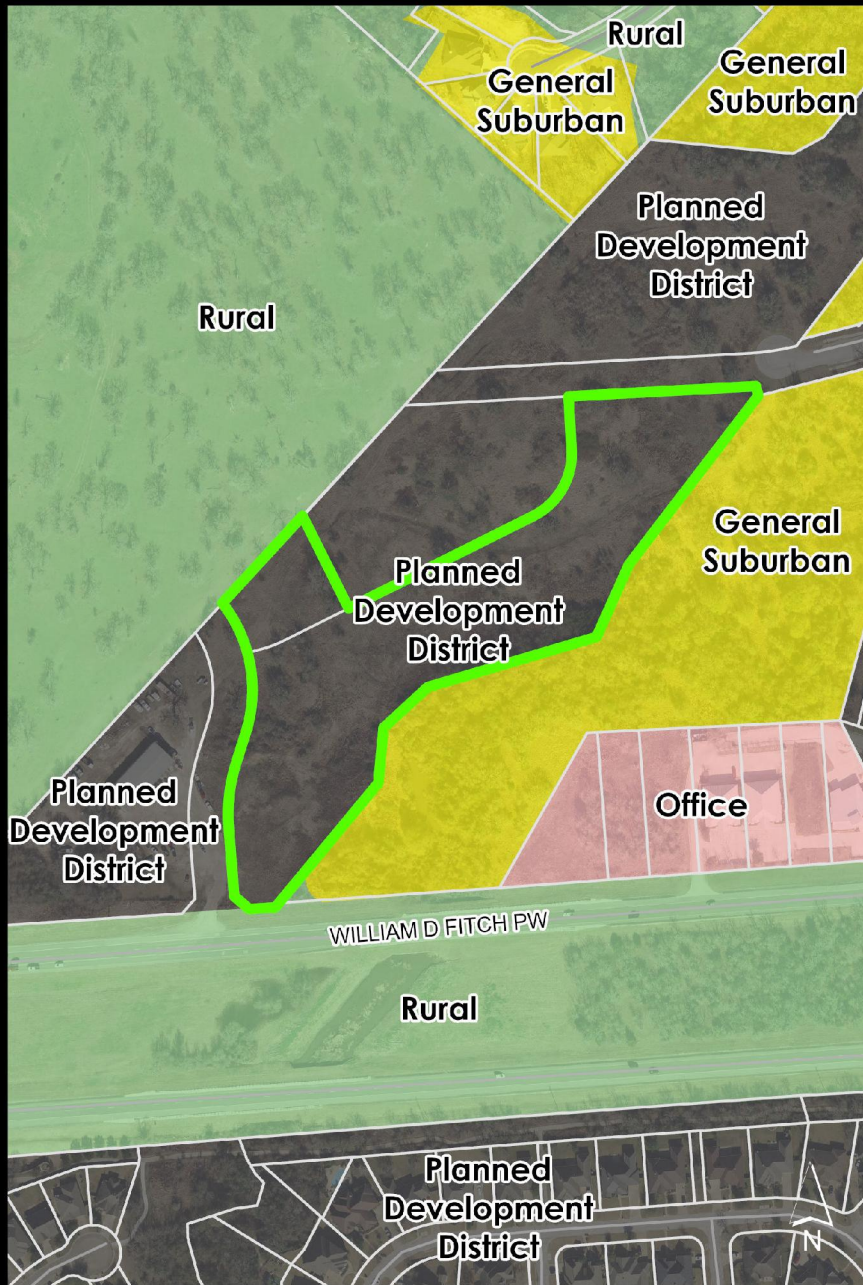
OWNER/DEVELOPER:
GREENS PRAIRIE INVESTORS, LTD
1140 MIDTOWN DRIVE
COLLEGE STATION, TX 77845

SURVEYOR:
KERR SURVEYING, LLC
Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBP&S FIRM # 10018500
KERR JOB 23-1052

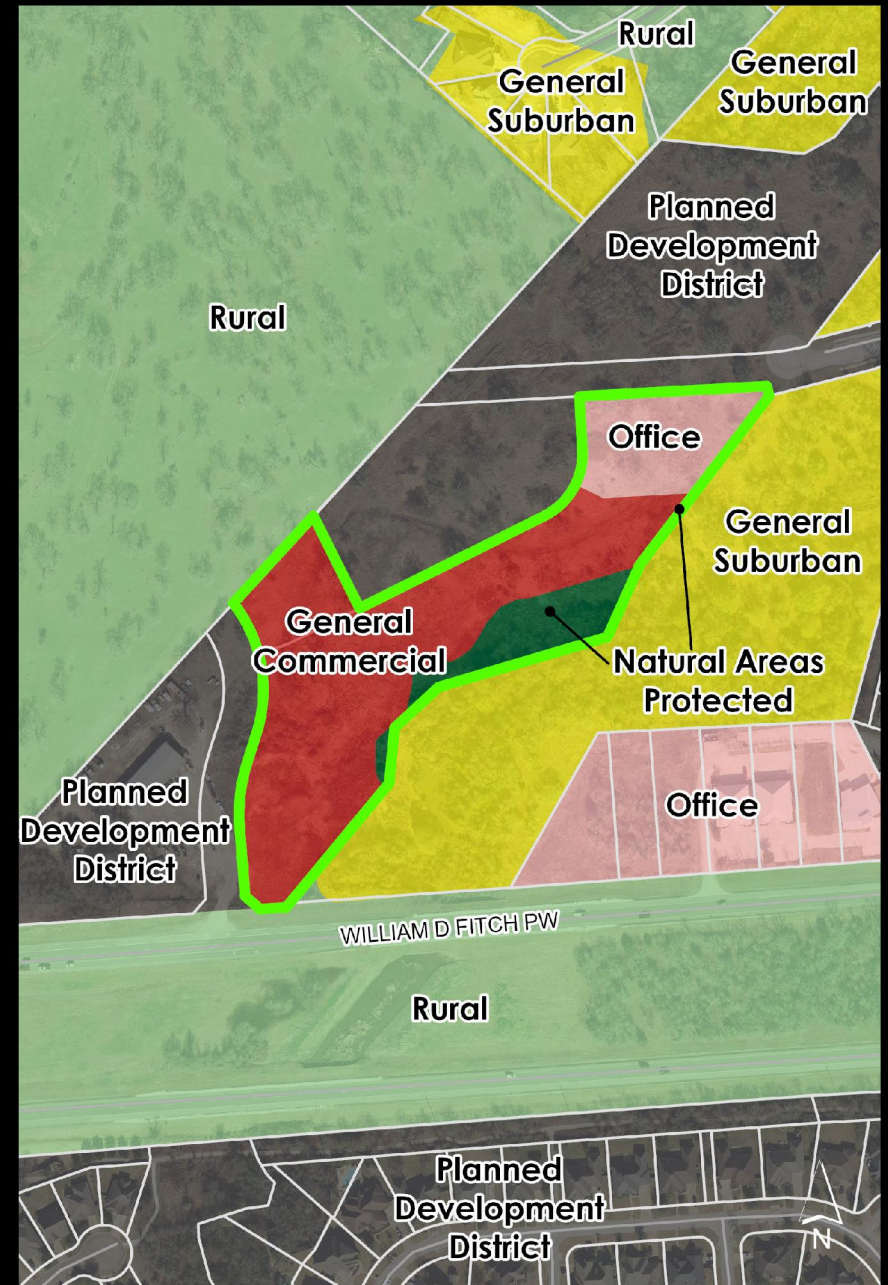
ENGINEER:
SCHULTZ
TBP&S FIRM # 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3800



EXISTING Zoning

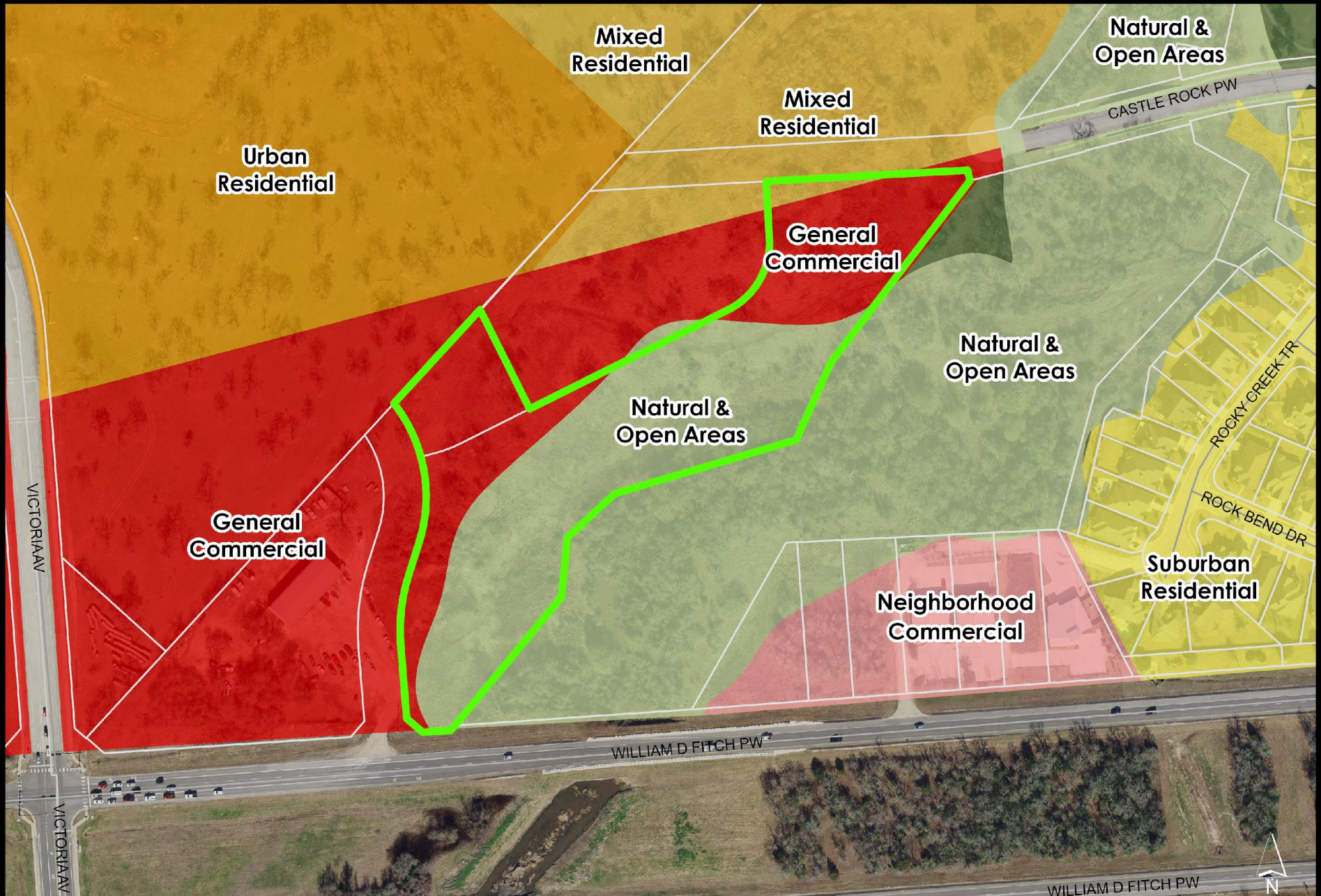


PROPOSED Zoning



EXISTING

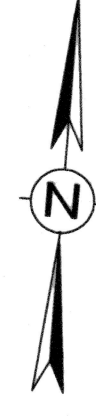
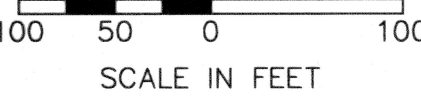
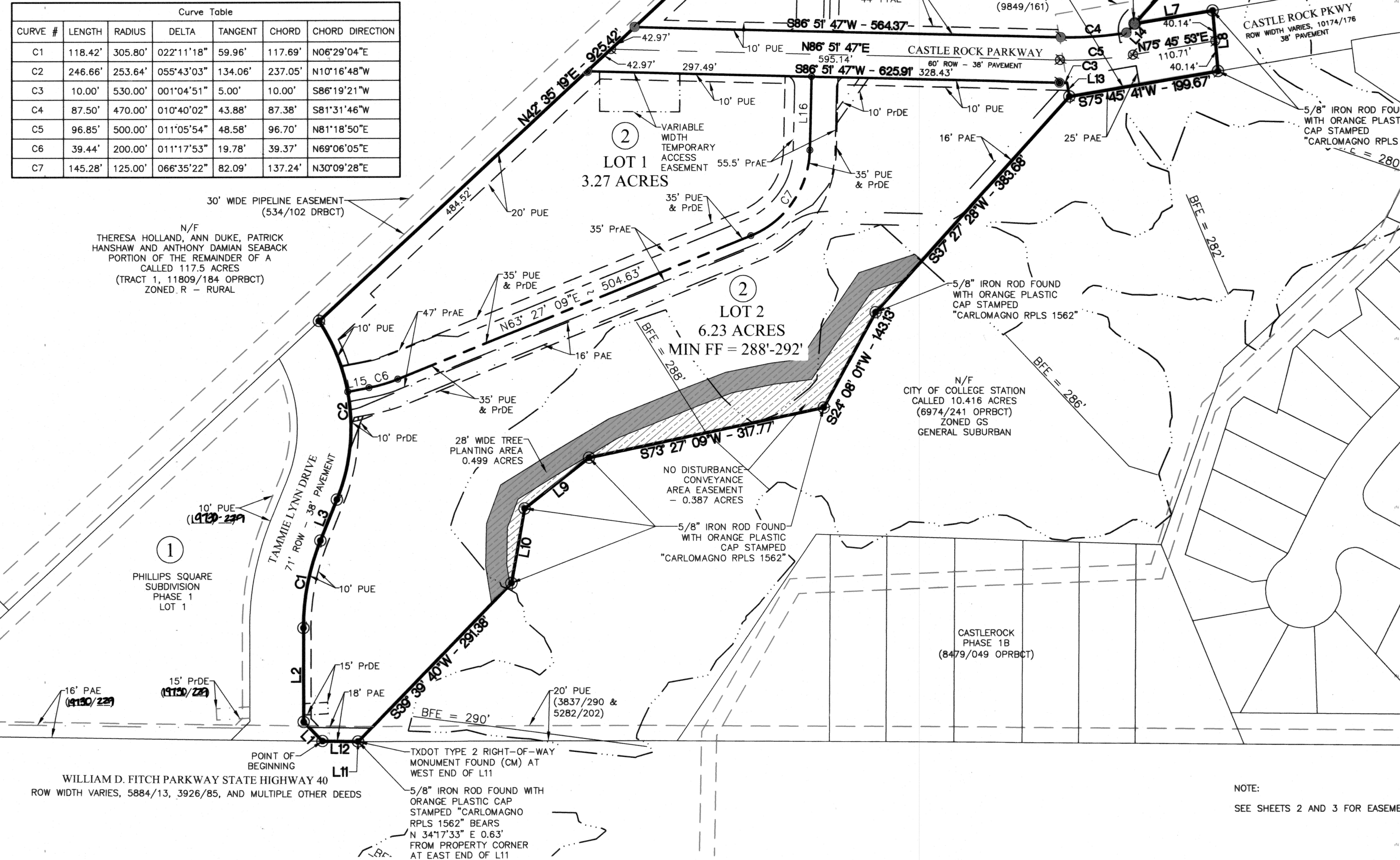
Future Land Use



LEGEND	
	PROPERTY BOUNDARY
	PROPERTY ADJACENT
	RIGHT OF WAY
	PUBLIC UTILITY EASEMENT (PUE)
	PUBLIC ACCESS EASEMENT (PAE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
	NO DISTURBANCE CONVEYANCE AREA EASEMENT PER ZONING CONCEPT PLAN
	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	RIGHT OF WAY CENTERLINE "X" SET IN CONCRETE
	BLOCK LABEL
	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
	RECORD INFORMATION
	RIGHT-OF-WAY

LINE #	LENGTH	DIRECTION
L1	35.62'	N49° 11' 02" W
L2	123.78'	N4° 36' 35" W
L3	58.21'	N17° 34' 43" E
L4	63.26'	N61° 41' 00" E
L5	127.86'	N39° 32' 28" E
L6	30.60'	S64° 46' 47" W
L7	104.82'	N75° 46' 04" E
L8	80.28'	S9° 37' 02" E
L9	108.60'	S47° 17' 22" W
L10	100.09'	S5° 28' 07" W
L11	0.19'	S85° 17' 12" W
L12	47.08'	S86° 14' 30" W
L13	18.10'	N14° 14' 19" W
L14	16.13'	S37° 27' 05" W
L15	28.90'	N74° 45' 01" E
L16	97.23'	N3° 08' 13" W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	118.42'	305.80'	022°11'18"	59.96'	117.69'	N06°29'04"E
C2	246.66'	253.64'	055°43'03"	134.06'	237.05'	N10°16'48"W
C3	10.00'	530.00'	001°04'51"	5.00'	10.00'	S86°19'21"W
C4	87.50'	470.00'	010°40'02"	43.88'	87.38'	S81°31'46"W
C5	96.85'	500.00'	011°05'54"	48.58'	96.70'	N81°18'50"E
C6	39.44'	200.00'	011°17'53"	19.78'	39.37'	N69°06'05"E
C7	145.28'	125.00'	066°35'22"	82.09'	137.24'	N30°09'28"E



FIELD NOTES DESCRIPTION OF A 15.958 ACRE TRACT, ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54 COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 15.958 ACRES IN THE ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 19.74 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THERESA HOLLAND, ET AL (11809/184 OPRBCT), AS TRACT N IN A DEED TO THERESA HOLLAND, ET AL (11809/184 OPRBCT), ON THE SOUTH LINE OF SAID 19.74 ACRE TRACT;

THENCE, SEVERING SAID REMAINDER OF 19.74 ACRE TRACT FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) N 49° 11' 02" W A DISTANCE OF 35.62 FEET TO A 1/2 INCH IRON ROD SET; 2) N 04° 36' 35" W A DISTANCE OF 123.78 FEET TO A 1/2 INCH IRON ROD SET; 3) WITH A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 305.80 FEET, AN ARC LENGTH OF 118.42 FEET, A DELTA ANGLE OF 22° 11' 18", AND A CHORD WHICH BEARS N 06° 29' 04" E A DISTANCE OF 117.69 FEET TO A 1/2 INCH IRON ROD SET; 4) N 17° 34' 43" E A DISTANCE OF 58.21 FEET TO A 1/2 INCH IRON ROD SET; 5) WITH A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 253.64 FEET, AN ARC LENGTH OF 246.66 FEET, A DELTA ANGLE OF 55° 43' 03", AND A CHORD WHICH BEARS N 06° 16' 48" W A DISTANCE OF 237.05 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST CORNER OF A PORTION OF THE REMAINDER OF A CALLED 100 ACRE TRACT OF LAND DESCRIBED AS TRACT N IN A DEED TO THERESA HOLLAND, ET AL, RECORDED IN VOLUME 11809, PAGE 184 (OPRBT) AND ON THE NORTHWEST LINE OF SAID REMAINDER OF 19.74 ACRE TRACT;

THENCE, WITH SAID NORTHWEST LINE OF THE REMAINDER OF 19.74 ACRE TRACT, N 42° 35' 19" E A DISTANCE OF 925.42 FEET TO A 1/2 INCH IRON ROD SET; 6) WITH RED PLASTIC CAP STAMPED "M MCCLURE" FOUND AT THE EAST CORNER OF A CALLED 117.5 ACRES TRACT OF LAND DESCRIBED AS TRACT 1 IN SAID DEED TO THERESA HOLLAND, ET AL (11809/184 OPRBCT) AND THE SOUTH CORNER OF LOT 5, BLOCK 46 OF SHENANDOAH PHASE 15, FILED IN VOLUME 12790, PAGE 98 (OPRBT);

THENCE, WITH THE COMMON LINE OF SAID 19.74 ACRE TRACT AND SAID BLOCK 46, N 43° 04' 45" E, FOR A DISTANCE OF 213.06 FEET TO A POINT FOR THE SOUTHWEST CORNER OF A CALLED 22.089 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 6474, PAGE 241 (OPRBT) AND THE NORTHWEST CORNER HEREOF, FROM WHICH A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND BEARS S 84° 17' 08" E A DISTANCE OF 1.12 FEET;

THENCE, WITH THE COMMON LINE OF SAID 19.74 ACRE TRACT AND SAID 22.089 ACRE TRACT FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) S 84° 17' 08" E, A DISTANCE OF 259.06 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND; 2) N 81° 41' 00" E, A DISTANCE OF 63.26 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND; 3) N 39° 32' 28" E, A DISTANCE OF 127.86 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND; 4) S 22° 15' 36" E, A DISTANCE OF 231.42 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND; FOR REFERENCE THE CITY OF COLLEGE STATION MONUMENT CS94-138 BEARS N 70° 56' 16" E, A DISTANCE OF 5,325.63 FEET; 5) S 84° 46' 47" W, A DISTANCE OF 30.60 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND; 6) S 37° 27' 28" W, A DISTANCE OF 297.28 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND; 7) N 75° 48' 04" E, A DISTANCE OF 104.82 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND;

THENCE, WITH THE EAST LINE OF SAID REMAINDER OF 19.74 ACRE TRACT AND THE WEST END OF THE RIGHT-OF-WAY OF CASTLE ROCK PARKWAY, PAGE 241 (OPRBT), FIVE-FOOT SIDEWALKS AT EACH END, FOR A DISTANCE OF 80.28 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND IN THE NORTH LINE OF A CALLED 10.416 ACRE TRACT OF LAND DESCRIBED IN SAID DEED 6474/241 (OPRBT);

THENCE, WITH THE COMMON LINE OF SAID 19.74 ACRE TRACT AND SAID 10.416 ACRE TRACT FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) S 75° 45' 41" W, A DISTANCE OF 199.67 FEET TO A 1/2 INCH IRON ROD SET; 2) S 37° 27' 28" W, A DISTANCE OF 383.68 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND; 3) S 24° 08' 01" W, A DISTANCE OF 143.13 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND; 4) S 73° 27' 08" W, A DISTANCE OF 317.77 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND; 5) S 47° 17' 22" W, A DISTANCE OF 108.60 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND; 6) S 05° 28' 07" W, A DISTANCE OF 100.09 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND; 7) S 39° 39' 40" W, A DISTANCE OF 291.38 FEET TO A POINT IN THE NORTH LINE OF WILLIAM D. FITCH PARKWAY FOR THE SOUTHWEST CORNER OF SAID 10.416 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 19.74 ACRE TRACT, FROM WHICH A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARLOMAGNO RPLS 1562" FOUND BEARS N 43° 17' 33" E, A DISTANCE OF 0.63 FEET AND ALSO FROM SAID POINT, A "TODOT" TYPE 2 RIGHT OF WAY MONUMENT FOUND BEARS N 85° 17' 12" E, A DISTANCE OF 393.52 FEET;

THENCE, WITH THE SOUTH LINE OF SAID REMAINDER OF 19.74 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID WILLIAM D. FITCH PARKWAY, S 86° 14' 30" W, FOR A DISTANCE OF 0.19 FEET TO A "TODOT" TYPE 2 RIGHT OF WAY MONUMENT FOUND;

THENCE, CONTINUING WITH THE SOUTH LINE OF SAID REMAINDER OF 19.74 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID WILLIAM D. FITCH PARKWAY, S 86° 14' 30" W, FOR A DISTANCE OF 47.08 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 15.958 ACRES OF LAND, MORE OR LESS.

NOTE: SEE SHEETS 2 AND 3 FOR EASEMENT DETAILS.

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00009993528386 (CALCULATED USING GEOID12B).
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOW HEREON ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00009993528386 (CALCULATED USING GEOID12B).
- DISTANCES SHOWS ON CURVES ARE CHORD LENGTHS.
- THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED, "X" SHADED, AND ZONE "AE" AND DOES PARTIALLY 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. 48041C0325E, REVISED DATE: 05-16-2012. REVISED TO REFLECT LOMR 12-06-1841P, EFFECTIVE DATE: 05-18-2012.
- MERITORIOUS MODIFICATIONS GRANTED BY ZONING:
 - SECTION 8.2.A.10 "BLOCKS" OF THE UNIFIED DEVELOPMENT ORDINANCE VARIATION FROM THE 800-FOOT MAXIMUM BLOCK LENGTH REQUIREMENT. NO PUBLIC STREETS ARE PROPOSED TO CONNECT TO CASTLE ROCK PARKWAY WITHIN THIS DEVELOPMENT. THE BLOCK LENGTH ALONG THE SOUTHERN RIGHT-OF-WAY OF CASTLE ROCK PARKWAY IS 850 FEET WITHIN THIS DEVELOPMENT AND 1,310 FEET TO THE FIRST INTERSECTING STREET IN THE CASTLE ROCK SUBDIVISION. THE BLOCK LENGTH ALONG THE NORTHERN RIGHT-OF-WAY OF CASTLE ROCK PARKWAY IS 780 FEET WITHIN THIS DEVELOPMENT AND 1,540 FEET TO THE FIRST INTERSECTING STREET IN THE CASTLE ROCK SUBDIVISION. THE CONCEPT PLAN INCLUDES A "PRIVATE DRIVEWAY AND CROSS ACCESS EASEMENT" THROUGH THE PROPERTY THAT WILL MEET MINOR COLLECTOR STANDARDS FOR ACCESS AND DRIVEWAY SPACING AND LANE WIDTH. THIS PRIVATE DRIVE REDUCES THE BLOCK LENGTH BY APPROXIMATELY 200 FEET ON THE NORTH SIDE OF CASTLE ROCK PARKWAY AND APPROXIMATELY 300 FEET ON THE SOUTH SIDE OF CASTLE ROCK PARKWAY.
- CONDITIONS PER ZONING:
 - A BIKE LANE BE PROVIDED ON TAMMIE LYNN DRIVE.
 - A RIGHT-TURN DECELERATION LANE BE PROVIDED AT THE INTERSECTION OF TAMMIE LYNN DRIVE AND STATE HIGHWAY 40.
 - RIGHT-TURN LANES BE PROVIDED AT EACH INTERSECTION OF THE "PRIVATE DRIVE" WITH TAMMIE LYNN DRIVE AND CASTLE ROCK PARKWAY.
- THE DETENTION POND FOR THIS SITE IS LOCATED ADJACENT TO SPRING CREEK UPSTREAM OF SH 6 IN THE TOWER POINT DEVELOPMENT.
- THE PRIVATE DRIVEWAYS SHOWN TO PROVIDE CROSS ACCESS BETWEEN PORTIONS OF THE DEVELOPMENT SHALL MEET MINOR COLLECTOR STANDARDS FOR ACCESS/DRIVEWAY SPACING, WITH A MINIMUM 24-FOOT PAVEMENT WIDTH (OR 26-FOOT WIDTH IF BUILDINGS TALLER THAN 30-FOOT ARE PROPOSED), FIVE-FOOT SIDEWALKS AT EACH END, 3-FOET FROM BACK OF CURB ON EACH SIDE WITH ADA RAMPS (10-FOOT WIDTH IF IT ALSO SERVES AS THE MULTI-USE PATH), PARALLEL PARKING ALLOWED IF WIDER CROSS-SECTION IS CONSTRUCTED, AND WILL MEET FIRE LANE STANDARDS.
- ONE-HALF (1/2) ACRE OF THE SPECIAL FLOOD HAZARD AREA LOCATED ON THIS PROPERTY WILL NOT BE DEVELOPED EXCEPT FOR THE PLANTING OF TREES IN THE AREA WHICH MAY BE COUNTED FOR LANDSCAPING POINT REQUIREMENTS FOR THE ADJACENT DEVELOPMENT. THE EXACT LOCATION OF THIS ONE-HALF ACRE WILL BE DETERMINED AT PLATTING OR SITE PLAN SUBMITTAL.
- THE DEVELOPMENT WILL BE PHASED IN SUCH A MANNER THAT THE DESIGN CAPACITY OF CASTLE ROCK PARKWAY, (5,000 VPD), IS NOT EXCEEDED. DEVELOPMENT THAT HAS ACCESS TO ONLY CASTLE ROCK PARKWAY AND NOT WILLIAM D. FITCH PARKWAY OR VICTORIA AVENUE WILL BE LIMITED SUCH THAT THE TOTAL PROJECTED TRAFFIC IS LESS THAN

5,000 VPD INCLUDING THE 2,621 VPD PROJECTED FROM THE BUILD OUT OF THE CASTLE ROCK SUBDIVISION. ADDITIONAL DEVELOPMENT CANNOT OCCUR UNTIL ACCESS TO WILLIAM D. FITCH OR VICTORIA IS PROVIDED.

- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF COLLEGE STATION.
- ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY COLLEGE STATION UTILITIES.
- ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA, PROPERTY OWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPED THE FLOW IN THE PRIVATE DRAINAGE EASEMENTS.
- CASTLE ROCK PARKWAY SHALL HAVE BIKE LANES AND CENTERLINES.
- ON STREET PARKING IS NOT PERMITTED ON CASTLE ROCK PARKWAY.
- PHASE 2 HAS COMMERCIAL, MULTI-FAMILY, AND OFFICE USES.
- NO DISTURBANCE AREAS ARE AREAS TO REMAIN UNDEVELOPED AND UNDISTURBED PER THE ZONING ORDINANCE.
- FINISH FLOOR ELEVATIONS FOR BLOCK 2, LOT 2 VARY FROM 288' TO 292' DEPENDING ON WHERE BUILDING IS PLACED IN RELATION TO THE ADJACENT FLOODPLAIN.
- THE SURVEY OF THIS TRACT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 23045005 EFFECTIVE DATE: AUGUST 6, 2023. ITEMS LISTED ON SCHEDULE B ARE AS FOLLOWS:
 - BLANKET EASEMENT TO WELBORN WATER SUPPLY CORPORATION IN VOLUME 531, PAGE 722, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
 - PRODUCER'S GAS CO. (NOW ETC) PIPELINE EASEMENT (534/84 DRBCT) CALLS TO BE 30' WIDE, CENTERED ON THE FIRST PIPELINE AS INSTALLED, DOES NOT HAVE A DEFINED LOCATION AND IS NOT SHOWN HEREON. THE PIPELINE(S) COVERED BY THIS EASEMENT APPEAR TO BE ABANDONED AND THIS EASEMENT MAY NO LONGER BE IN EFFECT.
 - BLANKET EASEMENT TO K.T. WILLIAMS, ET AL IN VOLUME 2504, PAGE 81, OPRBT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
 - TEMPORARY BLANKET EASEMENT TO THE CITY OF COLLEGE STATION IN VOLUME 7675, PAGE 283, OPRBCT, DOES NOT APPLY.
 - 10' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF COLLEGE STATION IN VOLUME 8052, PAGE 22, OPRBCT, APPLIES AS SHOWN.
 - TEMPORARY BLANKET EASEMENT TO THE CITY OF COLLEGE STATION IN VOLUME 9849, PAGE 161, OPRBCT, DOES APPLY.
 - 20' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF COLLEGE STATION IN VOLUME 9992, PAGE 44, OPRBCT, DOES NOT CROSS THIS TRACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Wallace S. Phillips III, Manager of Greens Prairie Associates, LLC, A Texas limited liability company, the general partner of Greens Prairie Investors, LTD, a Texas Limited Partnership, owner and developer of the land shown on this plat, and designated herein as the Phillips Square Subdivision, Phase 2, 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. All such dedications shall be in fee simple unless expressly provided otherwise.

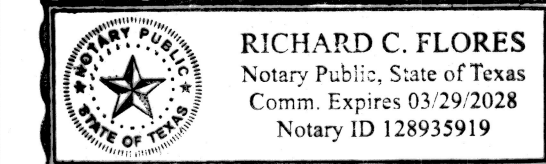
Wallace S. Phillips III
Greens Prairie Investors, LTD,
by Greens Prairie Associates, LLC General Partner
by Wallace S. Phillips III, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace S. Phillips III, 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 19th day of February, 2025

Richard C. Flores
Notary Public, Brazos County, Texas



CERTIFICATE OF ADMINISTRATOR

I, *Nathan Paul Kerr*, 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.

Nathan Paul Kerr
Administrator
City of College Station, Texas

CERTIFICATE OF CITY ENGINEER

I, *Carol L. Corbett*, 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.

Carol L. Corbett
City Engineer
City of College Station

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

Nathan Paul Kerr
2/19/2025
R.P.L.S. No. 6834

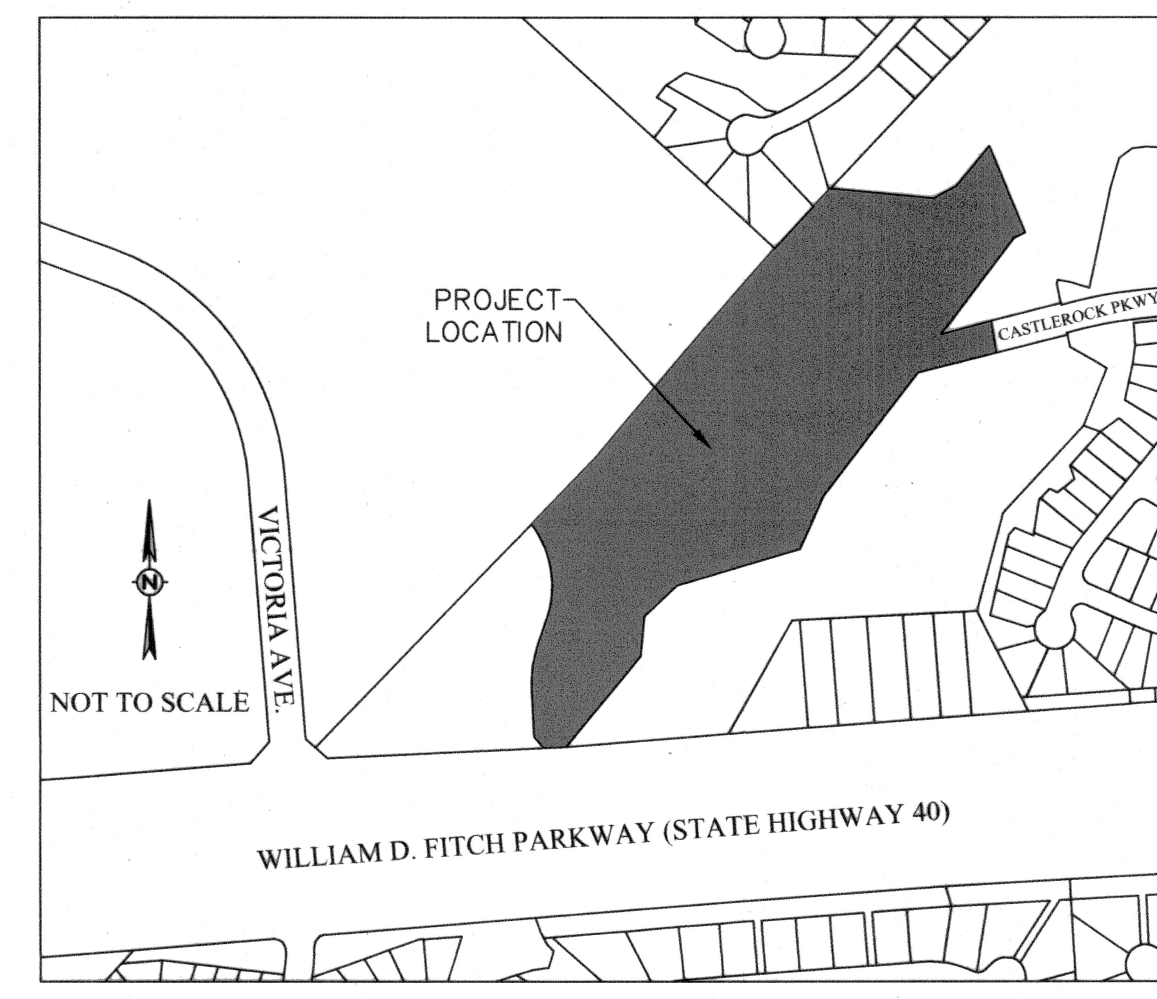


Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 3/27/2025 3:02:12 PM
In the PLAT Records

Doc Number: 2025-1552789
Volume-Page: 19756-277
Number of Pages: 4
Amount: 72.00
Order#: 20250327000104
By: PS

Karen M. Queen
County Clerk
Brazos County, Texas

VICINITY MAP



FINAL PLAT PHILLIPS SQUARE SUBDIVISION PHASE 2

BLOCK 2, LOTS 1 & 2
BLOCK 3, LOT 1
& 1.18 ACRES RIGHT-OF-WAY DEDICATION
15.958 ACRES
BEING PART OF A 19.74 ACRE TRACT
VOLUME 7366, PAGE 294, OPRBCT
ROBERT STEVENSON LEAGUE SURVEY, A-54
COLLEGE STATION, TEXAS

SCALE AS SHOWN
FEBRUARY, 2025

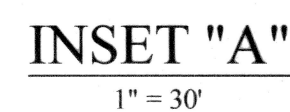
OWNER/DEVELOPER:
GREENS PRAIRIE INVESTORS, LTD
1140 MIDTOWN DRIVE
COLLEGE STATION, TX 77845

SURVEYOR:
KERR

Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
1718 Braucourt Dr.
Bryan, TX 77802
(979) 268-3195
TBPELS FIRM # 10018500
KERR JOB 23-1052

ENGINEER:
SCHULTZ

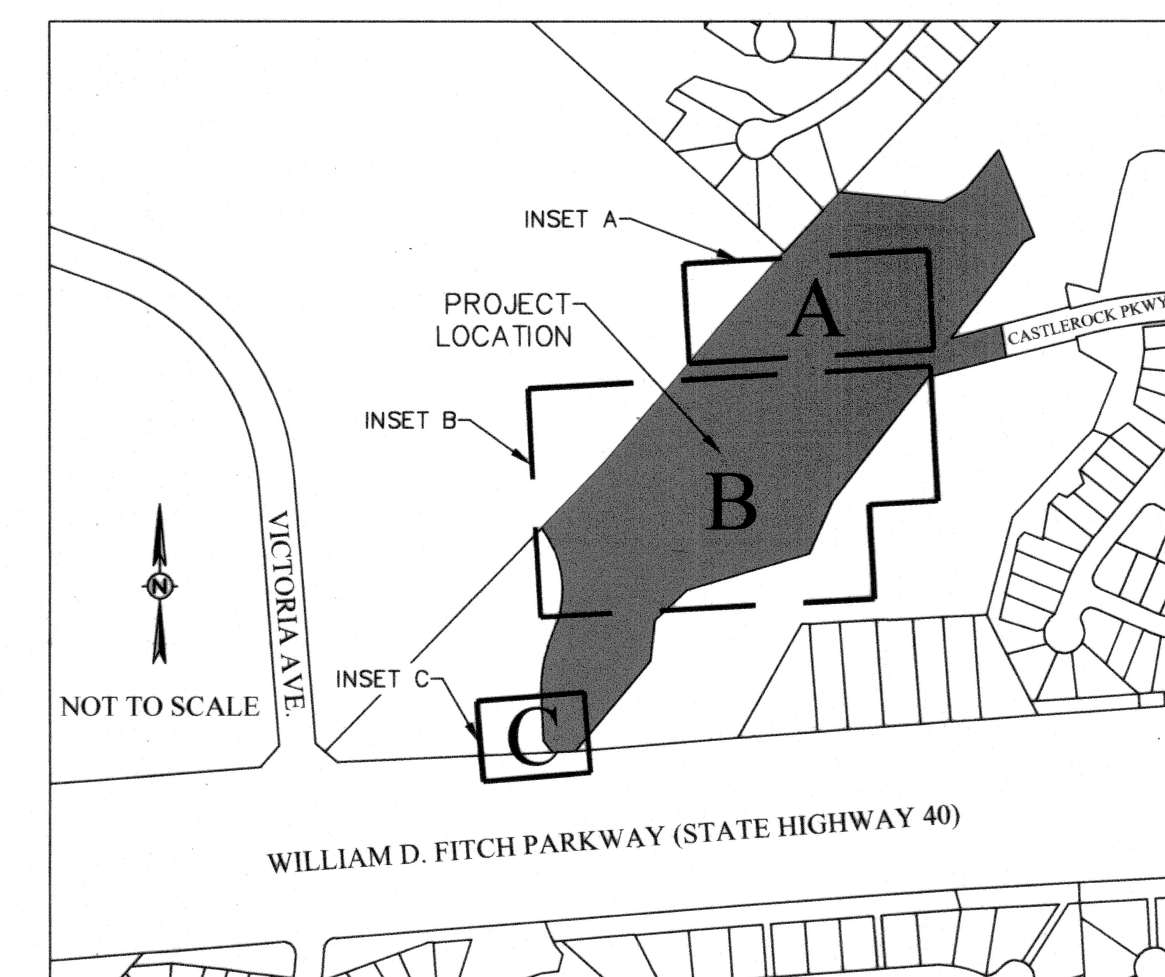
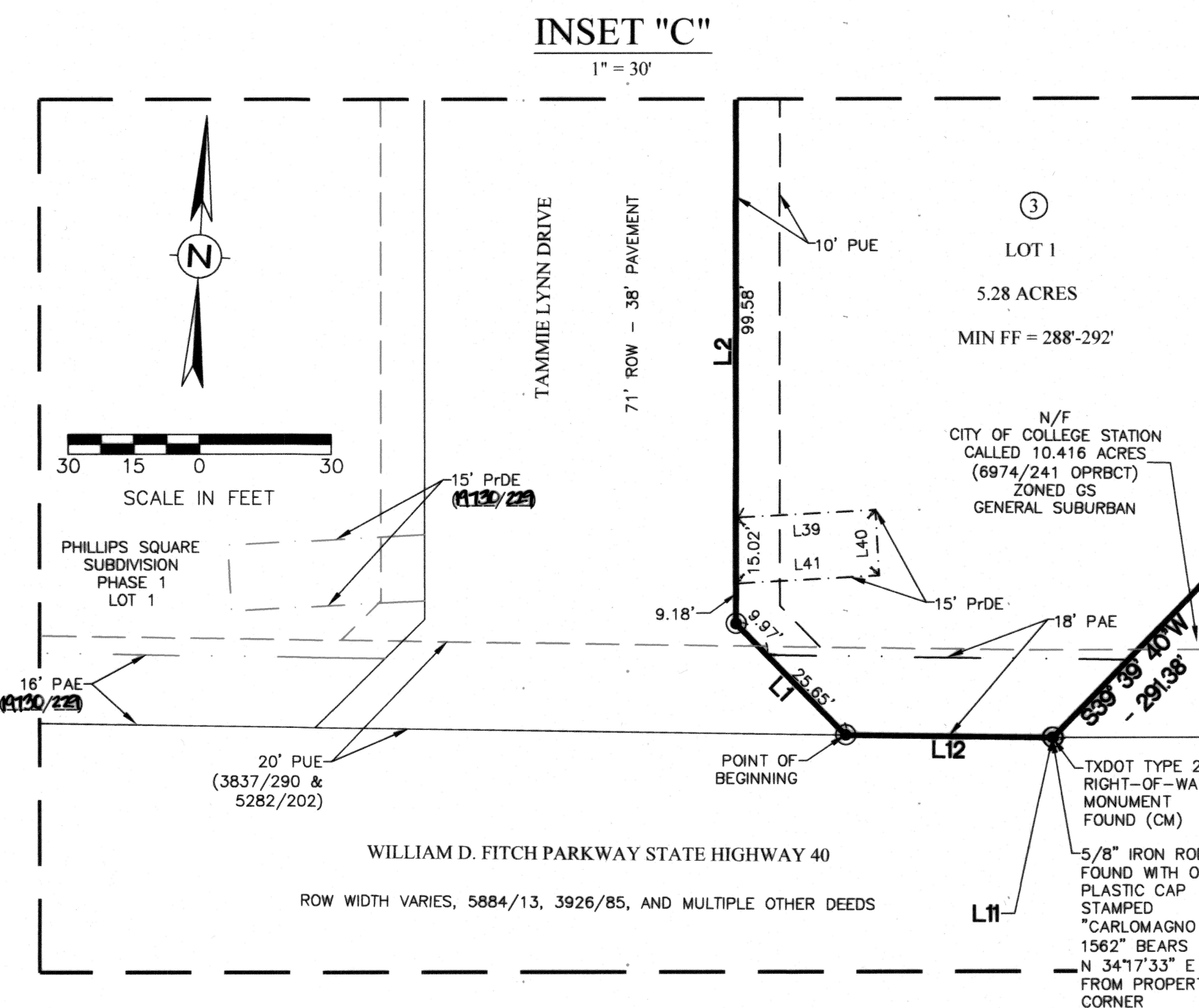
TBPE No. 12327
911 Southwest Pkwy E.
College Station, Texas 77840
(979) 764-3900
SHEET 1 OF 4



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.62'	N49° 11' 02" W
L2	123.78'	N4° 36' 35" W
L3	58.21'	N17° 34' 43" W
L4	63.26'	N61° 41' 00" W
L5	127.86'	N39° 32' 28" W
L6	30.60'	S64° 46' 47" W
L7	104.82'	N75° 46' 04" W
L8	80.28'	S9° 37' 02" E
L9	108.60'	S47° 17' 22" W
L10	100.09'	S5° 28' 07" W
L11	0.19'	S85° 17' 12" W
L12	47.08'	S86° 14' 30" W
L13	18.10'	N14° 14' 19" W
L14	16.13'	S37° 27' 05" W
L15	28.90'	N74° 45' 01" W
L16	99.23'	N3° 08' 13" W
L17	40.17'	N72° 26' 54" W
L18	24.45'	N83° 48' 15" W
L19	10.67'	S23° 32' 13" W
L20	11.71'	N86° 51' 47" W
L21	4.10'	S69° 53' 02" W
L22	35.07'	S50° 56' 44" W
L23	15.00'	N47° 24' 41" W
L24	53.02'	N4° 34' 08" W
L25	50.98'	S4° 14' 09" E

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L26	83.23'	S3° 08' 13"	
L27	27.73'	S89° 05' 36"	
L28	31.19'	S74° 45' 01"	
L29	23.10'	N74° 45' 01"	
L30	25.72'	N55° 50' 21"	
L31	29.31'	N34° 30' 15"	
L32	73.30'	N30° 39' 58"	
L33	17.97'	S3° 08' 13"	
L34	51.67'	N30° 39' 58"	
L35	12.54'	N16° 40' 35"	
L36	5.17'	N74° 45' 01"	
L37	6.61'	N74° 45' 01"	
L38	49.78'	S16° 40' 35"	
L39	31.95'	S82° 17' 25"	
L40	15.00'	N7° 42' 35"	
L41	32.77'	N82° 17' 25"	

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	118.42'	305.80'	022°11'18"	59.96'	117.68'	N09°29'04"E
C2	246.66'	253.84'	055°43'03"	134.06'	237.05'	N10°16'48"W
C3	10.00'	530.00'	001°04'51"	5.00'	10.00'	S86°19'21"W
C4	87.50'	470.00'	01°04'02"	43.88'	87.38'	S81°13'46"W
C5	96.85'	500.00'	01°05'54"	48.58'	96.70'	N81°18'50"E
C6	39.44'	200.00'	011°17'53"	19.78'	39.37'	N69°06'05"E
C7	145.28'	125.00'	066°35'22"	82.09'	137.24'	N30°09'28"E
C8	17.47'	15.50'	064°35'07"	9.80'	16.56'	N29°09'21"E
C9	44.40'	57.50'	044°14'15"	23.37'	43.30'	N25°51'21"W
C10	78.37'	101.50'	044°14'15"	41.25'	76.44'	S25°15'21"E
C11	14.34'	15.50'	053°01'20"	7.73'	13.84'	S29°38'53"E
C12	117.71'	15.50'	064°35'12"	9.80'	16.56'	S35°25'53"E
C13	119.71'	103.00'	066°35'22"	67.64'	113.08'	S30°09'28"W
C14	32.73'	166.00'	011°17'53"	16.42'	32.68'	S69°06'05"W
C15	6.25'	24.50'	014°36'30"	3.14'	6.23'	N67°26'46"E
C16	42.00'	213.00'	011°17'53"	21.07'	41.93'	N69°06'05"W
C17	68.17'	138.00'	028°18'09"	34.79'	67.48'	N49°18'04"E
C18	14.50'	34.00'	024°26'03"	7.36'	14.39'	N22°17'13"E
C19	36.53'	158.50'	013°12'24"	18.35'	36.45'	N03°27'59"E
C20	17.05'	16.00'	061°02'42"	9.43'	16.25'	N23°27'08"E



FINAL PLAT
PHILLIPS SQUARE
SUBDIVISION
PHASE 2

BLOCK 2, LOTS 1 & 2
BLOCK 3, LOT 1
& 1.18 ACRES RIGHT-OF-WAY DEDICATION
15.958 ACRES
BEING PART OF A 19.74 ACRE TRACT
VOLUME 7366, PAGE 294, OPRBC
ROBERT STEVENSON LEAGUE SURVEY, A-54
COLLEGE STATION, TEXAS

SCALE AS SHOWN
FEBRUARY, 2025

OWNER/DEVELOPER:
GREENS PRAIRIE INVESTORS, LTD
1140 MIDTOWN DRIVE
COLLEGE STATION, TX 77845

SURVEYOR:

Nathan Paul Kerr, RPLS No. 6834

Kerr Surveying, LLC

1718 Briarcrest Dr.
Brown, TX 77802

Bryan, TX 77802
(979) 268-3195

ENGINEER:

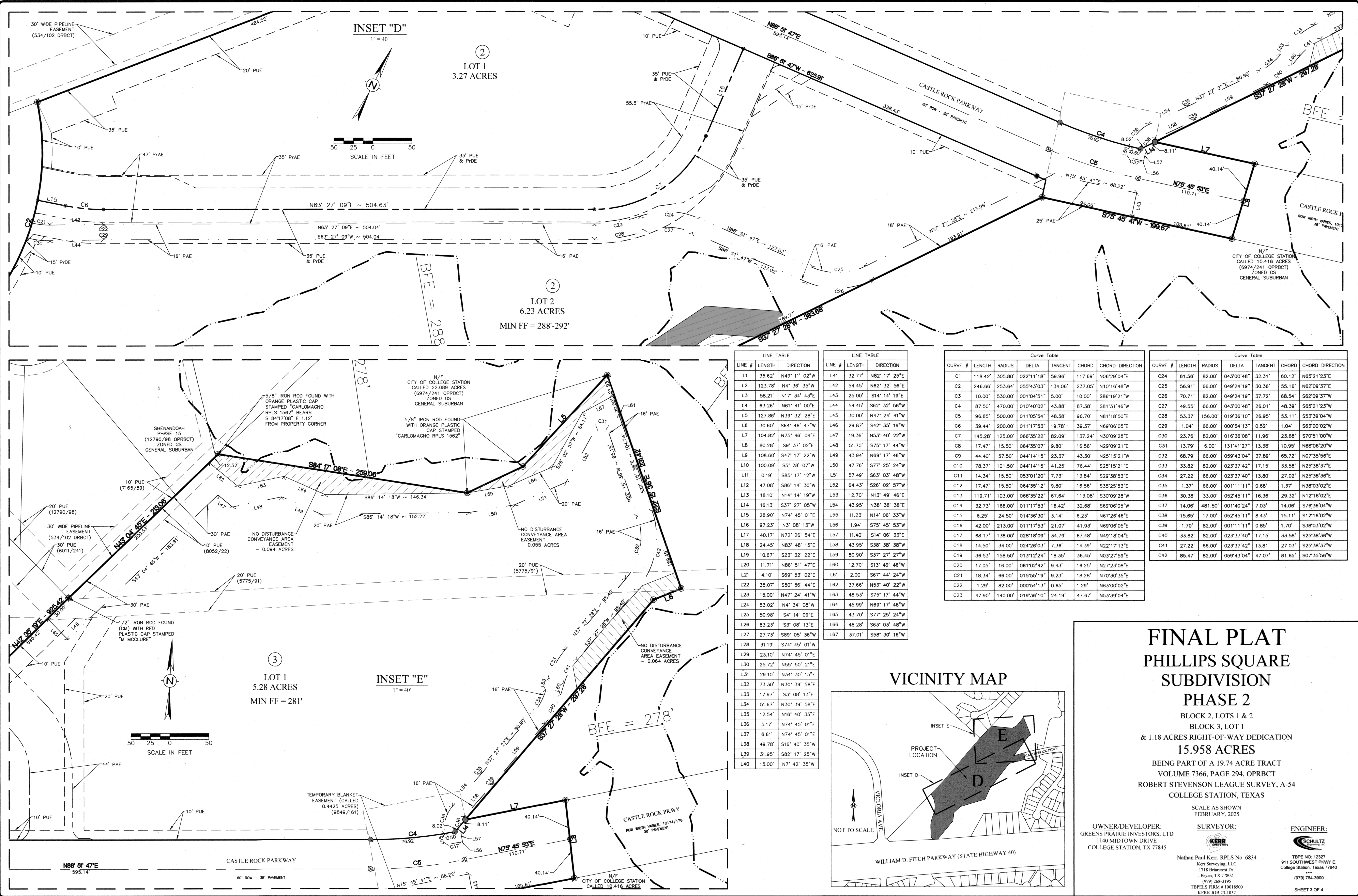


TBPE NO. 12327

111 SOUTHWEST PKWY |
College Station, Texas 778

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(979) 764-3900

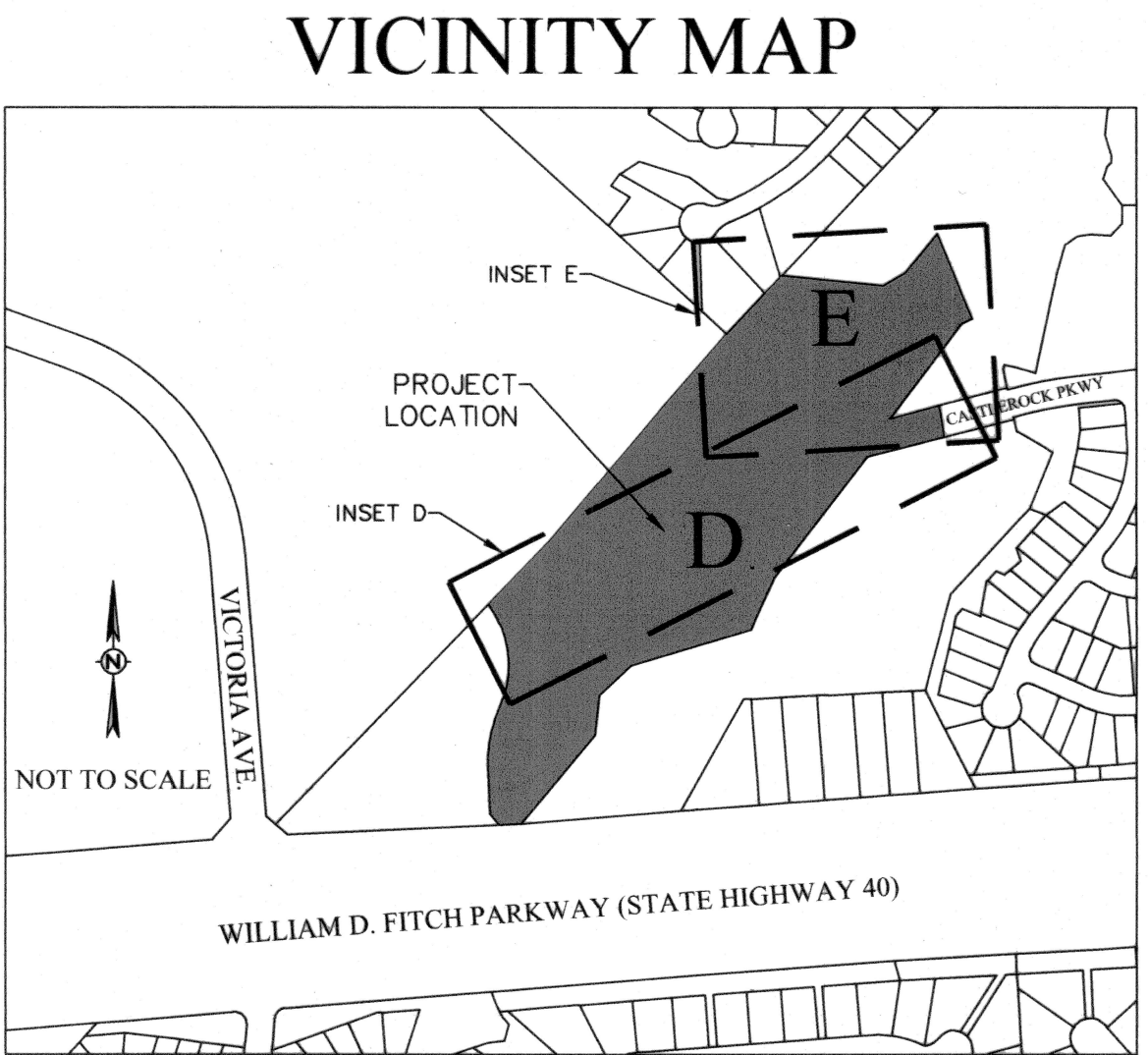


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L1	35.62'	N49° 11' 02"W
L2	123.78'	N4° 36' 35"W
L3	58.21'	N17° 34' 43"E
L4	63.26'	N61° 41' 00"E
L5	127.86'	N39° 32' 28"E
L6	30.60'	S64° 46' 47"W
L7	104.82'	N75° 46' 04"E
L8	80.28'	S9° 37' 02"E
L9	108.60'	S47° 17' 22"W
L10	100.09'	S5° 28' 07"W
L11	0.19'	S85° 17' 12"W
L12	47.08'	S86° 14' 30"W
L13	18.10'	N14° 14' 19"W
L14	16.13'	S37° 27' 05"W
L15	28.90'	N74° 45' 01"E
L16	97.23'	N3° 08' 13"W
L17	40.17'	N72° 26' 54"E
L18	24.45'	N83° 48' 15"E
L19	10.67'	S23° 32' 22"E
L20	11.71'	N86° 51' 47"E
L21	4.10'	S69° 53' 02"E
L22	35.07'	S50° 56' 44"E
L23	15.00'	N47° 24' 41"W
L24	53.02'	N4° 34' 08"W
L25	50.98'	S4° 14' 09"E
L26	83.23'	S3° 08' 13"E
L27	27.73'	S89° 05' 36"W
L28	31.19'	S74° 45' 01"W
L29	23.10'	N74° 45' 01"E
L30	25.72'	N55° 50' 21"E
L31	29.10'	N34° 30' 15"E
L32	73.30'	N30° 39' 58"E
L33	17.97'	S3° 08' 13"E
L34	51.67'	N30° 39' 58"E
L35	12.54'	N16° 40' 35"E
L36	5.17'	N74° 45' 01"E
L37	6.61'	N74° 45' 01"E
L38	49.78'	S16° 40' 35"W
L39	31.95'	S82° 17' 25"W
L40	15.00'	N7° 42' 35"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	32.77'	N82° 17' 25"E
L42	54.45'	N62° 32' 56"E
L43	25.00'	S14° 14' 19"E
L44	54.45'	S62° 32' 56"W
L45	30.00'	N47° 24' 41"W
L46	29.87'	S42° 35' 19"W
L47	19.36'	N53° 40' 22"W
L48	51.70'	S75° 17' 44"W
L49	43.94'	N69° 17' 46"W
L50	47.76'	S77° 25' 24"W
L51	57.49'	S63° 03' 48"W
L52	64.43'	S26° 02' 57"W
L53	12.70'	N13° 49' 46"E
L54	43.95'	N38° 38' 38"E
L55	11.23'	N14° 06' 33"W
L56	1.94'	S75° 45' 53"W
L57	11.40'	S14° 06' 33"E
L58	43.95'	S38° 38' 38"W
L59	80.90'	S37° 27' 27"W
L60	12.70'	S13° 49' 46"W
L61	2.00'	S67° 44' 24"W
L62	37.66'	N53° 40' 22"W
L63	48.53'	S75° 17' 44"W
L64	45.99'	N69° 17' 46"W
L65	43.70'	S77° 25' 24"W
L66	48.28'	S63° 03' 48"W
L67	37.01'	S58° 30' 16"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	118.42'	305.80'	022°11'18"	59.96'	117.69'
C2	246.66'	253.64'	055°43'03"	134.06'	237.05'
C3	10.00'	530.00'	001°04'51"	5.00'	10.00'
C4	87.50'	470.00'	010°40'02"	43.88'	87.38'
C5	96.85'	500.00'	011°05'54"	48.58'	96.70'
C6	39.44'	200.00'	011°17'53"	19.78'	39.37'
C7	145.28'	125.00'	066°35'22"	82.09'	137.24'
C8	17.47'	15.50'	064°35'07"	9.80'	16.56'
C9	44.40'	57.50'	044°14'15"	23.37'	43.30'
C10	78.37'	101.50'	044°14'15"	41.25'	76.44'
C11	14.34'	15.50'	053°01'20"	7.73'	13.84'
C12	17.47'	15.50'	064°35'12"	9.80'	16.56'
C13	119.71'	103.00'	066°35'22"	67.64'	113.08'
C14	32.73'	166.00'	011°17'53"	16.42'	32.68'
C15	6.25'	24.50'	014°36'30"	3.14'	6.23'
C16	42.00'	213.00'	011°17'53"	21.07'	41.93'
C17	68.17'	138.00'	028°18'09"	34.79'	67.48'
C18	14.50'	34.00'	024°26'03"	7.36'	14.39'
C19	36.53'	158.50'	013°12'24"	18.35'	36.45'
C20	17.05'	16.00'	061°02'42"	9.43'	16.25'
C21	18.34'	66.00'	015°55'19"	9.23'	18.28'
C22	1.29'	82.00'	000°54'13"	0.65'	1.29'
C23	47.90'	140.00'	019°36'10"	24.19'	47.67'

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C24	61.56'	82.00'	043°00'48"	32.31'	60.12'
C25	56.91'	66.00'	049°24'19"	30.36'	55.16'
C26	70.71'	82.00'	049°24'19"	37.72'	68.54'
C27	49.55'	66.00'	043°00'48"	26.01'	48.39'
C28	53.37'	156.00'	019°36'10"	26.95'	53.11'
C29	1.04'	66.00'	000°54'13"	0.52'	1.04'
C30	23.76'	82.00'	016°36'08"	11.96'	23.68'
C31	13.79'	6.00'	131°41'27"	13.38'	10.95'
C32	68.79'	66.00'	059°43'04"	37.89'	65.72'
C33	33.82'	82.00'	023°37'42"	17.15'	33.58'
C34	27.22'	66.00'	023°37'40"	13.80'	27.02'
C35	1.37'	66.00'	001°11'11"	0.68'	1.37'
C36	30.38'	33.00'	052°45'11"	16.36'	29.32'
C37	14.06'	481.50'	001°40'24"	7.03'	14.06'
C38	15.65'	17.00'	052°45'11"	8.43'	15.11'
C39	1.70'	82.00'	001°11'11"	0.85'	1.70'
C40	33.82'	82.00'	023°37'40"	17.15'	33.58'
C41	27.22'	66.00'	023°37'42"	13.81'	27.03'
C42	85.47'	82.00'	059°43'04"	47.07'	81.65'



FINAL PLAT PHILLIPS SQUARE SUBDIVISION PHASE 2

BLOCK 2, LOTS 1 & 2
BLOCK 3, LOT 1
& 1.18 ACRES RIGHT-OF-WAY DEDICATION
15.958 ACRES
BEING PART OF A 19.74 ACRE TRACT
VOLUME 7366, PAGE 294, OPRBCT
ROBERT STEVENSON LEAGUE SURVEY, A-54
COLLEGE STATION, TEXAS

SCALE AS SHOWN
FEBRUARY, 2025

OWNER/DEVELOPER:
GREENS PRAIRIE INVESTORS, LTD
1140 MIDTOWN DRIVE
COLLEGE STATION, TX 77845

SURVEYOR:



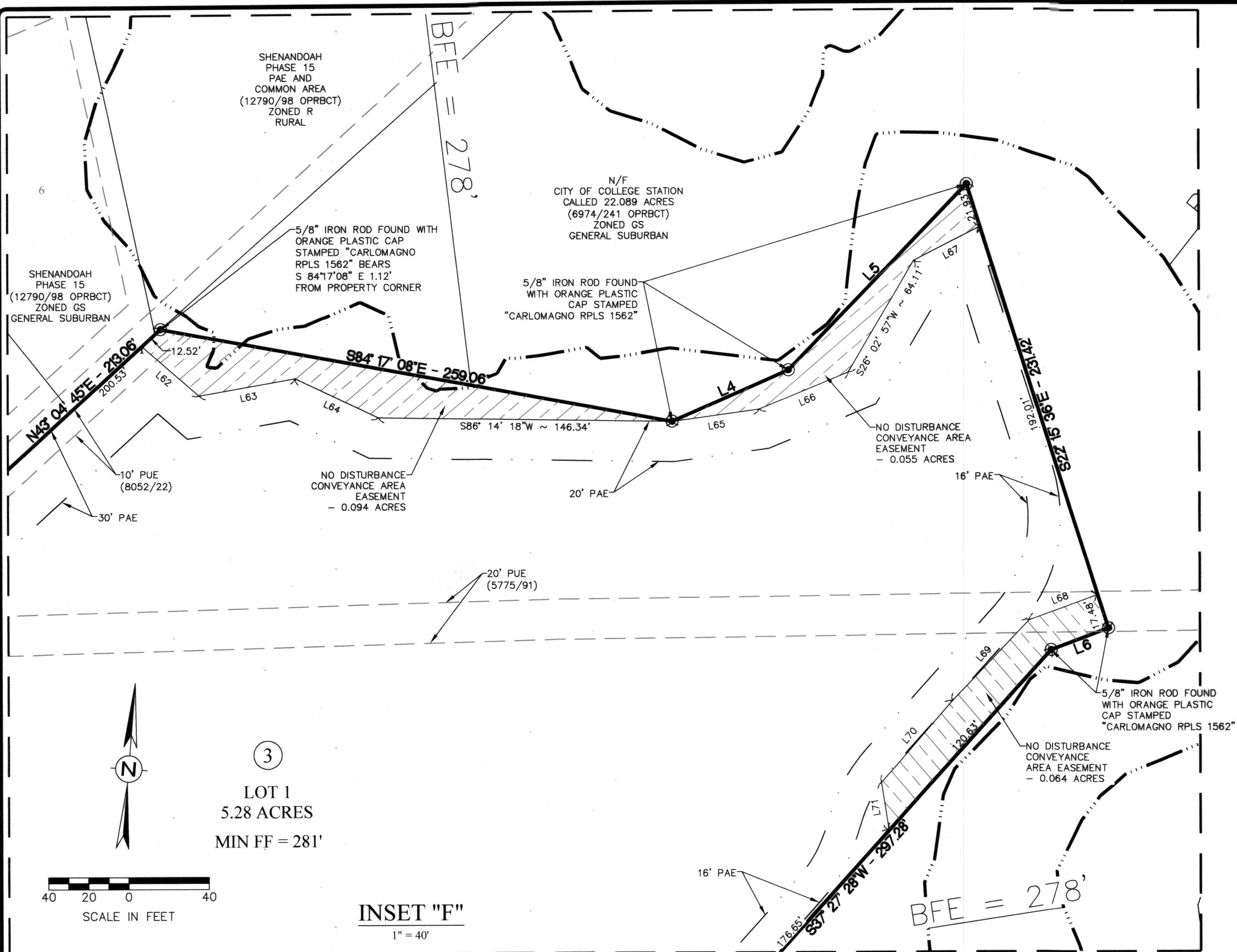
Nathan Paul Kerr, RPLS No. 6834

Kerr Surveying, LLC
1718 Braecliff Dr.
Bryan, TX 77802
(979) 268-3195
TBPELS FIRM # 10018500
KERR JOB 23-1052

ENGINEER:



TBPE No. 12327
811 SOUTHWEST PKWY E
College Station, Texas 77840
(979) 764-3900
SHEET 3 OF 4



Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	118.42'	305.80'	022°11'18"	59.96'	117.69'
C2	246.66'	253.64'	055°43'03"	134.06'	237.05'
C3	10.00'	530.00'	001°04'51"	5.00'	10.00'
C4	87.50'	470.00'	010°40'02"	43.88'	87.38'
C5	96.85'	500.00'	011°05'54"	48.58'	96.70'
C6	39.44'	200.00'	011°17'53"	19.78'	39.37'
C7	145.28'	125.00'	066°35'22"	82.09'	137.24'
C8	17.47'	15.50'	064°35'07"	9.80'	16.56'
C9	44.40'	57.50'	044°14'15"	23.37'	43.30'
C10	78.37'	101.50'	044°14'15"	41.25'	76.44'
C11	14.34'	15.50'	053°01'20"	7.73'	13.84'
C12	17.47'	15.50'	064°35'12"	9.80'	16.56'
C13	119.71'	103.00'	066°35'22"	67.64'	113.08'
C14	32.73'	166.00'	011°17'53"	16.42'	32.68'
C15	6.25'	24.50'	014°36'30"	3.14'	6.23'
C16	42.00'	213.00'	011°17'53"	21.07'	41.93'
C17	68.17'	138.00'	028°18'09"	34.79'	67.48'
C18	14.50'	34.00'	024°26'03"	7.36'	14.39'
C19	36.53'	158.50'	013°12'24"	18.35'	36.45'
C20	17.05'	16.00'	061°02'42"	9.43'	16.25'
C21	18.34'	66.00'	015°55'19"	9.23'	18.28'
C22	1.29'	82.00'	000°54'13"	0.65'	1.29'
C23	47.90'	140.00'	019°36'10"	24.19'	47.67'
C24	61.56'	82.00'	043°00'48"	32.31'	60.12'
C25	56.91'	66.00'	049°24'19"	30.36'	55.16'

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C26	70.71'	82.00'	049°24'19"	37.72'	68.54'
C27	49.55'	66.00'	043°00'48"	26.01'	48.39'
C28	53.37'	156.00'	019°36'10"	26.95'	53.11'
C29	1.04'	66.00'	000°54'13"	0.52'	1.04'
C30	23.76'	82.00'	016°36'08"	11.96'	23.68'
C31	13.79'	6.00'	131°41'27"	13.38'	10.95'
C32	68.79'	66.00'	059°43'04"	37.89'	65.72'
C33	33.82'	82.00'	023°37'42"	17.15'	33.58'
C34	27.22'	66.00'	023°37'40"	13.80'	27.02'
C35	1.37'	66.00'	001°11'11"	0.68'	1.37'
C36	30.38'	33.00'	052°45'11"	16.36'	29.32'
C37	14.06'	481.50'	001°40'24"	7.03'	14.06'
C38	15.65'	17.00'	052°45'11"	8.43'	15.11'
C39	1.70'	82.00'	001°11'11"	0.85'	1.70'
C40	33.82'	82.00'	023°37'40"	17.15'	33.58'
C41	27.22'	66.00'	023°37'42"	13.81'	27.03'
C42	85.47'	82.00'	059°43'04"	47.07'	81.65'

LEGEND

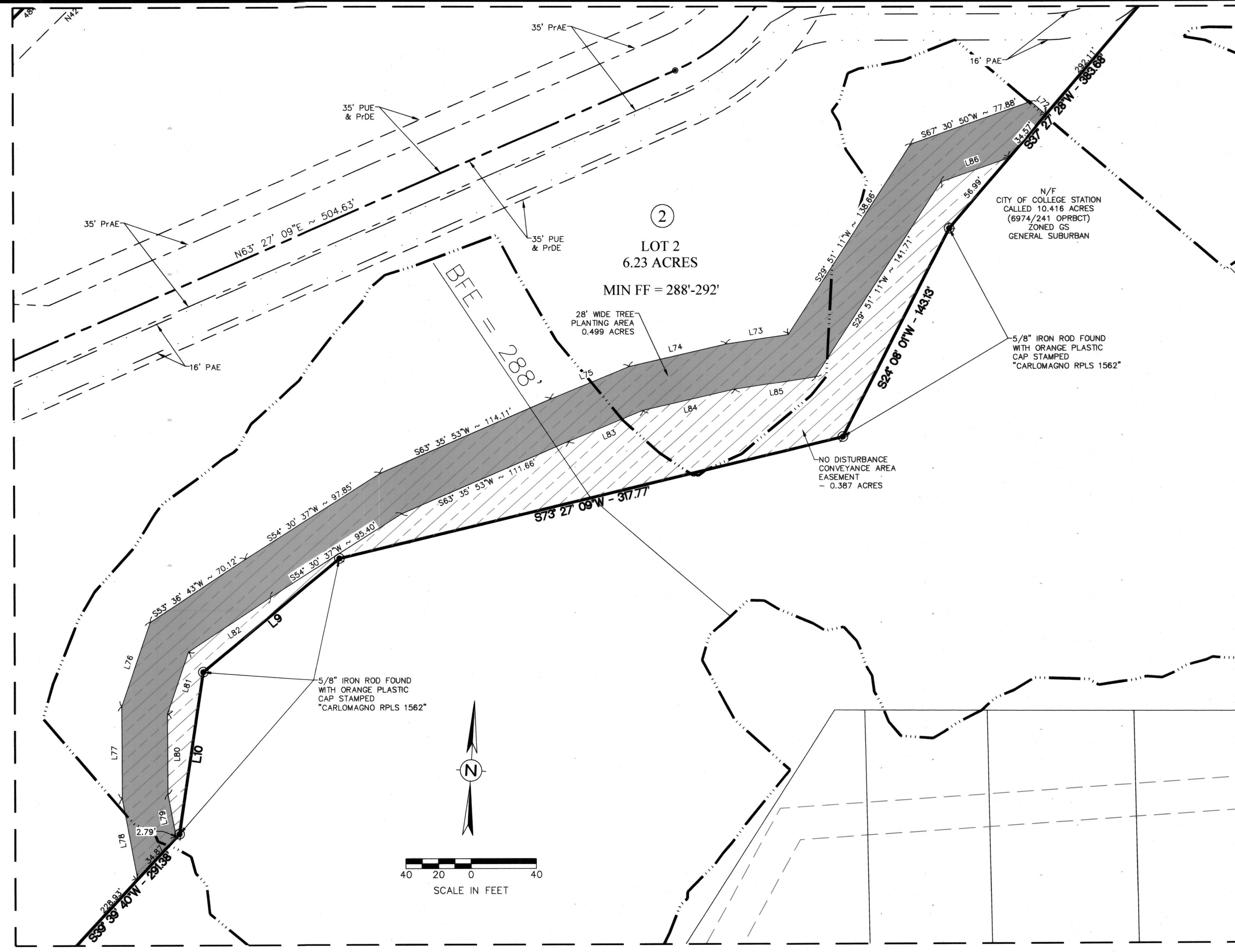
	PROPERTY BOUNDARY
	PROPERTY ADJACENT
	RIGHT OF WAY
	PUBLIC UTILITY EASEMENT (PUE)
	PUBLIC ACCESS EASEMENT (PAE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
	NO DISTURBANCE CONVEYANCE AREA EASEMENT PER ZONING CONCEPT PLAN
	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	RIGHT OF WAY CENTERLINE "X" SET IN CONCRETE
	BLOCK LABEL
	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
	RECORD INFORMATION
	RIGHT-OF-WAY

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	35.62'	N49° 11' 02"W	
L2	123.78'	N4° 36' 35"W	
L3	58.21'	N17° 34' 43"E	
L4	63.26'	N61° 41' 00"E	
L5	127.86'	N39° 32' 28"E	
L6	30.60'	S64° 46' 47"W	
L7	104.82'	N75° 46' 04"E	
L8	80.28'	S9° 37' 02"E	
L9	108.60'	S47° 17' 22"W	
L10	100.09'	S5° 28' 07"W	
L11	0.19'	S85° 17' 12"W	
L12	47.08'	S86° 14' 30"W	
L13	18.10'	N14° 14' 19"W	
L14	16.13'	S37° 27' 05"W	
L15	28.90'	N74° 45' 01"E	
L16	97.23'	N3° 08' 13"W	
L17	40.17'	N72° 26' 54"E	
L18	24.45'	N83° 48' 15"E	
L19	10.67'	S23° 32' 22"E	
L20	11.71'	N86° 51' 47"E	
L21	4.10'	S69° 53' 02"E	
L22	35.07'	S50° 56' 44"E	
L23	15.00'	N47° 24' 41"W	
L24	53.02'	N4° 34' 08"W	
L25	50.98'	S4° 14' 09"E	

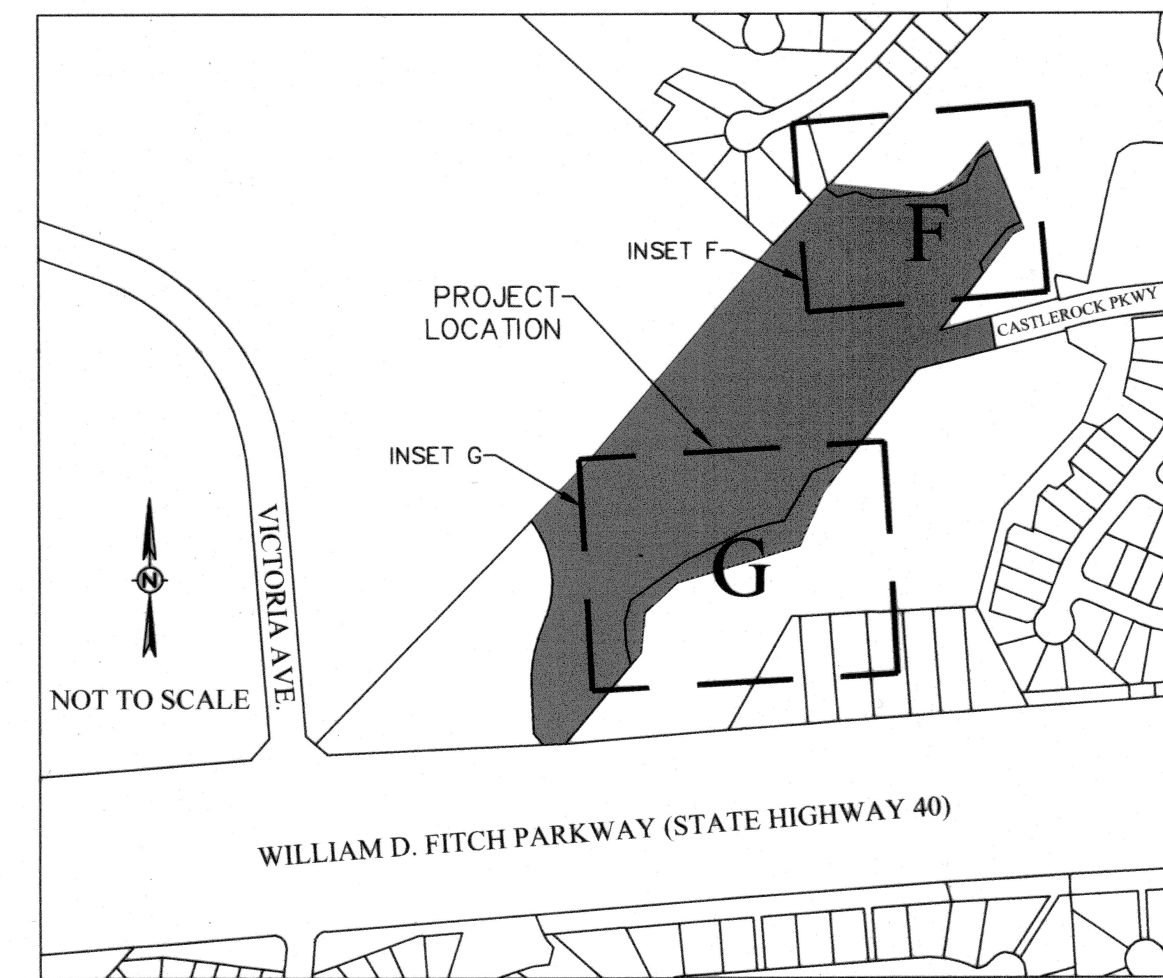
LINE TABLE			
LINE #	LENGTH	DIRECTION	
L26	83.23'	S3° 08' 13"E	
L27	27.73'	S89° 05' 36"W	
L28	31.19'	S74° 45' 01"W	
L29	23.10'	N74° 45' 01"E	
L30	25.72'	N55° 50' 21"E	
L31	29.10'	N34° 30' 15"E	
L32	73.30'	N30° 39' 58"E	
L33	17.97'	S3° 08' 13"E	
L34	51.67'	N30° 39' 58"E	
L35	12.54'	N16° 40' 35"E	
L36	5.17'	N74° 45' 01"E	
L37	6.61'	N74° 45' 01"E	
L38	49.78'	S16° 40' 35"W	
L39	31.95'	S82° 17' 25"W	
L40	15.00'	N7° 42' 35"W	
L41	32.77'	N82° 17' 25"E	
L42	54.45'	N62° 32' 56"E	
L43	25.00'	S14° 14' 19"E	
L44	54.45'	S62° 32' 56"W	
L45	30.00'	N47° 24' 41"W	
L46	29.87'	S42° 35' 19"W	
L47	19.36'	N53° 40' 22"W	
L48	51.70'	S75° 17' 44"W	
L49	43.94'	N69° 17' 46"W	
L50	47.76'	S77° 25' 24"W	

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L51	57.49'	S63° 03' 48"W	
L52	64.43'	S26° 02' 57"W	
L53	12.70'	N13° 49' 46"E	
L54	43.95'	N38° 38' 38"E	
L55	11.23'	N14° 06' 33"W	
L56	1.94'	S75° 45' 53"W	
L57	11.40'	S14° 06' 33"E	
L58	43.95'	S38° 38' 38"W	
L59	80.90'	S37° 27' 27"W	
L60	12.70'	S13° 49' 46"W	
L61	2.00'	S67° 44' 24"W	
L62	37.66'	N53° 40' 22"W	
L63	48.53'	S75° 17' 44"W	
L64	45.99'	N69° 17' 46"W	
L65	43.70'	S77° 25' 24"W	
L66	48.28'	S63° 03' 48"W	
L67	37.01'	S58° 30' 16"W	
L68	36.37'	S65° 10' 54"W	
L69	55.62'	S39° 04' 27"W	
L70	53.69'	S36° 36' 03"W	
L71	24.10'	S13° 34' 37"E	
L72	12.36'	N52° 38' 06"W	
L73	38.63'	S78° 17' 25"W	
L74	61.14'	S73° 59' 23"W	
L75	51.98'	S64° 31' 33"W	

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L76	54.38'	S15° 40' 06"W	
L77	56.23'	S3° 15' 23"E	
L78	50.29'	S13° 44' 43"E	
L79	26.92'	S13° 44' 43"E	
L80	49.00'	S3° 15' 23"E	
L81	40.09'	S15° 40' 06"W	
L82	60.27'	S53° 36' 43"W	
L83	49.44'	S64° 31' 33"W	
L84	57.77'	S73° 59' 23"W	
L85	50.17'	S78° 17' 25"W	
L86	44.62'	S67° 30' 50"W	



VICINITY MAP



FINAL PLAT PHILLIPS SQUARE SUBDIVISION PHASE 2

BLOCK 2, LOTS 1 & 2
BLOCK 3, LOT 1
& 1.18 ACRES RIGHT-OF-WAY DEDICATION
15.958 ACRES
BEING PART OF A 19.74 ACRE TRACT
VOLUME 7366, PAGE 294, OPRBCT
ROBERT STEVENSON LEAGUE SURVEY, A-54
COLLEGE STATION, TEXAS

SCALE AS SHOWN
FEBRUARY, 2025

OWNER/DEVELOPER:
GREENS PRAIRIE INVESTORS, LTD
1140 MIDTOWN DRIVE
COLLEGE STATION, TX 77845

SURVEYOR:



Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
(979) 768-3195
TPELS FIRM # 10018500
KERR JOB 23-1052

ENGINEER:



TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
...
(979) 764-3900
SHEET 4 OF 4



0.007 ACRES

**FIELD NOTES DESCRIPTION
OF A
0.007 ACRE TRACT
ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.007 ACRES IN THE ROBERTSON STEVENSON LEAGUE SURVEY, ABSTRACT 54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.74 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GREENS PRAIRIE INVESTORS, LTD. RECORDED IN VOLUME 7366, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.007 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found at the westerly end of Castle Rock Parkway (variable width right-of-way, 10174/176 OPRBCT) and in the north line of a called 10.416 acre tract of land described in a deed to the City of College Station recorded in Volume 6974, Page 241 (OPRBCT), for a westerly corner of said 19.74 acres;

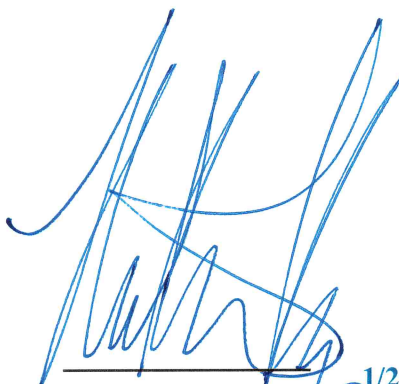
THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following three (3) courses and distances:

- 1) **S 75° 45' 41" W**, for a distance of **199.67 feet** to a 1/2 inch iron rod found bent for a northwesterly corner of said 10.416 acres;
- 2) **S 37° 27' 28" W**, for a distance of **238.44 feet** to the **POINT OF BEGINNING** hereof, from which the City of College Station Monument C594-138 bears N 67° 21' 20" E, a distance of 5,921.45 feet;
- 3) **S 37° 27' 28" W**, for a distance of **99.76 feet** to a point for corner;

THENCE, through said 19.74 acres for the following three (3) courses and distances:

- 1) **N 34° 03' 26" E**, for a distance of **16.71 feet** to a point for corner;
- 2) **N 33° 25' 58" E**, for a distance of **73.90 feet** to a point for corner;
- 3) **N 70° 55' 08" E**, for a distance of **11.21 feet** to the **POINT OF BEGINNING** hereof and containing **0.007 acres**, more or less.

Surveyed on the ground January 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 using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000099993528386 (calculated using GEIOD12B).


Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834
1/22/25



**KERR
SURVEYING**

Kerr Surveying, LLC | 1718 Briarcrest Dr. Bryan, TX 77802
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500



0.873 ACRES

**FIELD NOTES DESCRIPTION
OF A
0.873 ACRE TRACT
ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.873 ACRES IN THE ROBERTSON STEVENSON LEAGUE SURVEY, ABSTRACT 54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.74 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GREENS PRAIRIE INVESTORS, LTD. RECORDED IN VOLUME 7366, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.873 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found at the westerly end of Castle Rock Parkway (variable width right-of-way, 10174/176 OPRBCT) and in the north line of a called 10.416 acre tract of land described in a deed to the City of College Station recorded in Volume 6974, Page 241 (OPRBCT), for a westerly corner of said 19.74 acres;

THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following eight (8) courses and distances:

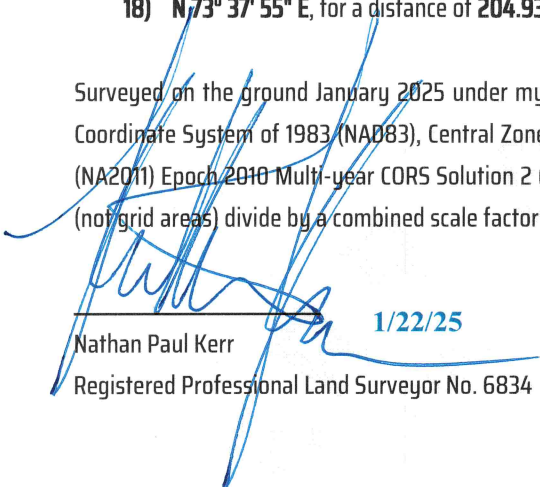
- 1) **S 75° 45' 41" W**, for a distance of **199.67 feet** to a 1/2 inch iron rod found bent for a northwesterly corner of said 10.416 acres;
- 2) **S 37° 27' 28" W**, for a distance of **383.68 feet** to a point for corner;
- 3) **S 24° 08' 01" W**, for a distance of **2.51 feet** to the **POINT OF BEGINNING** hereof, from which the City of College Station Monument C594-138 bears N 66° 39' 13" E, a distance of 6,049.65 feet;
- 4) **S 24° 08' 01" W**, for a distance of **140.62 feet** to a point for corner;
- 5) **S 73° 27' 09" W**, for a distance of **317.77 feet** to a point for corner;
- 6) **S 47° 17' 22" W**, for a distance of **108.60 feet** to a point for corner;
- 7) **S 05° 28' 07" W**, for a distance of **100.09 feet** to a point for corner;
- 8) **S 39° 39' 40" W**, for a distance of **14.36 feet** to a point for corner;

THENCE, through said 19.74 acres for the following eighteen (18) courses and distances:

- 1) **N 29° 02' 44" W**, for a distance of **27.75 feet** to a point for corner;
- 2) **N 07° 11' 18" W**, for a distance of **22.91 feet** to a point for corner;
- 3) **N 02° 43' 39" E**, for a distance of **42.36 feet** to a point for corner;
- 4) **N 46° 57' 34" E**, for a distance of **41.85 feet** to a point for corner;
- 5) **N 48° 22' 40" E**, for a distance of **23.85 feet** to a point for corner;
- 6) **N 31° 16' 27" E**, for a distance of **12.73 feet** to a point for corner;
- 7) **N 12° 40' 49" E**, for a distance of **44.33 feet** to a point for corner;
- 8) **N 02° 36' 13" E**, for a distance of **21.10 feet** to a point for corner;
- 9) **N 61° 46' 53" E**, for a distance of **46.69 feet** to a point for corner;
- 10) **S 88° 12' 39" E**, for a distance of **28.93 feet** to a point for corner;
- 11) **N 61° 23' 57" E**, for a distance of **14.76 feet** to a point for corner;

- 12) N 53° 46' 27" E, for a distance of **27.02 feet** to a point for corner;
- 13) N 33° 21' 52" E, for a distance of **28.26 feet** to a point for corner;
- 14) N 28° 12' 57" E, for a distance of **25.91 feet** to a point for corner;
- 15) N 41° 11' 50" E, for a distance of **38.88 feet** to a point for corner;
- 16) N 64° 57' 28" E, for a distance of **31.07 feet** to a point for corner;
- 17) N 82° 25' 48" E, for a distance of **26.46 feet** to a point for corner;
- 18) N 73° 37' 55" E, for a distance of **204.93 feet** to the **POINT OF BEGINNING** hereof and containing **0.873 acres**, more or less.

Surveyed on the ground January 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 using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000099993528386 (calculated using GEOID12B).


Nathan Paul Kerr

1/22/25

Registered Professional Land Surveyor No. 6834



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1.181 ACRES

**FIELD NOTES DESCRIPTION
OF A
1.181 ACRE TRACT
ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 1.181 ACRES IN THE ROBERTSON STEVENSON LEAGUE SURVEY, ABSTRACT 54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.74 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GREENS PRAIRIE INVESTORS, LTD. RECORDED IN VOLUME 7366, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 1.181 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found at the westerly end of Castle Rock Parkway (variable width right-of-way, 10174/176 OPRBCT) and in the north line of a called 10.416 acre tract of land described in a deed to the City of College Station recorded in Volume 6974, Page 241 (OPRBCT), for a westerly corner of said 19.74 acres;

THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following two (2) courses and distances:

- 1) **S 75° 45' 41" W**, for a distance of **199.67 feet** to a 1/2 inch iron rod found bent for a northwesterly corner of said 10.416 acres and being the **POINT OF BEGINNING** hereof, from which the City of College Station Monument C594-138 bears N 68° 32' 49" E, a distance of 5,715.98 feet;
- 2) **S 37° 27' 28" W**, for a distance of **221.10 feet** to a point for corner;

THENCE, through said 19.74 acres for the following seven (7) courses and distances:

- 1) **S 86° 51' 47" W**, for a distance of **165.45 feet** to a point for corner;
- 2) **N 63° 52' 01" W**, for a distance of **55.65 feet** to a point for corner;
- 3) With a curve to the left, having a radius of **125.00 feet**, an arc length of **63.86 feet**, a delta angle of **29° 16' 12"**, and a chord which bears **N 11° 29' 53" E**, a distance of **63.17 feet**, to a point for corner;
- 4) **N 03° 08' 13" W**, for a distance of **97.23 feet** to a point for corner;
- 5) **N 86° 51' 47" E**, for a distance of **328.43 feet** to a point for corner;

- 6) With a curve to the left, having a radius of **530.00 feet**, an arc length of **10.00 feet**, a delta angle of **01° 04' 51"**, and a chord which bears **N 86° 19' 21" E**, a distance of **10.00 feet**, to a point for corner;
- 7) **S 14° 14' 19" E**, for a distance of **18.10 feet** to the **POINT OF BEGINNING** hereof and containing **1.181 acres**, more or less.

Surveyed on the ground January 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 using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000099993528386 (calculated using GEOID12B).


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4.84 ACRES

**FIELD NOTES DESCRIPTION
OF A
4.84 ACRE TRACT
ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 4.84 ACRES IN THE ROBERTSON STEVENSON LEAGUE SURVEY, ABSTRACT 54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.74 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GREENS PRAIRIE INVESTORS, LTD. RECORDED IN VOLUME 7366, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 4.84 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found at the westerly end of Castle Rock Parkway (variable width right-of-way, 10174/176 OPRBCT) and in the north line of a called 10.416 acre tract of land described in a deed to the City of College Station recorded in Volume 6974, Page 241 (OPRBCT), for a westerly corner of said 19.74 acres;

THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following three (3) courses and distances:

- 1) **S 75° 45' 41" W**, for a distance of **199.67 feet** to a 1/2 inch iron rod found bent for a northwesterly corner of said 10.416 acres;
- 2) **S 37° 27' 28" W**, for a distance of **221.10 feet** to the **POINT OF BEGINNING** hereof, from which the City of College Station Monument C594-138 bears N 67° 26' 22" E, a distance of 5,906.42 feet;
- 3) **S 37° 27' 28" W**, for a distance of **17.34 feet** to a point for corner;

THENCE, through said 19.74 acres for the following three (3) courses and distances:

- 1) **S 70° 55' 08" W**, for a distance of **11.21 feet** to a point for corner;
- 2) **S 33° 25' 58" W**, for a distance of **73.90 feet** to a point for corner;
- 3) **S 34° 03' 26" W**, for a distance of **16.71 feet** to a point for corner on the common line of said 19.74 acres and said 10.416 acres;



0.007 ACRES

**FIELD NOTES DESCRIPTION
OF A
0.007 ACRE TRACT
ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.007 ACRES IN THE ROBERTSON STEVENSON LEAGUE SURVEY, ABSTRACT 54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.74 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GREENS PRAIRIE INVESTORS, LTD. RECORDED IN VOLUME 7366, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.007 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found at the westerly end of Castle Rock Parkway (variable width right-of-way, 10174/176 OPRBCT) and in the north line of a called 10.416 acre tract of land described in a deed to the City of College Station recorded in Volume 6974, Page 241 (OPRBCT), for a westerly corner of said 19.74 acres;

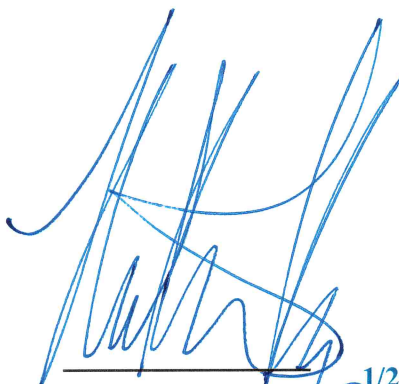
THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following three (3) courses and distances:

- 1) **S 75° 45' 41" W**, for a distance of **199.67 feet** to a 1/2 inch iron rod found bent for a northwesterly corner of said 10.416 acres;
- 2) **S 37° 27' 28" W**, for a distance of **238.44 feet** to the **POINT OF BEGINNING** hereof, from which the City of College Station Monument C594-138 bears N 67° 21' 20" E, a distance of 5,921.45 feet;
- 3) **S 37° 27' 28" W**, for a distance of **99.76 feet** to a point for corner;

THENCE, through said 19.74 acres for the following three (3) courses and distances:

- 1) **N 34° 03' 26" E**, for a distance of **16.71 feet** to a point for corner;
- 2) **N 33° 25' 58" E**, for a distance of **73.90 feet** to a point for corner;
- 3) **N 70° 55' 08" E**, for a distance of **11.21 feet** to the **POINT OF BEGINNING** hereof and containing **0.007 acres**, more or less.

Surveyed on the ground January 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 using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000099993528386 (calculated using GEIOD12B).


Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834
1/22/25



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THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following two (2) courses and distances:

- 1) **S 37° 27' 28" W**, for a distance of **45.49 feet** to a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found;
- 2) **S 24° 08' 01" W**, for a distance of **2.51 feet** to a point for corner;

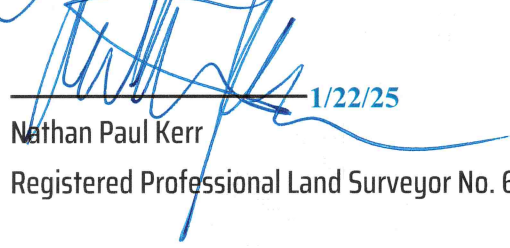
THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following eighteen (18) courses and distances:

- 1) **S 73° 37' 55" W**, for a distance of **204.93 feet** to a point for corner;
- 2) **S 82° 25' 48" W**, for a distance of **26.46 feet** to a point for corner;
- 3) **S 64° 57' 28" W**, for a distance of **31.07 feet** to a point for corner;
- 4) **S 41° 11' 50" W**, for a distance of **38.88 feet** to a point for corner;
- 5) **S 28° 12' 57" W**, for a distance of **25.91 feet** to a point for corner;
- 6) **S 33° 21' 52" W**, for a distance of **28.26 feet** to a point for corner;
- 7) **S 53° 46' 27" W**, for a distance of **27.02 feet** to a point for corner;
- 8) **S 61° 23' 57" W**, for a distance of **14.76 feet** to a point for corner;
- 9) **N 88° 12' 39" W**, for a distance of **28.93 feet** to a point for corner;
- 10) **S 61° 46' 53" W**, for a distance of **46.69 feet** to a point for corner;
- 11) **S 02° 36' 13" W**, for a distance of **21.10 feet** to a point for corner;
- 12) **S 12° 40' 49" W**, for a distance of **44.33 feet** to a point for corner;
- 13) **S 31° 16' 27" W**, for a distance of **12.73 feet** to a point for corner;
- 14) **S 48° 22' 40" W**, for a distance of **23.85 feet** to a point for corner;
- 15) **S 46° 57' 34" W**, for a distance of **41.85 feet** to a point for corner;
- 16) **S 02° 43' 39" W**, for a distance of **42.36 feet** to a point for corner;
- 17) **S 07° 11' 18" E**, for a distance of **22.91 feet** to a point for corner;
- 18) **S 29° 02' 44" E**, for a distance of **27.75 feet** to a point for corner on the common line of said 19.74 acres and said 10.416 acres;

THENCE, with the common line of said 19.74 acres and said 10.416 acres, **S 39° 39' 40" W**, for a distance of **277.01 feet** to a point for corner on the north line of State Highway 40 – William D. Fitch Parkway (right-of-way width varies 5884/13 OPRBCT and TxDOT right-of-way plans), for the southeast corner of said 19.74 acres and

- 5) **N 86° 51' 47" E**, for a distance of **165.45 feet** to the **POINT OF BEGINNING** hereof and containing **4.84 acres**, more or less.

Surveyed on the ground January 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 using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000099993528386 (calculated using GEOID12B).


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THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following two (2) courses and distances:

- 1) **S 37° 27' 28" W**, for a distance of **45.49 feet** to a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found;
- 2) **S 24° 08' 01" W**, for a distance of **2.51 feet** to a point for corner;

THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following eighteen (18) courses and distances:

- 1) **S 73° 37' 55" W**, for a distance of **204.93 feet** to a point for corner;
- 2) **S 82° 25' 48" W**, for a distance of **26.46 feet** to a point for corner;
- 3) **S 64° 57' 28" W**, for a distance of **31.07 feet** to a point for corner;
- 4) **S 41° 11' 50" W**, for a distance of **38.88 feet** to a point for corner;
- 5) **S 28° 12' 57" W**, for a distance of **25.91 feet** to a point for corner;
- 6) **S 33° 21' 52" W**, for a distance of **28.26 feet** to a point for corner;
- 7) **S 53° 46' 27" W**, for a distance of **27.02 feet** to a point for corner;
- 8) **S 61° 23' 57" W**, for a distance of **14.76 feet** to a point for corner;
- 9) **N 88° 12' 39" W**, for a distance of **28.93 feet** to a point for corner;
- 10) **S 61° 46' 53" W**, for a distance of **46.69 feet** to a point for corner;
- 11) **S 02° 36' 13" W**, for a distance of **21.10 feet** to a point for corner;
- 12) **S 12° 40' 49" W**, for a distance of **44.33 feet** to a point for corner;
- 13) **S 31° 16' 27" W**, for a distance of **12.73 feet** to a point for corner;
- 14) **S 48° 22' 40" W**, for a distance of **23.85 feet** to a point for corner;
- 15) **S 46° 57' 34" W**, for a distance of **41.85 feet** to a point for corner;
- 16) **S 02° 43' 39" W**, for a distance of **42.36 feet** to a point for corner;
- 17) **S 07° 11' 18" E**, for a distance of **22.91 feet** to a point for corner;
- 18) **S 29° 02' 44" E**, for a distance of **27.75 feet** to a point for corner on the common line of said 19.74 acres and said 10.416 acres;

THENCE, with the common line of said 19.74 acres and said 10.416 acres, **S 39° 39' 40" W**, for a distance of **277.01 feet** to a point for corner on the north line of State Highway 40 – William D. Fitch Parkway (right-of-way width varies 5884/13 OPRBCT and TxDOT right-of-way plans), for the southeast corner of said 19.74 acres and



0.007 ACRES

**FIELD NOTES DESCRIPTION
OF A
0.007 ACRE TRACT
ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.007 ACRES IN THE ROBERTSON STEVENSON LEAGUE SURVEY, ABSTRACT 54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.74 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GREENS PRAIRIE INVESTORS, LTD. RECORDED IN VOLUME 7366, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.007 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found at the westerly end of Castle Rock Parkway (variable width right-of-way, 10174/176 OPRBCT) and in the north line of a called 10.416 acre tract of land described in a deed to the City of College Station recorded in Volume 6974, Page 241 (OPRBCT), for a westerly corner of said 19.74 acres;

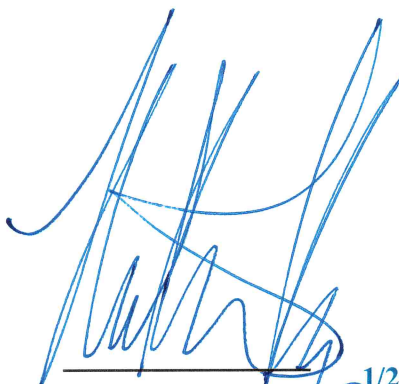
THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following three (3) courses and distances:

- 1) **S 75° 45' 41" W**, for a distance of **199.67 feet** to a 1/2 inch iron rod found bent for a northwesterly corner of said 10.416 acres;
- 2) **S 37° 27' 28" W**, for a distance of **238.44 feet** to the **POINT OF BEGINNING** hereof, from which the City of College Station Monument C594-138 bears N 67° 21' 20" E, a distance of 5,921.45 feet;
- 3) **S 37° 27' 28" W**, for a distance of **99.76 feet** to a point for corner;

THENCE, through said 19.74 acres for the following three (3) courses and distances:

- 1) **N 34° 03' 26" E**, for a distance of **16.71 feet** to a point for corner;
- 2) **N 33° 25' 58" E**, for a distance of **73.90 feet** to a point for corner;
- 3) **N 70° 55' 08" E**, for a distance of **11.21 feet** to the **POINT OF BEGINNING** hereof and containing **0.007 acres**, more or less.

Surveyed on the ground January 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 using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000099993528386 (calculated using GEIOD12B).


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0.873 ACRES

**FIELD NOTES DESCRIPTION
OF A
0.873 ACRE TRACT
ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.873 ACRES IN THE ROBERTSON STEVENSON LEAGUE SURVEY, ABSTRACT 54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.74 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GREENS PRAIRIE INVESTORS, LTD. RECORDED IN VOLUME 7366, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.873 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found at the westerly end of Castle Rock Parkway (variable width right-of-way, 10174/176 OPRBCT) and in the north line of a called 10.416 acre tract of land described in a deed to the City of College Station recorded in Volume 6974, Page 241 (OPRBCT), for a westerly corner of said 19.74 acres;

THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following eight (8) courses and distances:

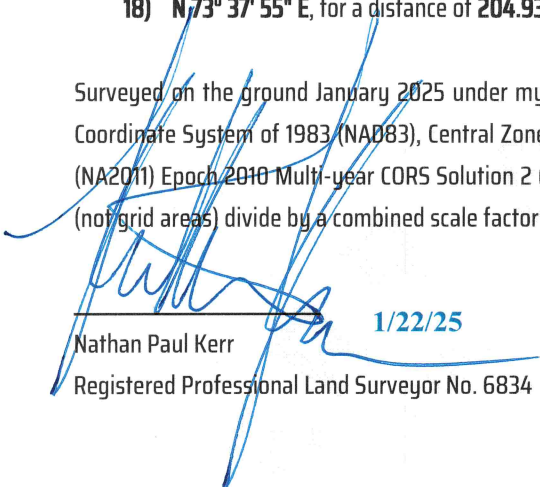
- 1) **S 75° 45' 41" W**, for a distance of **199.67 feet** to a 1/2 inch iron rod found bent for a northwesterly corner of said 10.416 acres;
- 2) **S 37° 27' 28" W**, for a distance of **383.68 feet** to a point for corner;
- 3) **S 24° 08' 01" W**, for a distance of **2.51 feet** to the **POINT OF BEGINNING** hereof, from which the City of College Station Monument C594-138 bears N 66° 39' 13" E, a distance of 6,049.65 feet;
- 4) **S 24° 08' 01" W**, for a distance of **140.62 feet** to a point for corner;
- 5) **S 73° 27' 09" W**, for a distance of **317.77 feet** to a point for corner;
- 6) **S 47° 17' 22" W**, for a distance of **108.60 feet** to a point for corner;
- 7) **S 05° 28' 07" W**, for a distance of **100.09 feet** to a point for corner;
- 8) **S 39° 39' 40" W**, for a distance of **14.36 feet** to a point for corner;

THENCE, through said 19.74 acres for the following eighteen (18) courses and distances:

- 1) **N 29° 02' 44" W**, for a distance of **27.75 feet** to a point for corner;
- 2) **N 07° 11' 18" W**, for a distance of **22.91 feet** to a point for corner;
- 3) **N 02° 43' 39" E**, for a distance of **42.36 feet** to a point for corner;
- 4) **N 46° 57' 34" E**, for a distance of **41.85 feet** to a point for corner;
- 5) **N 48° 22' 40" E**, for a distance of **23.85 feet** to a point for corner;
- 6) **N 31° 16' 27" E**, for a distance of **12.73 feet** to a point for corner;
- 7) **N 12° 40' 49" E**, for a distance of **44.33 feet** to a point for corner;
- 8) **N 02° 36' 13" E**, for a distance of **21.10 feet** to a point for corner;
- 9) **N 61° 46' 53" E**, for a distance of **46.69 feet** to a point for corner;
- 10) **S 88° 12' 39" E**, for a distance of **28.93 feet** to a point for corner;
- 11) **N 61° 23' 57" E**, for a distance of **14.76 feet** to a point for corner;

- 12) N 53° 46' 27" E, for a distance of **27.02 feet** to a point for corner;
- 13) N 33° 21' 52" E, for a distance of **28.26 feet** to a point for corner;
- 14) N 28° 12' 57" E, for a distance of **25.91 feet** to a point for corner;
- 15) N 41° 11' 50" E, for a distance of **38.88 feet** to a point for corner;
- 16) N 64° 57' 28" E, for a distance of **31.07 feet** to a point for corner;
- 17) N 82° 25' 48" E, for a distance of **26.46 feet** to a point for corner;
- 18) N 73° 37' 55" E, for a distance of **204.93 feet** to the **POINT OF BEGINNING** hereof and containing **0.873 acres**, more or less.

Surveyed on the ground January 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 using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000099993528386 (calculated using GEOID12B).


Nathan Paul Kerr

1/22/25

Registered Professional Land Surveyor No. 6834



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1.181 ACRES

**FIELD NOTES DESCRIPTION
OF A
1.181 ACRE TRACT
ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 1.181 ACRES IN THE ROBERTSON STEVENSON LEAGUE SURVEY, ABSTRACT 54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.74 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GREENS PRAIRIE INVESTORS, LTD. RECORDED IN VOLUME 7366, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 1.181 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found at the westerly end of Castle Rock Parkway (variable width right-of-way, 10174/176 OPRBCT) and in the north line of a called 10.416 acre tract of land described in a deed to the City of College Station recorded in Volume 6974, Page 241 (OPRBCT), for a westerly corner of said 19.74 acres;

THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following two (2) courses and distances:

- 1) **S 75° 45' 41" W**, for a distance of **199.67 feet** to a 1/2 inch iron rod found bent for a northwesterly corner of said 10.416 acres and being the **POINT OF BEGINNING** hereof, from which the City of College Station Monument C594-138 bears N 68° 32' 49" E, a distance of 5,715.98 feet;
- 2) **S 37° 27' 28" W**, for a distance of **221.10 feet** to a point for corner;

THENCE, through said 19.74 acres for the following seven (7) courses and distances:

- 1) **S 86° 51' 47" W**, for a distance of **165.45 feet** to a point for corner;
- 2) **N 63° 52' 01" W**, for a distance of **55.65 feet** to a point for corner;
- 3) With a curve to the left, having a radius of **125.00 feet**, an arc length of **63.86 feet**, a delta angle of **29° 16' 12"**, and a chord which bears **N 11° 29' 53" E**, a distance of **63.17 feet**, to a point for corner;
- 4) **N 03° 08' 13" W**, for a distance of **97.23 feet** to a point for corner;
- 5) **N 86° 51' 47" E**, for a distance of **328.43 feet** to a point for corner;

- 6) With a curve to the left, having a radius of **530.00 feet**, an arc length of **10.00 feet**, a delta angle of **01° 04' 51"**, and a chord which bears **N 86° 19' 21" E**, a distance of **10.00 feet**, to a point for corner;
- 7) **S 14° 14' 19" E**, for a distance of **18.10 feet** to the **POINT OF BEGINNING** hereof and containing **1.181 acres**, more or less.

Surveyed on the ground January 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 using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000099993528386 (calculated using GEOID12B).

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4.84 ACRES

**FIELD NOTES DESCRIPTION
OF A
4.84 ACRE TRACT
ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 4.84 ACRES IN THE ROBERTSON STEVENSON LEAGUE SURVEY, ABSTRACT 54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.74 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GREENS PRAIRIE INVESTORS, LTD. RECORDED IN VOLUME 7366, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 4.84 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found at the westerly end of Castle Rock Parkway (variable width right-of-way, 10174/176 OPRBCT) and in the north line of a called 10.416 acre tract of land described in a deed to the City of College Station recorded in Volume 6974, Page 241 (OPRBCT), for a westerly corner of said 19.74 acres;

THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following three (3) courses and distances:

- 1) **S 75° 45' 41" W**, for a distance of **199.67 feet** to a 1/2 inch iron rod found bent for a northwesterly corner of said 10.416 acres;
- 2) **S 37° 27' 28" W**, for a distance of **221.10 feet** to the **POINT OF BEGINNING** hereof, from which the City of College Station Monument C594-138 bears N 67° 26' 22" E, a distance of 5,906.42 feet;
- 3) **S 37° 27' 28" W**, for a distance of **17.34 feet** to a point for corner;

THENCE, through said 19.74 acres for the following three (3) courses and distances:

- 1) **S 70° 55' 08" W**, for a distance of **11.21 feet** to a point for corner;
- 2) **S 33° 25' 58" W**, for a distance of **73.90 feet** to a point for corner;
- 3) **S 34° 03' 26" W**, for a distance of **16.71 feet** to a point for corner on the common line of said 19.74 acres and said 10.416 acres;



0.007 ACRES

**FIELD NOTES DESCRIPTION
OF A
0.007 ACRE TRACT
ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.007 ACRES IN THE ROBERTSON STEVENSON LEAGUE SURVEY, ABSTRACT 54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.74 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GREENS PRAIRIE INVESTORS, LTD. RECORDED IN VOLUME 7366, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.007 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found at the westerly end of Castle Rock Parkway (variable width right-of-way, 10174/176 OPRBCT) and in the north line of a called 10.416 acre tract of land described in a deed to the City of College Station recorded in Volume 6974, Page 241 (OPRBCT), for a westerly corner of said 19.74 acres;

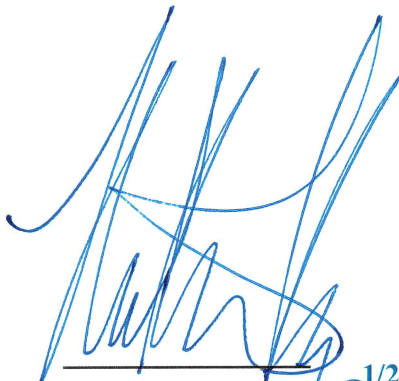
THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following three (3) courses and distances:

- 1) **S 75° 45' 41" W**, for a distance of **199.67 feet** to a 1/2 inch iron rod found bent for a northwesterly corner of said 10.416 acres;
- 2) **S 37° 27' 28" W**, for a distance of **238.44 feet** to the **POINT OF BEGINNING** hereof, from which the City of College Station Monument C594-138 bears N 67° 21' 20" E, a distance of 5,921.45 feet;
- 3) **S 37° 27' 28" W**, for a distance of **99.76 feet** to a point for corner;

THENCE, through said 19.74 acres for the following three (3) courses and distances:

- 1) **N 34° 03' 26" E**, for a distance of **16.71 feet** to a point for corner;
- 2) **N 33° 25' 58" E**, for a distance of **73.90 feet** to a point for corner;
- 3) **N 70° 55' 08" E**, for a distance of **11.21 feet** to the **POINT OF BEGINNING** hereof and containing **0.007 acres**, more or less.

Surveyed on the ground January 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 using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000099993528386 (calculated using GEoid12B).


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THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following two (2) courses and distances:

- 1) **S 37° 27' 28" W**, for a distance of **45.49 feet** to a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found;
- 2) **S 24° 08' 01" W**, for a distance of **2.51 feet** to a point for corner;

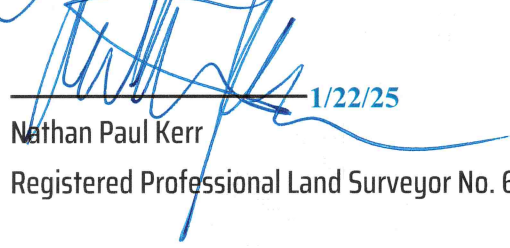
THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following eighteen (18) courses and distances:

- 1) **S 73° 37' 55" W**, for a distance of **204.93 feet** to a point for corner;
- 2) **S 82° 25' 48" W**, for a distance of **26.46 feet** to a point for corner;
- 3) **S 64° 57' 28" W**, for a distance of **31.07 feet** to a point for corner;
- 4) **S 41° 11' 50" W**, for a distance of **38.88 feet** to a point for corner;
- 5) **S 28° 12' 57" W**, for a distance of **25.91 feet** to a point for corner;
- 6) **S 33° 21' 52" W**, for a distance of **28.26 feet** to a point for corner;
- 7) **S 53° 46' 27" W**, for a distance of **27.02 feet** to a point for corner;
- 8) **S 61° 23' 57" W**, for a distance of **14.76 feet** to a point for corner;
- 9) **N 88° 12' 39" W**, for a distance of **28.93 feet** to a point for corner;
- 10) **S 61° 46' 53" W**, for a distance of **46.69 feet** to a point for corner;
- 11) **S 02° 36' 13" W**, for a distance of **21.10 feet** to a point for corner;
- 12) **S 12° 40' 49" W**, for a distance of **44.33 feet** to a point for corner;
- 13) **S 31° 16' 27" W**, for a distance of **12.73 feet** to a point for corner;
- 14) **S 48° 22' 40" W**, for a distance of **23.85 feet** to a point for corner;
- 15) **S 46° 57' 34" W**, for a distance of **41.85 feet** to a point for corner;
- 16) **S 02° 43' 39" W**, for a distance of **42.36 feet** to a point for corner;
- 17) **S 07° 11' 18" E**, for a distance of **22.91 feet** to a point for corner;
- 18) **S 29° 02' 44" E**, for a distance of **27.75 feet** to a point for corner on the common line of said 19.74 acres and said 10.416 acres;

THENCE, with the common line of said 19.74 acres and said 10.416 acres, **S 39° 39' 40" W**, for a distance of **277.01 feet** to a point for corner on the north line of State Highway 40 – William D. Fitch Parkway (right-of-way width varies 5884/13 OPRBCT and TxDOT right-of-way plans), for the southeast corner of said 19.74 acres and

- 5) **N 86° 51' 47" E**, for a distance of **165.45 feet** to the **POINT OF BEGINNING** hereof and containing **4.84 acres**, more or less.

Surveyed on the ground January 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 using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000099993528386 (calculated using GEOID12B).


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THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following two (2) courses and distances:

- 1) **S 37° 27' 28" W**, for a distance of **45.49 feet** to a 5/8 inch iron rod with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" found;
- 2) **S 24° 08' 01" W**, for a distance of **2.51 feet** to a point for corner;

THENCE, with the common line of said 19.74 acres and said 10.416 acres for the following eighteen (18) courses and distances:

- 1) **S 73° 37' 55" W**, for a distance of **204.93 feet** to a point for corner;
- 2) **S 82° 25' 48" W**, for a distance of **26.46 feet** to a point for corner;
- 3) **S 64° 57' 28" W**, for a distance of **31.07 feet** to a point for corner;
- 4) **S 41° 11' 50" W**, for a distance of **38.88 feet** to a point for corner;
- 5) **S 28° 12' 57" W**, for a distance of **25.91 feet** to a point for corner;
- 6) **S 33° 21' 52" W**, for a distance of **28.26 feet** to a point for corner;
- 7) **S 53° 46' 27" W**, for a distance of **27.02 feet** to a point for corner;
- 8) **S 61° 23' 57" W**, for a distance of **14.76 feet** to a point for corner;
- 9) **N 88° 12' 39" W**, for a distance of **28.93 feet** to a point for corner;
- 10) **S 61° 46' 53" W**, for a distance of **46.69 feet** to a point for corner;
- 11) **S 02° 36' 13" W**, for a distance of **21.10 feet** to a point for corner;
- 12) **S 12° 40' 49" W**, for a distance of **44.33 feet** to a point for corner;
- 13) **S 31° 16' 27" W**, for a distance of **12.73 feet** to a point for corner;
- 14) **S 48° 22' 40" W**, for a distance of **23.85 feet** to a point for corner;
- 15) **S 46° 57' 34" W**, for a distance of **41.85 feet** to a point for corner;
- 16) **S 02° 43' 39" W**, for a distance of **42.36 feet** to a point for corner;
- 17) **S 07° 11' 18" E**, for a distance of **22.91 feet** to a point for corner;
- 18) **S 29° 02' 44" E**, for a distance of **27.75 feet** to a point for corner on the common line of said 19.74 acres and said 10.416 acres;

THENCE, with the common line of said 19.74 acres and said 10.416 acres, **S 39° 39' 40" W**, for a distance of **277.01 feet** to a point for corner on the north line of State Highway 40 – William D. Fitch Parkway (right-of-way width varies 5884/13 OPRBCT and TxDOT right-of-way plans), for the southeast corner of said 19.74 acres and

being the southwest corner of said 10.416 acres, from which a 5/8 inch iron rod with a broken orange cap found bears N 43° 17' 33" E, a distance of 0.63 feet;

THENCE, with the common line of State Highway 40 and said 19.74 acres for the following two (2) courses and distances:

- 1) **S 85° 17' 12" W**, for a distance of **0.19 feet** to a concrete right-of-way marker found;
- 2) **S 86° 14' 30" W**, for a distance of **47.08 feet** to a point for corner for the south corner hereof;

THENCE, through said 19.74 acres for the following five (5) courses and distances:

- 1) **N 49° 11' 02" W**, for a distance of **35.62 feet** to a point for corner;
- 2) **N 04° 36' 35" W**, for a distance of **123.78 feet** to a point for corner;
- 3) With a curve to the right, having a radius of **305.80 feet**, an arc length of **118.42 feet**, a delta angle of **22° 11' 18"**, and a chord which bears **N 06° 29' 04" E**, a distance of **117.69 feet**, to a point for corner;
- 4) **N 17° 34' 43" E**, for a distance of **58.21 feet** to a point for corner;
- 5) With a curve to the left, having a radius of **253.64 feet**, an arc length of **246.66 feet**, a delta angle of **55° 43' 03"**, and a chord which bears **N 10° 16' 48" W**, a distance of **237.05 feet**, to a point for corner on the common line of said 19.74 acres and a portion of the remainder of a called 117.5 acre tract of land described in a deed to Ann Duke et al. recorded in Volume 11809, Page 184 (OPRBCT), for the northwest corner hereof, from which a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found bears **S 42° 35' 24" W**, a distance of 72.32 feet;

THENCE, with the common line of said 19.74 acres and said portion of the remainder of 117.5 acres, **N 42° 35' 19" E**, for a distance of **213.66 feet** to a point for corner;

THENCE, through said 19.74 acres for the following five (5) courses and distances:

- 1) **S 26° 32' 51" E**, for a distance of **186.29 feet** to a point for corner;
- 2) **N 63° 27' 09" E**, for a distance of **372.76 feet** to a point for corner;
- 3) With a curve to the left, having a radius of **125.00 feet**, an arc length of **81.42 feet**, a delta angle of **37° 19' 10"**, and a chord which bears **N 44° 47' 34" E**, a distance of **79.99 feet**, to a point for corner;
- 4) **S 63° 52' 01" E**, for a distance of **55.65 feet** to a point for corner;

being the southwest corner of said 10.416 acres, from which a 5/8 inch iron rod with a broken orange cap found bears N 43° 17' 33" E, a distance of 0.63 feet;

THENCE, with the common line of State Highway 40 and said 19.74 acres for the following two (2) courses and distances:

- 1) **S 85° 17' 12" W**, for a distance of **0.19 feet** to a concrete right-of-way marker found;
- 2) **S 86° 14' 30" W**, for a distance of **47.08 feet** to a point for corner for the south corner hereof;

THENCE, through said 19.74 acres for the following five (5) courses and distances:

- 1) **N 49° 11' 02" W**, for a distance of **35.62 feet** to a point for corner;
- 2) **N 04° 36' 35" W**, for a distance of **123.78 feet** to a point for corner;
- 3) With a curve to the right, having a radius of **305.80 feet**, an arc length of **118.42 feet**, a delta angle of **22° 11' 18"**, and a chord which bears **N 06° 29' 04" E**, a distance of **117.69 feet**, to a point for corner;
- 4) **N 17° 34' 43" E**, for a distance of **58.21 feet** to a point for corner;
- 5) With a curve to the left, having a radius of **253.64 feet**, an arc length of **246.66 feet**, a delta angle of **55° 43' 03"**, and a chord which bears **N 10° 16' 48" W**, a distance of **237.05 feet**, to a point for corner on the common line of said 19.74 acres and a portion of the remainder of a called 117.5 acre tract of land described in a deed to Ann Duke et al. recorded in Volume 11809, Page 184 (OPRBCT), for the northwest corner hereof, from which a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found bears S 42° 35' 24" W, a distance of 72.32 feet;

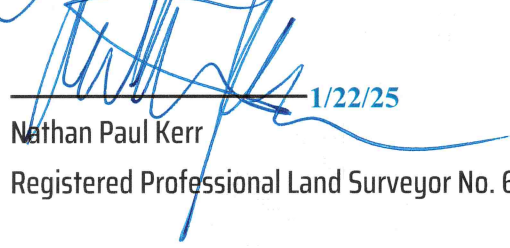
THENCE, with the common line of said 19.74 acres and said portion of the remainder of 117.5 acres, **N 42° 35' 19" E**, for a distance of **213.66 feet** to a point for corner;

THENCE, through said 19.74 acres for the following five (5) courses and distances:

- 1) **S 26° 32' 51" E**, for a distance of **186.29 feet** to a point for corner;
- 2) **N 63° 27' 09" E**, for a distance of **372.76 feet** to a point for corner;
- 3) With a curve to the left, having a radius of **125.00 feet**, an arc length of **81.42 feet**, a delta angle of **37° 19' 10"**, and a chord which bears **N 44° 47' 34" E**, a distance of **79.99 feet**, to a point for corner;
- 4) **S 63° 52' 01" E**, for a distance of **55.65 feet** to a point for corner;

- 5) **N 86° 51' 47" E**, for a distance of **165.45 feet** to the **POINT OF BEGINNING** hereof and containing **4.84 acres**, more or less.

Surveyed on the ground January 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 using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000099993528386 (calculated using GEOID12B).


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