

Curve Table									
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION	LINE TABLE		
C1	341.28'	463.00'	042°11'08"	178.78'	333.81'	N28°40'09"W	L1	9.98'	N42°14'17"E
C2	45.31'	463.00'	009°38'03"	22.47'	45.29'	S08°22'37"E	L2	10.01'	S47°45'43"E
C3	66.05'	398.50'	009°32'41"	33.10'	65.97'	S10°20'50"E	L3	10.00'	N47°45'43"W
C4	39.27'	25.00'	080°00'00"	25.00'	35.36'	S02°44'43"E	L4	80.00'	S42°14'17"W
C5	47.77'	25.00'	109°28'33"	35.36'	40.83'	N83°01'28"W	L5	10.00'	S47°45'43"E
C6	81.11'	398.50'	019°08'05"	45.78'	80.81'	N21°42'13"W	L6	10.00'	N47°45'43"W
C7	25.48'	398.50'	028°40'57"	12.75'	25.48'	N49°58'14"W	L7	32.82'	N5°34'35"W
C8	37.88'	25.00'	088°19'03"	23.44'	34.20'	N02°58'14"W	L8	48.29'	S5°34'35"E
C9	39.27'	25.00'	092°00'00"	25.00'	35.36'	N87°14'17"E	L9	80.00'	N42°08'32"E

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 29.89 ACRE TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, LLC, RECORDED IN VOLUME 11623, PAGE 27 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. ALL OF THE COMMON AREA WITHIN BLOCK 7, THE BARRACKS II SUBDIVISION, PHASE 100, ACCORDING TO THE PLAT RECORDED IN VOLUME 10785, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF THE COMMON AREA WITHIN BLOCK 5, THE BARRACKS II SUBDIVISION, PHASE 100, ACCORDING TO THE PLAT RECORDED IN VOLUME 10570, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID REMAINDER OF 29.89 ACRE TRACT MARKING THE NORTH CORNER OF BLOCK 3, THE BARRACKS II SUBDIVISION, PHASE 100 (PLAT 10785/163), SAID IRON ROD FOUND BEING ON THE SOUTHWEST CORNER OF TOWERS PARKWAY (67' R.O.W.);

THENCE: N 47° 45' 43" W THROUGH SAID REMAINDER OF 29.89 ACRE TRACT AND ALONG THE EXTENSION OF THE SOUTHWEST LINE OF TOWERS PARKWAY FOR A DISTANCE OF 56.14 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 463.00 FEET;

THENCE: CONTINUING THROUGH SAID REMAINDER OF 29.89 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 11' 08" FOR AN ARC DISTANCE OF 341.28 FEET (CHORD BEARS N 28° 40' 09" W - 333.81 FEET) TO THE END OF SAID CURVE ON THE EASTERLY LINE OF PARKLAND TRACT 10, THE BARRACKS II SUBDIVISION, PHASE 300, ACCORDING TO THE PLAT RECORDED IN VOLUME 12555, PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 65° 34' 35" W ALONG THE COMMON LINE OF SAID REMAINDER OF 29.89 ACRE TRACT AND SAID PARKLAND TRACT 10 FOR A DISTANCE OF 34.28 FEET TO THE SOUTHWEST CORNER OF GERMAN ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 2393, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 08' 32" E ALONG THE COMMON LINE OF SAID REMAINDER OF 29.89 ACRE TRACT AND GERMAN ACRES FOR A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 463.00 FEET;

THENCE: THROUGH SAID REMAINDER OF 29.89 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 36' 03" FOR AN ARC DISTANCE OF 45.31 FEET (CHORD BEARS S 08° 22' 37" E - 45.29 FEET) TO THE END OF SAID CURVE;

S 65° 34' 35" E FOR A DISTANCE OF 46.29 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 398.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 32' 41" FOR AN ARC DISTANCE OF 66.05 FEET (CHORD BEARS S 10° 20' 50" E - 65.97 FEET) TO THE END OF SAID CURVE;

N 42° 14' 17" E FOR A DISTANCE OF 45.29 FEET;

N 47° 45' 43" W FOR A DISTANCE OF 122.30 FEET TO THE COMMON LINE OF SAID REMAINDER OF 29.89 ACRE TRACT AND GERMAN ACRES;

THENCE: N 42° 08' 32" E ALONG THE COMMON LINE OF SAID REMAINDER OF 29.89 ACRE TRACT AND GERMAN ACRES FOR A DISTANCE OF 50.00 FEET TO THE WEST CORNER OF PARKLAND TRACT 9, THE BARRACKS II SUBDIVISION, PHASE 300;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 29.89 ACRE TRACT AND SAID PARKLAND TRACT 9 AND COMMON AREA 7, THE BARRACKS II SUBDIVISION, PHASE 300, FOR THE FOLLOWING CALLS:

S 47° 45' 43" E FOR A DISTANCE OF 104.83 FEET;

N 42° 14' 17" E FOR A DISTANCE OF 123.30 FEET TO THE COMMON LINE OF SAID REMAINDER OF 29.89 ACRE TRACT AND GERMAN ACRES;

THENCE: N 42° 08' 32" E ALONG THE COMMON LINE OF SAID REMAINDER OF 29.89 ACRE TRACT AND GERMAN ACRES FOR A DISTANCE OF 50.00 FEET TO THE WEST CORNER OF PARKLAND TRACT 9, THE BARRACKS II SUBDIVISION, PHASE 300;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 29.89 ACRE TRACT AND SAID PARKLAND TRACT 9 AND COMMON AREA 7, THE BARRACKS II SUBDIVISION, PHASE 300, FOR THE FOLLOWING CALLS:

S 47° 45' 43" E FOR A DISTANCE OF 104.83 FEET;

N 42° 14' 17" E FOR A DISTANCE OF 123.30 FEET;

S 47° 45' 43" E FOR A DISTANCE OF 287.49 FEET TO THE NORTHWEST LINE OF SAID COMMON AREA WITHIN BLOCK 7 (PLAT 10785/163);

THENCE: N 42° 14' 17" E ALONG THE COMMON LINE OF SAID BLOCK 7 COMMON AREA (10785/163) AND SAID COMMON AREA 7 (PLAT 12555/196) FOR A DISTANCE OF 8.08 FEET TO THE COMMON CORNER OF SAID BLOCK 7 COMMON AREA AND LOT 18, BLOCK 28, THE BARRACKS II SUBDIVISION, PHASE 300 (12555/196);

THENCE: S 47° 45' 43" E ALONG THE COMMON LINE OF SAID BLOCK 7 COMMON AREA AND SAID LOT 18 FOR A DISTANCE OF 10.01 FEET TO THE NORTH CORNER OF LOT 1A, BLOCK 7, THE BARRACKS II SUBDIVISION, PHASE 100 (10785/163);

THENCE: S 42° 14' 17" W ALONG THE COMMON LINE OF SAID BLOCK 7 COMMON AREA AND SAID LOT 1A FOR A DISTANCE OF 129.58 FEET TO THE NORTHWEST CORNER OF LOT 1A, BLOCK 7, THE BARRACKS II SUBDIVISION, PHASE 100 (10785/163);

THENCE: N 47° 45' 43" W ALONG THE NORTHEAST LINE OF COMMANDO TRAIL FOR A DISTANCE OF 10.00 FEET TO THE SOUTHWEST LINE OF SAID REMAINDER OF 29.89 ACRE TRACT;

THENCE: S 42° 14' 17" W ACROSS THE END OF COMMANDO TRAIL AND ALONG THE SOUTHWEST LINE OF SAID REMAINDER OF 29.89 ACRE TRACT FOR A DISTANCE OF 50.00 FEET TO THE SOUTHWEST LINE OF COMMANDO TRAIL;

THENCE: S 47° 45' 43" E ALONG THE SOUTHWEST LINE OF COMMANDO TRAIL FOR A DISTANCE OF 18.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 9, BLOCK 5, THE BARRACKS II SUBDIVISION, PHASE 100 (PLAT 10570/293) AND THE EAST CORNER OF SAID COMMON AREA WITHIN BLOCK 5 (PLAT 10570/293);

THENCE: S 42° 14' 17" W ALONG THE COMMON LINE OF SAID BLOCK 5 COMMON AREA AND LOTS 1-4 OF SAID BLOCK 5 FOR A DISTANCE OF 51.50 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF TOWERS PARKWAY (67' R.O.W.) MARKING THE WEST CORNER OF LOT 1, BLOCK 5;

THENCE: N 47° 45' 43" W ALONG THE NORTHEAST LINE OF TOWERS PARKWAY FOR A DISTANCE OF 18.00 FEET TO THE SOUTHWEST LINE OF SAID REMAINDER OF 29.89 ACRE TRACT;

THENCE: S 42° 14' 17" W ACROSS THE END OF TOWERS PARKWAY AND ALONG THE SOUTHWEST LINE OF SAID REMAINDER OF 29.89 ACRE TRACT FOR A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING CONTAINING 5.153 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWS BEARING IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPERTY CORNER

FINAL PLAT

THE BARRACKS II SUBDIVISION

PHASE 100 - 5.153 ACRES

TREES REQUIRED

40 LOTS
 BLOCK 7, LOTS 15-24
 BLOCK 5, LOTS 10-25
 BLOCK 32, LOTS 1-14
 COMMON AREA 8

BEING A REPLAT OF
THE BARRACKS II SUBDIVISION
PHASE 100
 BLOCK 5, COMMON AREA
 BLOCK 7, COMMON AREA
 VOLUME 10570, PAGE 293 & VOLUME 10785, PAGE 163
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: HEATH PHILLIPS INVESTMENTS, LLC
 409 N. Texas Ave.
 WELLSBORO, TX 77881
 (979) 228-5906

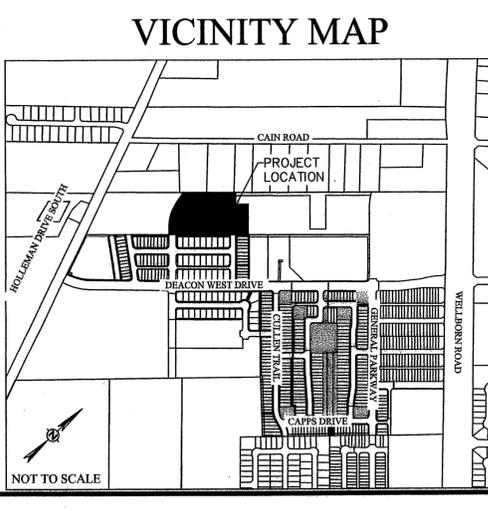
ENGINEER: Schultz Engineering, LLC
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195

SCALE 1" = 30'
 MAY 2016

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

TITLE NO. 12327
 2730 LONGMIRE, SUITE A
 College Station, Texas 77845
 (979) 764-9900

SHEET 1 OF 2



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
 - THIS AREA IS IN THE STEEPLECHASE SANITARY SEWER IMPACT FEE AREA. IMPACT FEES SHALL BE PAID IN CONJUNCTION WITH THE ISSUANCE OF BUILDING PERMITS.
 - COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT.
 - A WAIVER TO UDO SECTION 12-8.3.W SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING WAS GRANTED BY THE PLANNING AND ZONING COMMISSION ON MAY 21, 2015 WITH THE CONDITION OF TWO ADDITIONAL PARKING SPACES BE PROVIDED ABOVE THE MINIMUM REQUIRED FOR EACH TOWNHOUSE LOT.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO TOWERS PARKWAY.

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 land shown on this plat, and designated herein as The Barracks II Subdivision, Phase 100, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Heath Phillips
 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 5th day of October 2016

Hayley Scotti
 Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS
 COUNTY OF BRAZOS

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.

Alan Gibbs
 City Engineer

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 the certificates of authentication was filed for record in my office the 12th day of October 2016 in the Deed Records of Brazos County, Texas, in Volume 12327, Page 38.

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

Karen McQueen
 County Clerk
 Brazos County, Texas

Br. Amber Clarke

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.

R.P.L.S. No. 4502

Brad Kerr
 Registered Professional Land Surveyor No. 4502

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Kerr, 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 10th day of October 2016.

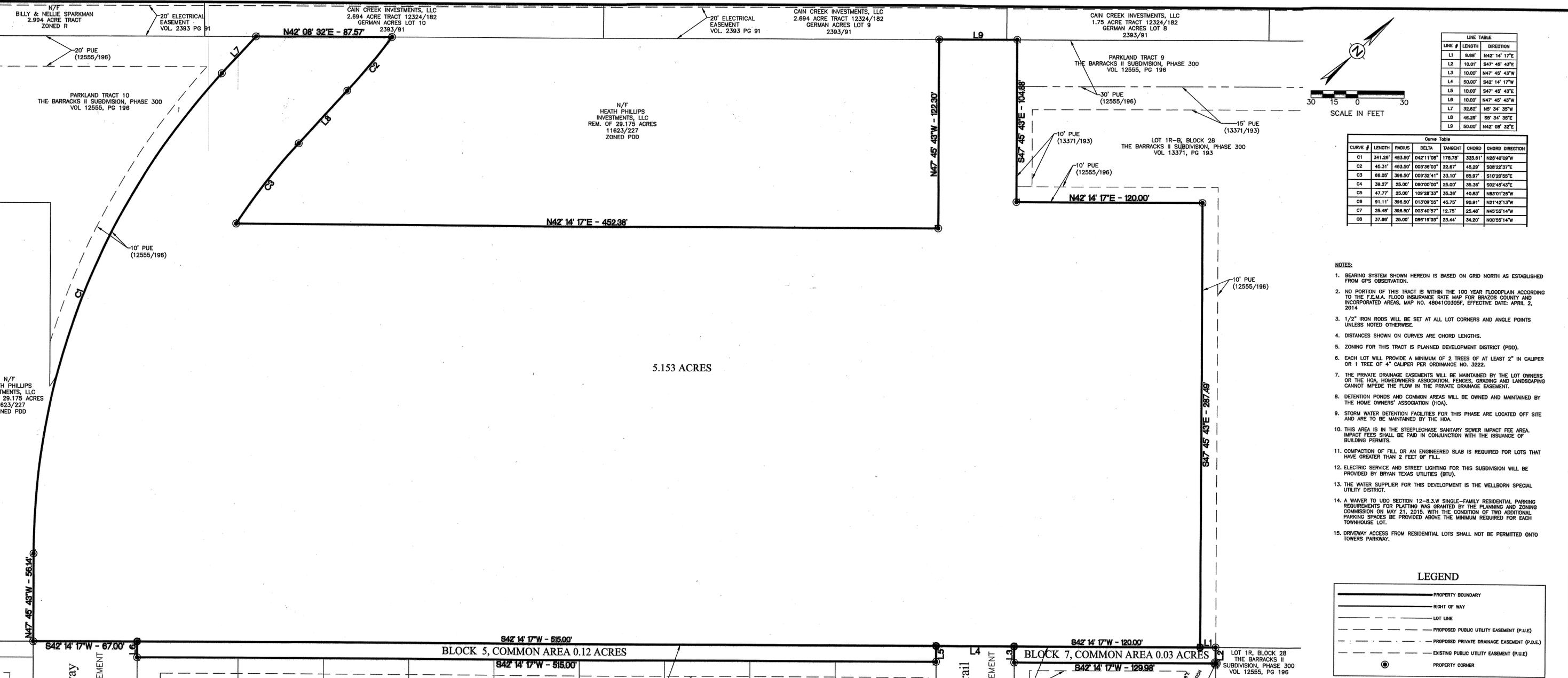
Brad Kerr
 Chairman

Janet Lee
 Notary Public, Brazos County, Texas

Janet Lee
 Notary Public, Brazos County, Texas

Janet Lee
 Notary Public, Brazos County, Texas





LINE #	LENGTH	DIRECTION
L1	9.88'	N42° 14' 17"E
L2	10.01'	S47° 45' 43"W
L3	10.00'	N47° 45' 43"W
L4	50.00'	S42° 14' 17"W
L5	10.00'	S47° 45' 43"E
L6	10.00'	N47° 45' 43"W
L7	32.82'	N5° 34' 35"W
L8	48.29'	S5° 34' 35"E
L9	50.00'	N42° 08' 32"E

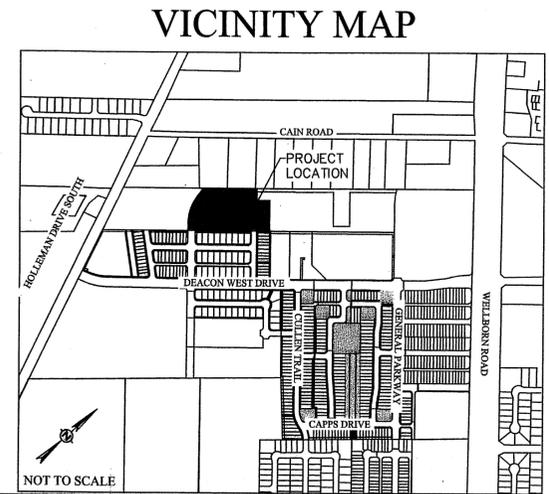
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- NOTES:**
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 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
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 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT.
 - A WAIVER TO UDO SECTION 12-8.3.W SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLAYING WAS GRANTED BY THE PLANNING AND ZONING COMMISSION ON MAY 21, 2015. WITH THE CONDITION OF TWO ADDITIONAL PARKING SPACES BE PROVIDED ABOVE THE MINIMUM REQUIRED FOR EACH TOWNHOUSE LOT.
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LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPERTY CORNER

**ORIGINAL PLAT OF BLOCK 5 AND BLOCK 7
COMMON AREA**



**FINAL PLAT
THE BARRACKS II SUBDIVISION
PHASE 109 - 5.153 ACRES**

41 LOTS
TREES REQUIRED
 BLOCK 7, LOTS 15-24
 BLOCK 5, LOTS 10-25
 BLOCK 32, LOTS 1-14
 COMMON AREA 8
**BEING A REPLAT OF
 THE BARRACKS II SUBDIVISION
 PHASE 100**
 BLOCK 5, COMMON AREA
 BLOCK 7, COMMON AREA
 VOLUME 10570, PAGE 293 & VOLUME 10785, PAGE 163
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE 1" = 30'
 MAY 2016
OWNER/DEVELOPER:
 HEATH PHILLIPS INVESTMENTS, LLC
 409 N. Texas Ave.
 WELLBORN, TX 77881
 (979) 228-5906
SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195
ENGINEER:
 Schultz Engineering, LLC
 2730 LONGHIRE, SUITE A
 College Station, Texas 77845
 (979) 784-3900
 SHEET 2 OF 2

Filed for Record in
 BRAZOS COUNTY
 On: Oct 12, 2016 at 09:35A
 As a
 Plat
 Document Number: 01278557
 Amount: 73.00
 Receipt Number - 586659
 By
 Debbie Baker
 STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was
 filed on the date and time stamped herein by me
 and was duly recorded in the volume and page
 of the Official Public Records of:
 BRAZOS COUNTY
 as stamped herein by me.
 Oct 12, 2016
 Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY

Doc Bk Vol Ps
 01278557 BR 13650 39