

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	50.00'	N48° 03' 31" W
L2	89.87'	N41° 56' 29" E
L3	79.81'	S41° 56' 29" W
L4	80.00'	S41° 56' 29" W
L5	80.00'	N41° 56' 29" E

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Wallace Phillips IV, Manager of 3-D Development, owner and developer of the land shown on this plat, and designated herein as the Castlegate II Subdivision, Section 207, 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.

*Wallace Phillips IV*  
 Wallace Phillips IV, Manager

Filed for Record in:  
 BRAZOS COUNTY

Doc No: 062016 at 03:14P

As a  
 State

Document Number: 01283036

Amount: 73.00

Receipt Number - 594456

Debbie Baker

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.

Karen McQueen, Brazos County Clerk  
 Dec 06/2016

**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 14 day of December 2016, in the Deed Records of Brazos County, Texas, in Volume 13149, Page 432.

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

*Karen McQueen*  
 Karen McQueen  
 County Clerk  
 Brazos County, Texas  
 By: *Debbie Baker*  
 Deputy Clerk

GENERAL NOTES:

- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- ALL LOTS ARE ZONED GS - GENERAL SUBURBAN.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-06-1841P LETTER OF MAP REVISION, DATED MAY 18, 2012.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- 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.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- A PORTION OF LOTS 2-9, BLOCK 12 & LOTS 13-21, BLOCK 9 ARE IN THE SPRING CREEK IMPACT FEE AREA. FEE PAYMENT IS DUE WHEN ACQUIRING BUILDING PERMIT.
- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO ETONBURY AVENUE.
- COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL. THIS EFFECTS THE FOLLOWING LOTS:  
 LOTS 8-16, BLOCK 11

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 202.66 ACRE TRACT AS DESCRIBED BY A DEED TO DOS DORADO LLC RECORDED IN VOLUME 9656, PAGE 213 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 NORTHEAST LINE OF ETONBURY AVENUE (77 R.O.W.) MARKING THE SOUTH CORNER OF LOT 1, BLOCK 12, CASTLEGATE II SUBDIVISION, SECTION 201, ACCORDING TO THE PLAT RECORDED IN VOLUME 10906, PAGE 268 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 56' 29" E ALONG THE COMMON LINE OF SAID REMAINDER OF 202.66 ACRE TRACT AND SAID SECTION 201 FOR A DISTANCE OF 310.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 2, BLOCK 9, CASTLEGATE II SUBDIVISION, SECTION 202, ACCORDING TO THE PLAT RECORDED IN VOLUME 11081, PAGE 31 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 03' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 202.66 ACRE TRACT AND SAID SECTION 202 FOR A DISTANCE OF 1500.38 FEET TO THE SOUTHEAST LINE OF TONBRIDGE DRIVE (50 R.O.W.);

THENCE: N 41° 56' 29" E ALONG THE SOUTHEAST LINE OF TONBRIDGE DRIVE FOR A DISTANCE OF 131.50 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 2, BLOCK 11 OF SAID SECTION 202;

THENCE: S 48° 03' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 202.66 ACRE TRACT AND SAID SECTION 202 FOR A DISTANCE OF 144.50 FEET TO THE NORTHWEST LINE OF COMMON AREA "A", CASTLEGATE II SUBDIVISION, SECTION 202, ACCORDING TO THE PLAT RECORDED IN VOLUME 11610, PAGE 134 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 56' 29" W ALONG THE COMMON LINE OF SAID REMAINDER OF 202.66 ACRE TRACT AND SAID COMMON AREA FOR A DISTANCE OF 397.82 FEET TO THE EXTENSION OF THE NORTHEAST LINE OF ETONBURY AVENUE MARKING THE MOST SOUTHERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE NORTHEAST LINE OF ETONBURY AVENUE AND THE EXTENSION THEREOF FOR THE FOLLOWING CALLS:

N 53° 01' 43" W FOR A DISTANCE OF 480.91 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 536.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 58' 12" FOR AN ARC DISTANCE OF 46.54 FEET (CHORD BEARS: N 50° 32' 37" W - 46.52 FEET) TO THE END OF SAID CURVE;

N 48° 03' 31" W FOR A DISTANCE OF 258.92 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 03° 03' 31" W - 35.36 FEET) TO THE END OF SAID CURVE;

N 48° 03' 31" W ACROSS THE END OF THE EXTENSION OF UPHOR DRIVE FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 86° 56' 29" W - 35.36 FEET) TO THE END OF SAID CURVE;

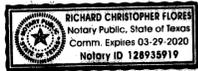
N 48° 03' 31" W FOR A DISTANCE OF 760.37 FEET TO THE POINT OF BEGINNING CONTAINING 11.855 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF CASTLEGATE II SUBDIVISION, SECTION 202, 11061/31.

**STATE OF TEXAS  
 COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared Wallace Phillips IV, 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 25<sup>th</sup> day of NOVEMBER, 2016.

*Richard Christopher Flores*  
 Notary Public, Brazos County, Texas



**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*  
 Brad Kerr  
 City Engineer



**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Jane Kee Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that this subdivision plat was duly approved by the Commission on the 14 day of December, 2016.

*Jane Kee*  
 Jane Kee  
 Chairman

**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.

*Alan Gibbs*  
 Alan Gibbs  
 City Engineer

**LEGEND**

- PLAT BOUNDARY
- - - LOT LINE
- PROPERTY CORNER
- - - P.U.E. PUBLIC UTILITY EASEMENT
- - - EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ROW LINE
- - - SEWER IMPACT FEE LINE
- - - COMMON AREA
- - - PUBLIC DRAINAGE EASEMENT

**FINAL PLAT**  
**CASTLEGATE II SUBDIVISION**  
**SECTION 207**

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

42 LOTS  
 BLOCK 8, LOTS 9-16  
 BLOCK 9, LOTS 13-22  
 BLOCK 11, LOTS 3-16  
 BLOCK 12, LOTS 2-11  
 COMMON AREA #8

OWNER/DEVELOPER:  
 3-D Development  
 4490 Castlegate Drive  
 College Station, TX 77845  
 (979) 690-7250

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

SCALE 1" = 60'  
 DECEMBER 2015

ENGINEER:  
 Schultz Engineering, LLC  
 TBE No. 12327  
 2730 LONGMIRE, SUITE A  
 College Station, Texas 77845  
 (979) 764-3900

TREES REQUIRED