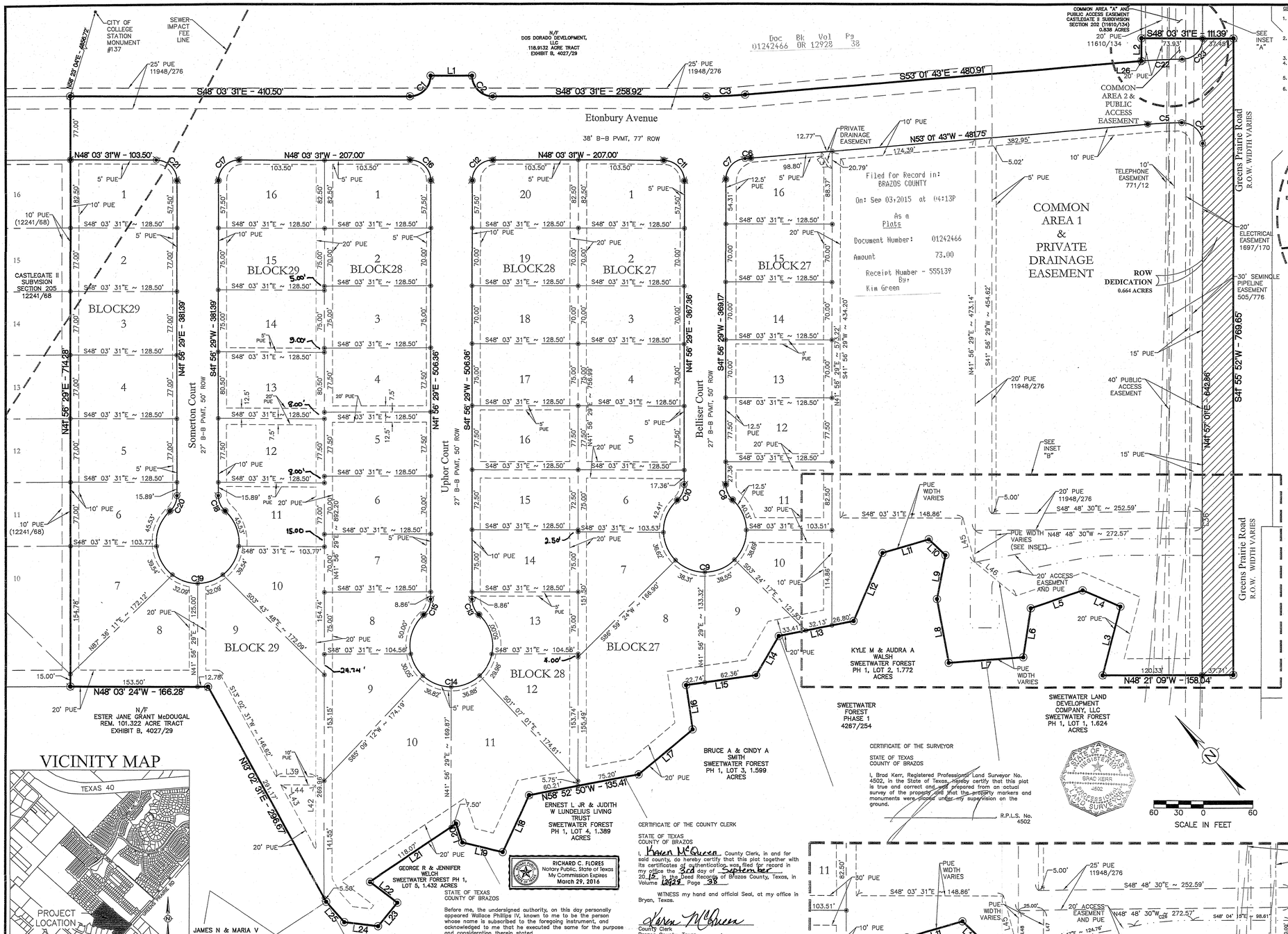


VICINITY MAP

LEGEND

- PLAT BOUNDARY
- LOT LINE
- PROPERTY CORNER
- P.U.E. — PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROW LINE
- SEWER IMPACT FEE LINE
- RIGHT-OF-WAY DEDICATION

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 206, 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, Manager

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 1st day of ~~August~~ SEPTEMBER 20 15

Notary Public, Brazos County, Texas

CERTIFICATE 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 the attached plat was duly approved by the Commission on the 5 day of March 20 15

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.

City Engineer

KF

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

STATE OF TEXAS
BRAD KERR
4502
PROFESSIONAL LAND SURVEYOR

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 3rd day of September 20 15 in the Deed Records of Brazos County, Texas, in Volume 12929 Page 38

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

Karen McQueen
County Clerk
Brazos County, Texas
By Kim Green

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

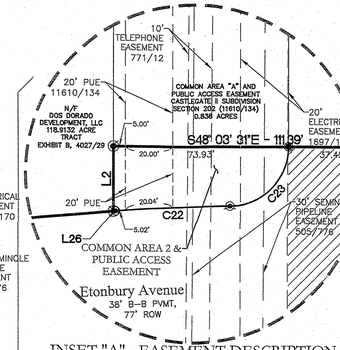
as stamped hereon by me.

Sep 03,2015

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

GENERAL NOTES:

1. 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.
2. 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.
3. ALL LOTS ARE ZONED GS – GENERAL SUBURBAN.
4. NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-06-1841F LETTER OF MAP REVISION, DATED MAY 16, 2012.
5. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (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. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
9. A PORTION OF LOTS 1, 2 & 3, BLOCK 29 ARE IN THE SPRING CREEK IMPACT FEE AREA, FEE PAYMENT IS DUE WHEN ACQUIRING BUILDING PERMIT.
10. 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 1–9 & 11–15, BLOCK 27
    LOTS 14–20, BLOCK 28
    LOTS 6–8 & 13–16, BLOCK 29
11. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE HOA, HOMEOWNERS ASSOCIATION.



INSET "A" - EASEMENT DESCRIPTION

1"=30'

METES AND BOUNDS DESCRIPTION OF A 24.693 ACRE TRACT ROBERT STEVENSON LEAGUE, A-54 COLLEGE STATION, BRAZOS COUNTY, TEXAS

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 202.655 ACRE TRACT AS DESCRIBED BY A DEED TO DOS DORADO DEVELOPMENT, 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 ½ INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THE REMAINDER OF A CALLED 101.322 ACRE TRACT DESCRIBED AS EXHIBIT "B" BY A DEED TO ESTER JANE GRANT McDOUGAL RECORDED IN VOLUME 4027, PAGE 29 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF CASTLEGATE II SUBDIVISION, SECTION 205, ACCORDING TO THE PLAT RECORDED IN VOLUME 12241, PAGE 68 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING A WEST CORNER OF SAID REMAINDER OF 202.655 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID REMAINDER OF 202.655 ACRE TRACT AND THE NORTH CORNER OF SAID REMAINDER OF 101.322 ACRE TRACT BEARS: N 48° 03' 24" W FOR A DISTANCE OF 2760.55 FEET;

THENCE: N 41° 56' 29" E ALONG THE COMMON LINE OF SAID REMAINDER OF 202.655 ACRE TRACT AND SAID SECTION 205 FOR A DISTANCE OF 714.28 FEET TO THE NORTHEAST LINE OF ETONBURY AVENUE (77' R.O.W.);

THENCE: THROUGH SAID 202.655 ACRE TRACT AND ALONG THE FUTURE NORTHEAST LINE OF ETONBURY AVENUE FOR THE FOLLOWING CALLS:

S 48° 03' 31" E FOR A DISTANCE OF 410.50 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE 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 86° 56' 29" E – 35.36 FEET) TO THE END OF SAID CURVE;

S 48° 03' 31" E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE 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 03° 03' 31" E – 35.36 FEET) TO THE END OF SAID CURVE;

S 48° 03' 31" E FOR A DISTANCE OF 258.92 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE 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: S 50° 32' 37" E – 46.52 FEET) TO THE END OF SAID CURVE;

S 53° 01' 43" E FOR A DISTANCE OF 480.91 FEET;

THENCE: N 41° 56' 29" E CONTINUING THROUGH SAID REMAINDER OF 202.655 ACRE TRACT FOR A DISTANCE OF 27.33 FEET TO THE WEST CORNER 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 48° 03' 31" E ALONG THE COMMON LINE OF SAID COMMON AREA "A" AND SAID REMAINDER OF 202.655 ACRE TRACT FOR A DISTANCE OF 111.39 FEET TO THE SOUTHEAST LINE OF SAID 202.655 ACRE TRACT LYING WITHIN THE APPARENT RIGHT-OF-WAY OF GREENS PRAIRIE ROAD (VARIABLE WIDTH R.O.W.);

THENCE: S 41° 55' 52" W ALONG THE SOUTHEAST LINE OF SAID 202.655 ACRE TRACT AND THROUGH GREENS PRAIRIE ROAD FOR A DISTANCE OF 769.65 FEET TO THE SOUTH CORNER OF SAID 202.655 ACRE TRACT;

THENCE: N 48° 21' 09" W ALONG THE SOUTHWEST LINE OF SAID 202.655 ACRE TRACT, AT 39.39 FEET PASS THE SOUTHEAST CORNER OF LOT 1, SWEETWATER FOREST, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 4267, PAGE 254 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 158.04 FEET;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 202.655 ACRE TRACT AND SWEETWATER FOREST, PHASE ONE, FOR THE FOLLOWING CALLS:

N 56° 19' 49" E FOR A DISTANCE OF 85.94 FEET;

N 24° 48' 53" W FOR A DISTANCE OF 49.81 FEET;

N 67° 01' 46" W FOR A DISTANCE OF 65.96 FEET;

S 50° 32' 25" W FOR A DISTANCE OF 60.05 FEET;

N 52° 33' 01" W FOR A DISTANCE OF 90.43 FEET;

N 31° 31' 00" E FOR A DISTANCE OF 78.55FEET;

N 52° 41' 45" E FOR A DISTANCE OF 53.92 FEET;

N 04° 33' 48" W FOR A DISTANCE OF 27.74 FEET;

N 64° 22' 35" W FOR A DISTANCE OF 58.62 FEET;

S 64° 50' 10" W FOR A DISTANCE OF 89.41 FEET;

N 59° 39' 33" W FOR A DISTANCE OF 92.34 FEET;

S 72° 09' 01" W FOR A DISTANCE OF 54.75 FEET;

N 56° 06' 26" W FOR A DISTANCE OF 85.10 FEET;

S 33° 33' 04" W FOR A DISTANCE OF 54.03 FEET;

N 88° 06' 49" W FOR A DISTANCE OF 84.93 FEET;

N 58° 52' 50" W FOR A DISTANCE OF 135.41 FEET;

S 66° 38' 21" W FOR A DISTANCE OF 76.07 FEET;

N 34° 47' 57" W FOR A DISTANCE OF 50.12FEET;

N 23° 42' 35" E FOR A DISTANCE OF 24.18 FEET;

N 81° 57' 29" W FOR A DISTANCE OF 125.57 FEET;

S 10° 37' 48" E FOR A DISTANCE OF 41.67 FEET;

S 80° 46' 49" W FOR A DISTANCE OF 36.76 FEET;

N 41° 06' 28" W FOR A DISTANCE OF 41.21 FEET;

N 00° 33' 10" E FOR A DISTANCE OF 33.24 FEET TO THE SOUTH CORNER OF THE AFOREMENTIONED REMAINDER OF 101.322 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 202.655 ACRE TRACT AND SAID REMAINDER OF 101.322 ACRE TRACT FOR THE FOLLOWING CALLS:

N 13° 02' 31" E FOR A DISTANCE OF 296.67 FEET TO A 1/2 INCH IRON ROD FOUND;

N 48° 03' 24" W FOR A DISTANCE OF 166.28 FEET TO THE POINT OF BEGINNING CONTAINING 24.693 ACRES OF LAND, MORE OF LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Curve Table

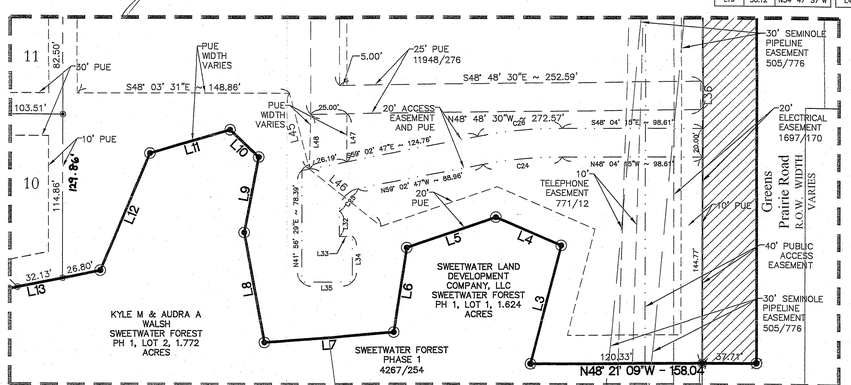
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27'	25.00'	090°00'00"	25.00'	35.36'	N86°56'29"E
C2	39.27'	25.00'	090°00'00"	25.00'	35.36'	S03°03'31"E
C3	46.54'	536.50'	004°58'12"	23.28'	46.52'	S50°32'37"E
C4	39.52'	25.00'	090°34'37"	25.25'	35.53'	N03°20'18"W
C5	41.22'	536.50'	004°24'07"	20.62'	41.21'	N50°49'40"W
C6	6.97'	613.50'	000°39'04"	3.49'	6.97'	N52°42'11"W
C7	37.39'	25.00'	085°40'53"	23.18'	34.00'	S84°46'55"W
C8	21.03'	25.00'	048°11'23"	11.18'	20.41'	S17°50'47"W
C9	241.19'	50.00'	276°22'46"	44.72'	66.67'	N48°03'31"W
C10	21.03'	25.00'	048°11'23"	11.18'	20.41'	N86°02'10"E
C11	39.27'	25.00'	090°00'00"	25.00'	35.36'	N03°03'31"W
C12	39.27'	25.00'	090°00'00"	25.00'	35.36'	S86°56'29"W
C13	21.03'	25.00'	048°11'23"	11.18'	20.41'	S17°50'47"W
C14	241.19'	50.00'	276°22'46"	44.72'	66.67'	N48°03'31"W
C15	21.03'	25.00'	048°11'23"	11.18'	20.41'	N86°02'10"E
C16	39.27'	25.00'	090°00'00"	25.00'	35.36'	N03°03'31"W
C17	39.27'	25.00'	090°00'00"	25.00'	35.36'	S86°56'29"W
C18	21.03'	25.00'	048°11'23"	11.18'	20.41'	S17°50'47"W
C19	241.19'	50.00'	276°22'46"	44.72'	66.67'	N48°03'31"W
C20	21.03'	25.00'	048°11'23"	11.18'	20.41'	N86°02'10"E
C21	39.27'	25.00'	090°00'00"	25.00'	35.36'	N03°03'31"W
C22	48.36'	613.50'	004°31'00"	24.19'	48.35'	S50°46'13"E
C23	39.07'	25.00'	089°32'16"	24.80'	35.21'	N89°43'09"E
C24	55.55'	290.00'	010°58'32"	27.86'	55.47'	N03°33'31"W
C25	22.06'	16.00'	079°00'44"	13.19'	20.36'	S81°26'51"W
C26	59.38'	310.00'	010°58'32"	29.78'	59.29'	S53°33'31"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	50.00'	S48° 03' 31"E
L2	27.33'	N41° 56' 29"E
L3	85.94'	N56° 19' 49"E
L4	49.81'	N24° 48' 53"W
L5	65.96'	N67° 01' 46"W
L6	60.05'	S50° 32' 25"W
L7	90.43'	N52° 33' 01"W
L8	78.55'	N31° 31' 00"E
L9	53.92'	N52° 41' 45"E
L10	27.74'	N4° 33' 48"W
L11	58.62'	N64° 22' 35"W
L12	89.41'	S64° 50' 10"W
L13	92.34'	N59° 39' 33"W
L14	54.75'	S72° 09' 01"W
L15	85.10'	N56° 06' 26"W
L16	54.03'	S33° 33' 04"W
L17	84.93'	N88° 06' 49"W
L18	76.07'	S66° 38' 21"W
L19	50.12'	N34° 47' 57"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L20	24.18'	N23° 42' 35"E
L21	125.57'	N81° 57' 29"W
L22	41.67'	S10° 37' 48"E
L23	36.76'	S80° 46' 49"W
L24	41.21'	N41° 06' 28"W
L25	33.24'	N0° 33' 10"E
L26	0.84'	S53° 01' 43"E
L32	17.87'	S41° 56' 29"W
L33	9.00'	S48° 03' 31"E
L34	32.00'	S41° 56' 29"W
L35	35.00'	N48° 03' 31"W
L36	20.00'	S41° 59' 54"W
L37	23.44'	N9° 04' 28"E
L43	88.01'	S13° 02' 31"W
L44	42.53'	N48° 03' 31"W
L45	54.88'	S26° 59' 24"W
L46	64.12'	S8° 53' 30"E
L47	33.69'	N41° 56' 29"E
L48	36.38'	S43° 00' 19"W



INSET "B" - EASEMENT DESCRIPTION

1"=50'

FINAL PLAT
CASTLEGATE II SUBDIVISION SECTION 206

24.693 ACRES
52 LOTS
BLOCK 27, LOTS 1-16
BLOCK 28, LOTS 1-20
BLOCK 29, LOTS 1-16
COMMON AREAS 1 & 2

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

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'
February 2015

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