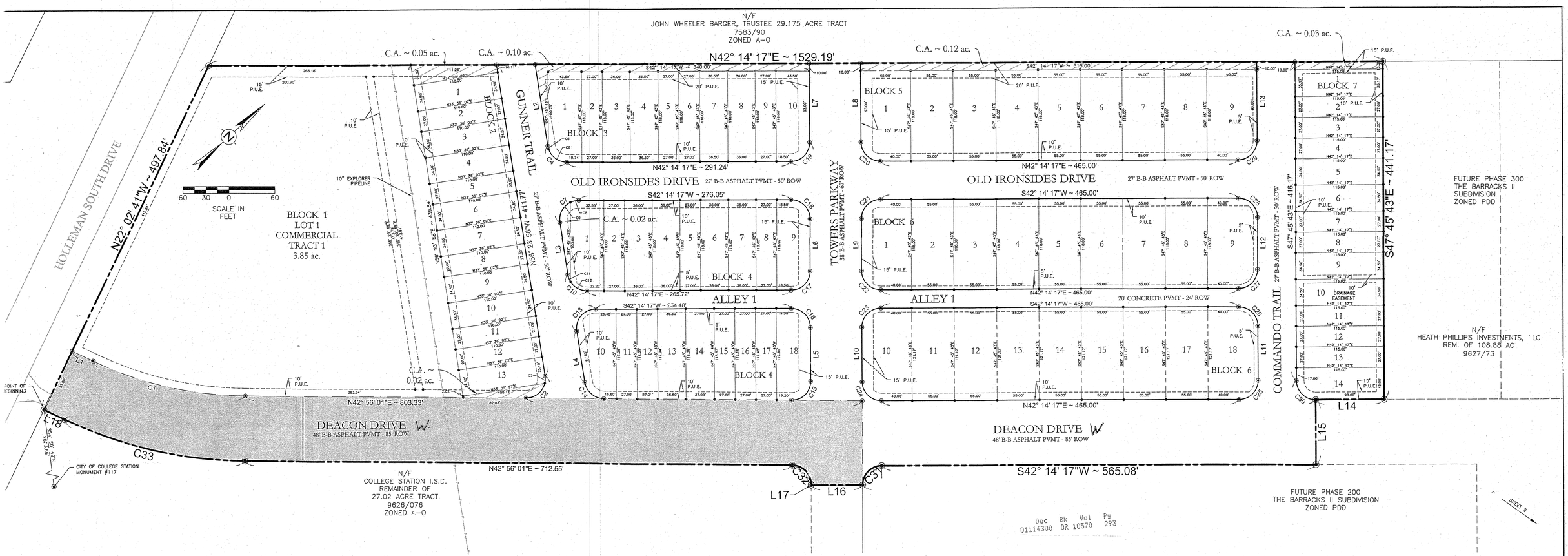


Doc 01114300 Bk OR 10570 Vol Pg 293

GENERAL NOTES:

1. THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. BUILDING SETBACKS SHALL BE AS FOLLOWS:
   a. SINGLE FAMILY (DETACHED) RESIDENTIAL DEVELOPMENT
      - FRONT SETBACK DISTANCE – 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
      - REAR SETBACK DISTANCE – 20 FT
      - SIDE SETBACK DISTANCE – 5 FT
      - STREET SIDE SETBACK DISTANCE – 15 FT
   b. TOWNHOME DEVELOPMENT
      - FRONT SETBACK DISTANCE – 20 FT WITHOUT REAR ACCESS, 15' WITH REAR ACCESS
      - REAR SETBACK DISTANCE – 20 FT
      - STREET SIDE SETBACK DISTANCE – 15 FT
      - SIDE SETBACK DISTANCE – 5 FT
      - COMMON AREA SIDE SETBACK DISTANCE – 5 FT
3. ALL LOTS, COMMON AREA AND RIGHTS-OF-WAY IN THIS PLAT OUTSIDE OF THE CSISD TRACT IS ZONED PDD. THE PORTION OF THIS PLAT ON THE CSISD TRACT IS ZONED A-O.
4. A PORTION OF THIS TRACT LIES WITHIN THE PROPERTY OWNED BY COLLEGE STATION ISD.
5. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATON (HOA).
6. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
7. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
8. NO PORTION OF PHASE 100 OF THE BARRACKS II SUBDIVISION LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FIRM 48041C0305E.
9. C.A. IS THE ABBREVIATION FOR COMMON AREA.
10. TOWNHOME STRUCTURES MUST BE LIMITED TO 9,000 SF. INDIVIDUAL COMMERCIAL BUILDINGS MUST BE LIMITED TO 10,000 SF.
11. THE EXPLORER PIPELINE THAT RUNS THROUGH COMMERCIAL TRACT 1 IS APPROXIMATELY 30 INCHES DEEP.
12. THIS PROPERTY IS LOCATED WITHIN THE STEEPLECHASE-WELLBORN SANITARY SEWER IMPACT FEE AREA 03-02.
13. WHEN THERE ARE MORE THAN 30 LOTS TO BE SERVED BY EXTERNAL STREET CONNECTIONS, A MINIMUM OF TWO CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED. A REMOTE EMERGENCY ACCESS IS PERMITTED TO SERVE AS ONE OF THESE CONNECTIONS. TWO STREET CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED WHEN 100 OR MORE LOTS ARE SERVED.
14. STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE, DEDICATED BY SEPARATE INSTRUMENT AND ARE TO BE MAINTAINED BY THE HOA, UNTIL WHICH TIME IN THE FUTURE THE SUBJECT AREA WILL BE DEDICATED BY PLAT.
15. BLANKET EASEMENT TO SINCLAIR REFINING COMPANY, 132/68, APPEARS TO APPLY TO THE PIPELINE CROSSING THIS TRACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Heath Phillips, Manager of Heath Phillips Investments, LLC, owner and developer of the 21.278 acre tract shown on this plat, and designated herein as The Barracks II Subdivision, Phase 100, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed.

Heath Phillips, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Heath Phillips, 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 7th day of MARCH, 2012

BEN TYLER WILSON
Notary Public, State of Texas
My Commission Expires
July 25, 2013

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Valerie Jochen, Board President of CSISD, owner of the 2.105 acre tract shown on this plat, and designated herein as The Barracks II Subdivision, Phase 100, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed.

Valerie Jochen, CSISD Board President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Valerie Jochen, 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 7th day of MARCH, 2012

BEN TYLER WILSON
Notary Public, State of Texas
My Commission Expires
July 25, 2013

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Mike Pollard, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the 1 day of March, 2012

Chairman

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 9 day of March, 2012, in the Deed Records of Brazos County, Texas, in Volume 13510 Page 293

WITNESS my hand and official Seal, at my office in Bryan, Texas.

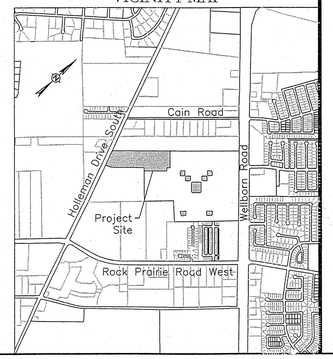
Karen McQueen
County Clerk
Brazos County, Texas
By: Victoria Elliott

TREES REQUIRED

LEGEND

	PLAT BOUNDARY
	LOT LINE
	PROPERTY CORNER
P.U.E.	PUBLIC UTILITY EASEMENT
	EASEMENT LINE
	ROW LINE
	CSISD/BARRACKS II BORDER
	COMMON AREA
	CSISD PROPERTY BEING DEDICATED WITH THIS PLAT

VICINITY MAP



FINAL PLAT
THE BARRACKS II SUBDIVISION
PHASE 100
23.383 ACRES

21.278 ACRES ON HEATH PHILLIPS INVESTMENTS, LLC TRACT
2.105 ACRES ON COLLEGE STATION ISD TRACT

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

83 LOTS

BLOCK 1, LOT 1
BLOCK 2, LOTS 1 THRU 13
BLOCK 3, LOTS 1 THRU 10
BLOCK 4, LOTS 1 THRU 18
BLOCK 5, LOTS 1 THRU 9
BLOCK 6, LOTS 1 THRU 18
BLOCK 7, LOTS 1 THRU 14

SCALE 1:60
JANUARY, 2012

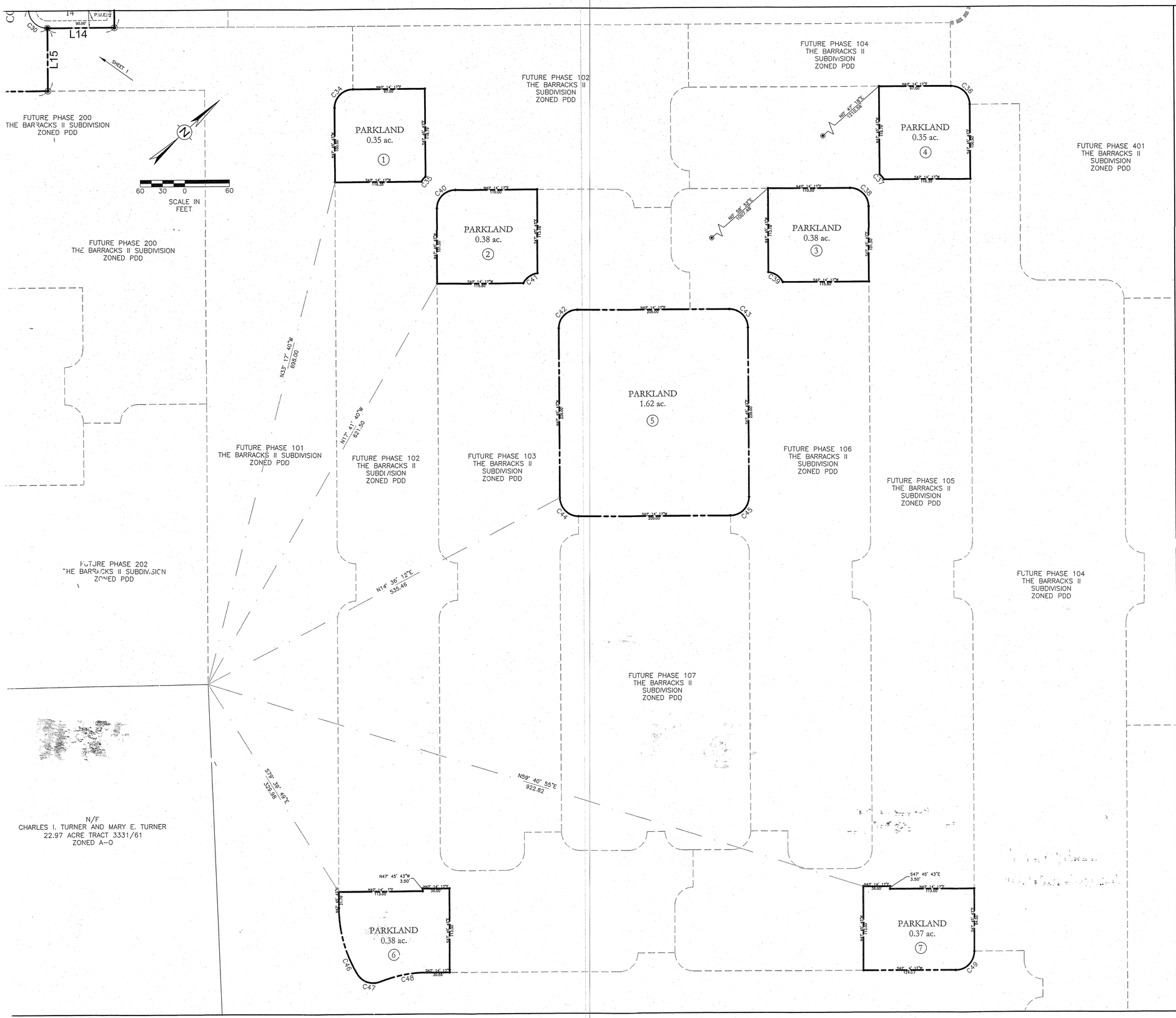
OWNER/DEVELOPER:
Heath Phillips Investments, LLC
3302 General Parkway
College Station, TX 77845
(979) 690-5000

College Station ISD
1812 Welsh
College Station, TX 77840
(979) 764-5400

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
PHILLIPS ENGINEERING
Kent Lamar, P.E.
4490 Castlegate Drive
College Station, Texas 77845
(979) 690-3147, Fax: (979) 690-1041
TBPE Firm #13130

SHEET 1 OF 2



LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.24'	S67° 52' 33"W
L2	107.98'	S56° 23' 58"E
L3	68.78'	S56° 23' 58"E
L4	67.85'	S56° 23' 58"E
L5	70.05'	N47° 45' 43"W
L6	68.00'	N47° 45' 43"W
L8	103.00'	S47° 45' 43"E
L9	68.00'	S47° 45' 43"E
L10	71.17'	S47° 45' 43"E
L11	71.17'	S47° 45' 43"E
L12	68.00'	S47° 45' 43"E
L13	93.00'	S47° 45' 43"E
L14	90.00'	S42° 14' 31"W
L15	85.00'	S47° 45' 56"E
L16	67.00'	S42° 16' 42"W
L17	1.03'	N47° 43' 18"W
L18	30.24'	S67° 52' 32"W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	204.79'	468.50'	025° 02' 43"	104.05'	203.17'	S55° 26' 04"W
C2	43.34'	25.00'	099° 19' 55"	29.44'	38.11'	N06° 44' 00"W
C3	9.58'	25.00'	021° 57' 01"	4.85'	9.52'	N45° 25' 27"W
C4	35.50'	25.00'	081° 21' 45"	21.49'	32.59'	N82° 55' 10"E
C5	4.14'	25.00'	009° 29' 42"	2.08'	4.14'	S61° 08' 49"E
C6	31.36'	25.00'	071° 52' 03"	18.12'	29.34'	N78° 10' 19"E
C7	43.04'	25.00'	098° 38' 15"	29.08'	37.92'	N07° 04' 50"W
C8	11.33'	25.00'	025° 58' 25"	5.77'	11.24'	S29° 15' 05"W
C9	31.71'	25.00'	072° 39' 50"	18.39'	29.62'	S20° 04' 03"E
C11	10.05'	25.00'	023° 01' 37"	5.09'	9.98'	S67° 54' 46"E
C12	25.45'	25.00'	058° 20' 08"	13.95'	24.37'	N71° 24' 21"E
C13	43.04'	25.00'	098° 38' 15"	29.08'	37.92'	S07° 04' 52"E
C14	35.20'	25.00'	080° 40' 01"	21.23'	32.36'	N83° 16' 02"E
C15	39.57'	25.00'	090° 41' 44"	25.31'	35.57'	N02° 24' 51"W
C16	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W
C17	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W
C18	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W
C19	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W
C20	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E
C21	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E
C22	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E
C23	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E
C24	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E
C25	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W
C26	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W
C27	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W
C28	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 14' 17"W
C29	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W
C30	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E
C31	39.25'	25.00'	089° 57' 35"	24.98'	35.34'	S02° 44' 30"E
C32	38.98'	25.00'	089° 20' 41"	24.72'	35.15'	S87° 36' 22"W
C33	241.95'	553.50'	025° 02' 43"	122.94'	240.03'	S55° 26' 04"W
C34	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W
C35	8.82'	25.00'	020° 12' 29"	4.46'	8.77'	S07° 39' 28"E
C36	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E
C37	8.82'	25.00'	020° 12' 29"	4.46'	8.77'	N87° 51' 57"W
C38	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E
C39	24.31'	25.00'	055° 43' 15"	13.21'	23.37'	S76° 59' 26"W
C40	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W
C41	24.31'	25.00'	055° 43' 15"	13.21'	23.37'	S07° 29' 08"W
C42	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E
C43	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S87° 1[illegible]' [illegible]"W
C44	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N87° 14' 17"E
C45	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	N02° 45' 43"W
C46	93.47'	175.00'	030° 36' 11"	47.88'	92.36'	S63° 03' 48"E
C47	35.20'	25.00'	080° 40' 10"	21.23'	3[illegible].36'	S61° 18' 01"W
C48	64.97'	175.00'	021° 16' 21"	32.87'	64.60'	N31° 36' 07"E
C49	39.27'	25.00'	090° 00' 00"	25.00'	35.36'	S02° 45' 43"E
C10	35.50'	25.00'	081° 21' 45"	21.49'	32.59'	N82° 55' 10"E

Doc 01114300 Bk Vol OR 10570 Pg 294

Filed for Record in:
BRAZOS COUNTY

On: Mar 09,2012 at 04:22P

As a
Plats

Document Number: 01114300

Amount 63.00

Receipt Number - 432915
By:
Victoria Elliott

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Mar 09,2012

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

TREES REQUIRED

FINAL PLAT
THE BARRACKS II SUBDIVISION
PHASE 100
23.383 ACRES

21.278 ACRES ON HEATH PHILLIPS INVESTMENTS, LLC TRACT
2.105 ACRES ON COLLEGE STATION ISD TRACT

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

83 LOTS

BLOCK 1, LOT 1
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JANUARY, 2012

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Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
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Bryan, TX 77803
(979) 268-3195

ENGINEER:
PHILLIPS ENGINEERING
Kent Laza, P.E.
4490 Castlegate Drive
College Station, Texas 77845
(979) 690-3141 Fax: (979) 690-1041
TBPE Firm #13149

SHEET 2 OF 2

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 62502
14 Loo