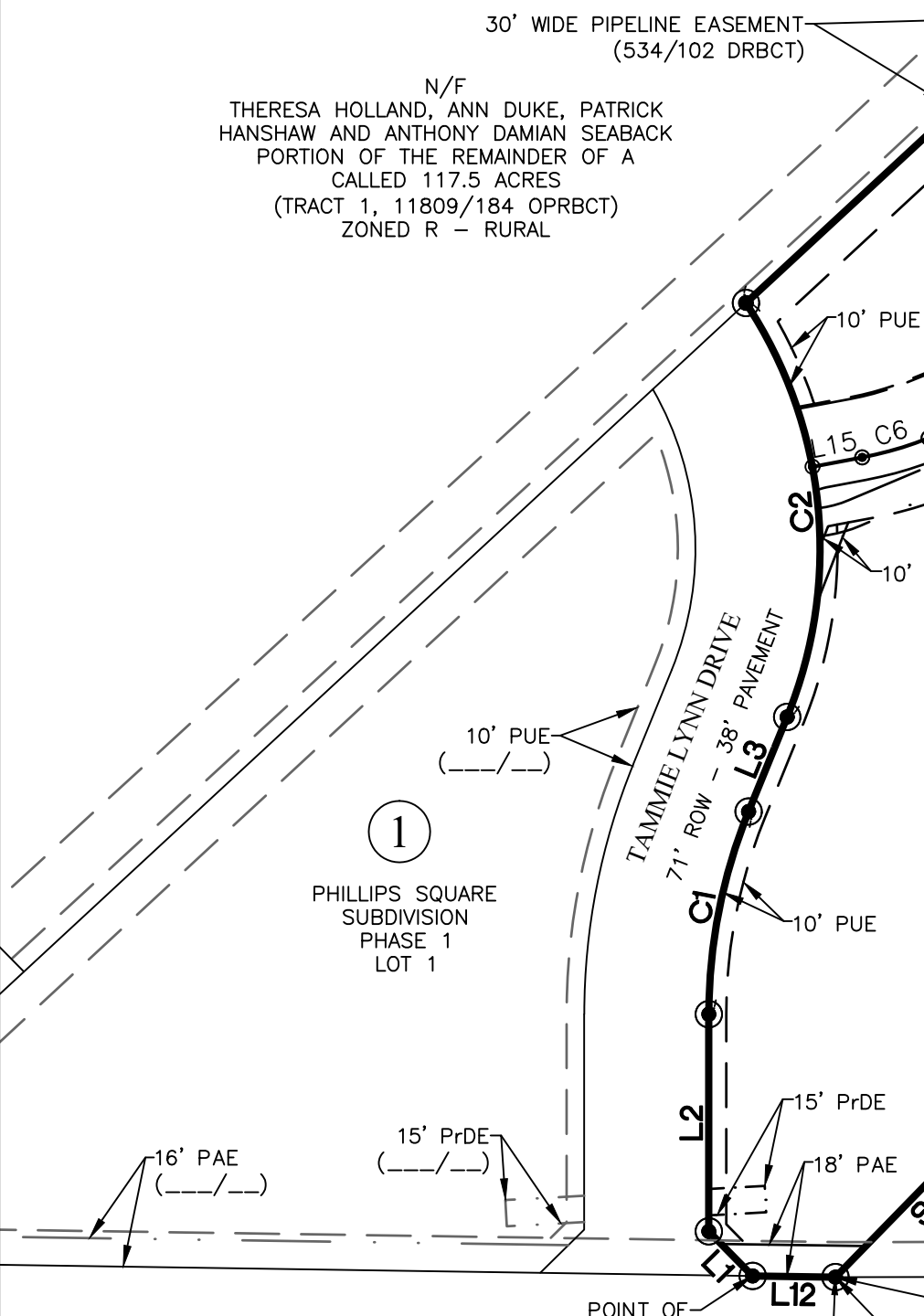


LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for property boundary, easements, floodplains, and various utility lines.

Curve Table with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD DIRECTION. Lists data for curves C1 through C7.



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...

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...

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the day of \_\_\_\_\_ 20\_\_.

CERTIFICATE OF CITY ENGINEER I, \_\_\_\_\_, 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.

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.

NOTE: SEE SHEETS 2 AND 3 FOR EASEMENT DETAILS.

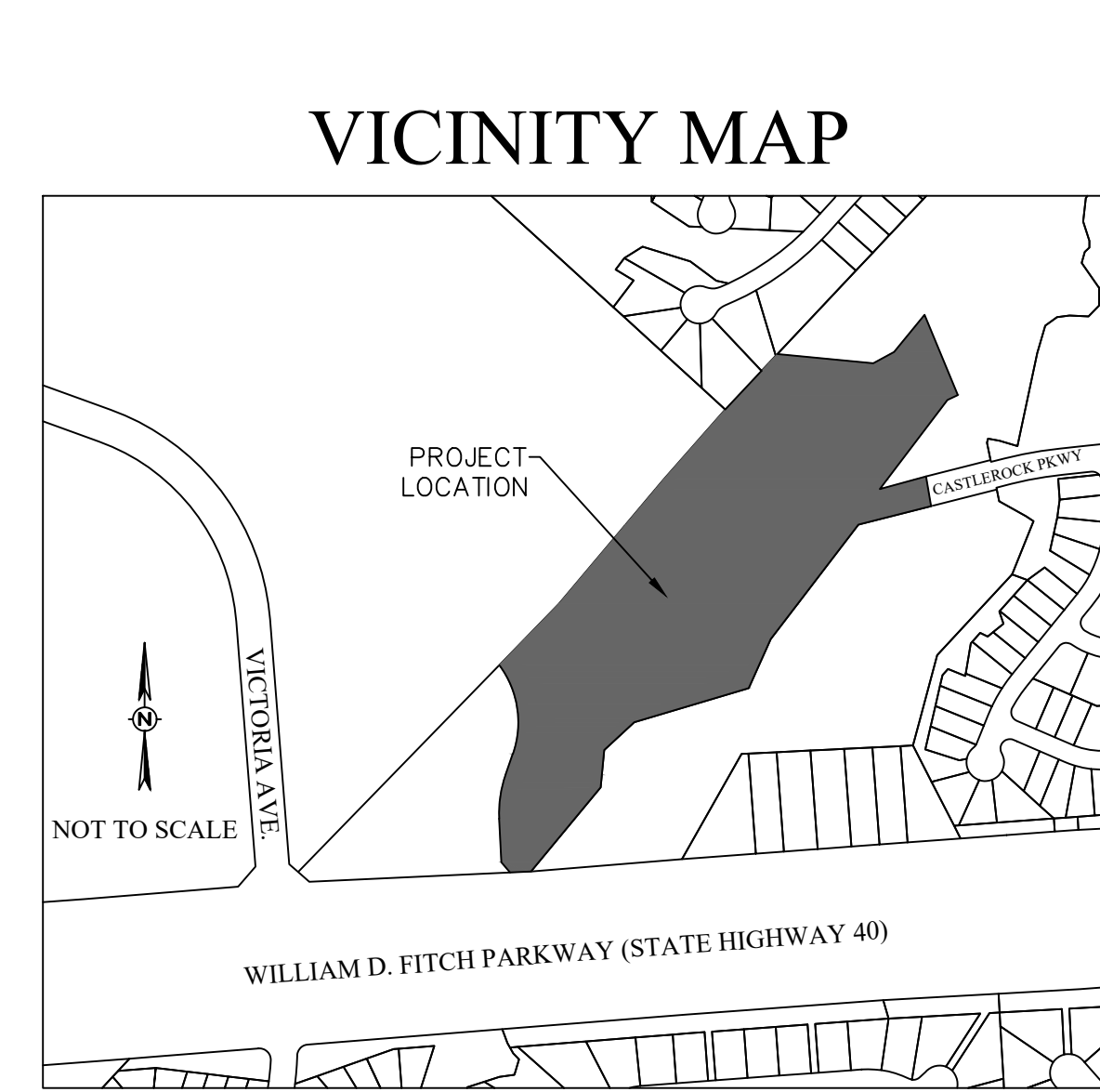
County Clerk Brazos County, Texas

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...

- NOTES: 1. 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 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES...

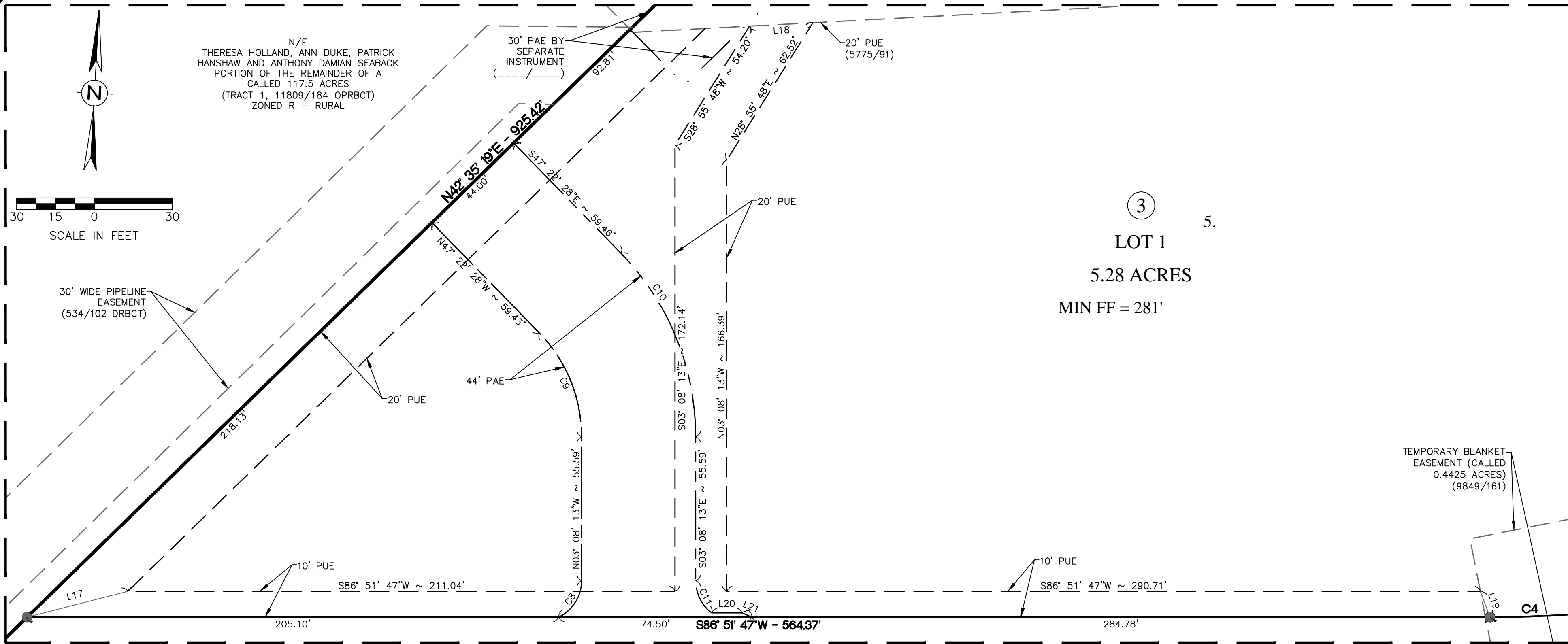
- 5,000 VPD INCLUDING THE 2,621 VPD PROJECTED FROM THE BUILD OUT OF THE CASTLE ROCK SUBDIVISION. ADDITIONAL DEVELOPMENT COULD NOT OCCUR UNIL ACCESS TO WILLIAM D. FITCH OR VICTORIA IS PROVIDED. 11. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION...

VICINITY MAP



FINAL PLAT PHILLIPS SQUARE SUBDIVISION PHASE 2 BLOCK 2, LOTS 1 & 2 & 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 NOVEMBER, 2023 OWNER/DEVELOPER: GREENS PRAIRIE INVESTORS, LTD. 1140 MIDTOWN DRIVE COLLEGE STATION, TX 77845 SURVEYOR: KERR SURVEYING ENGINEER: SCHULTZ

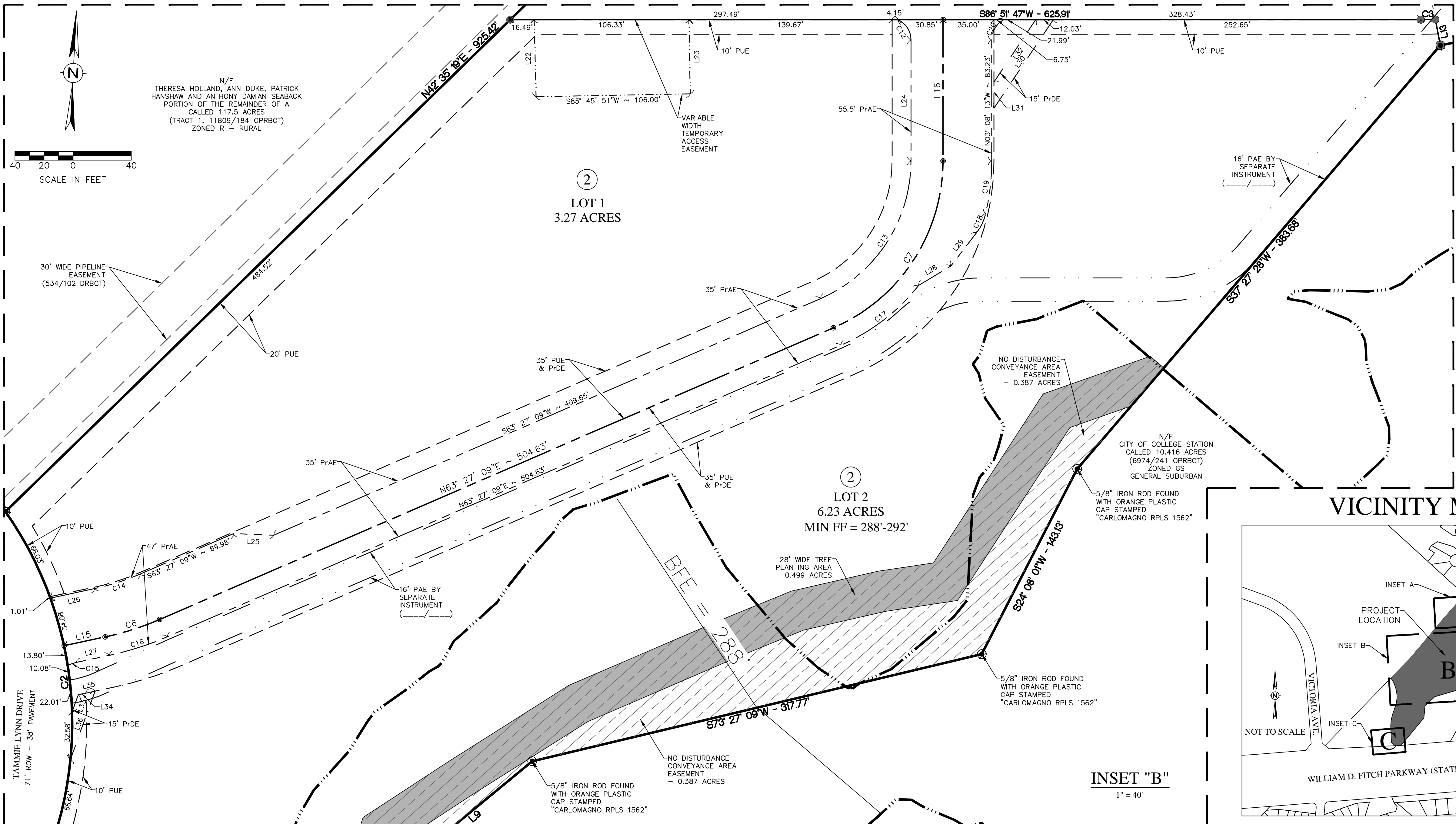


INSET "A"  
1" = 30'

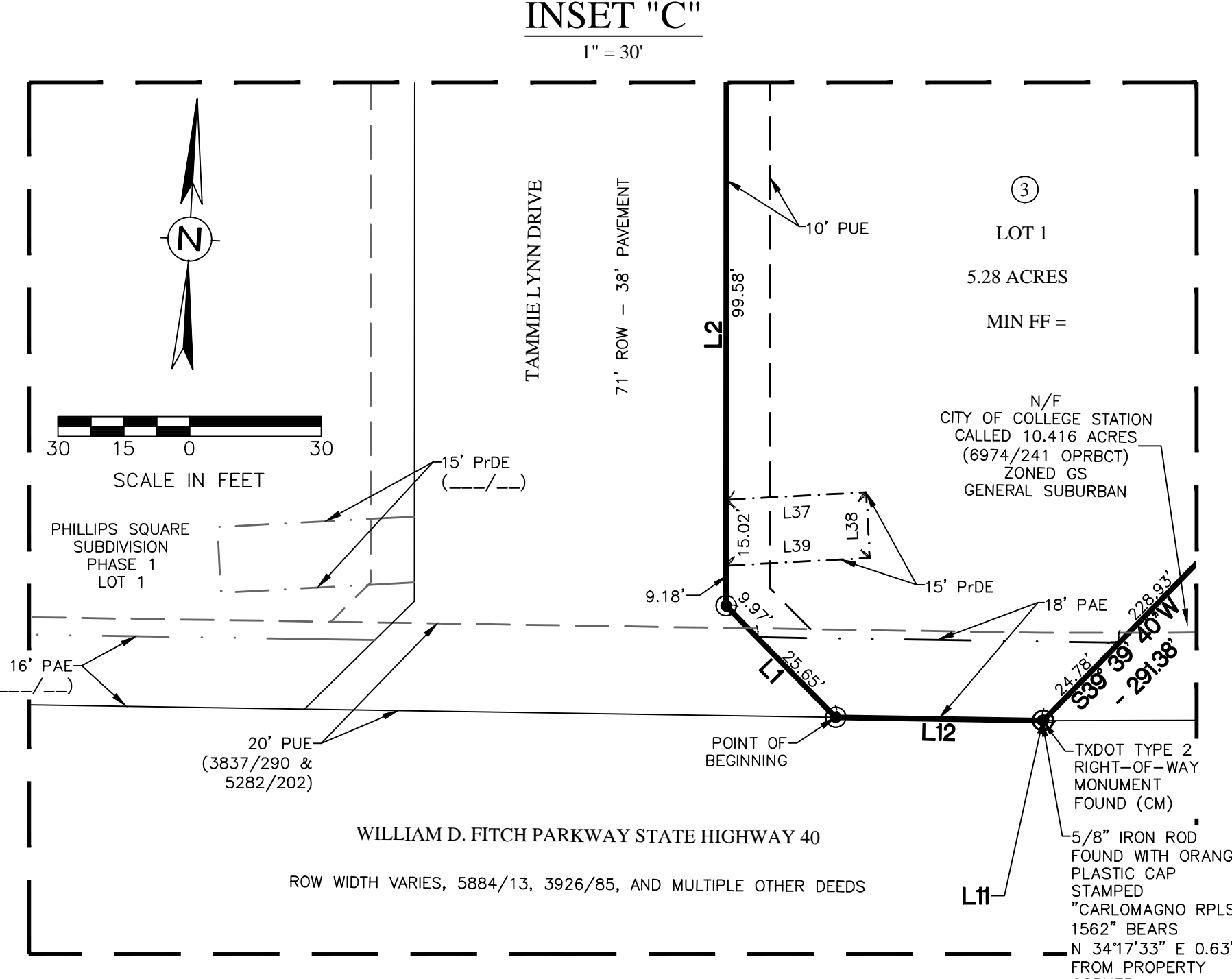
LINE #	LENGTH	DIRECTION
L1	35.62'	N49° 11' 02"W
L2	123.78'	N4° 36' 35"W
L3	58.21'	N17° 34' 43"E
L4	63.26'	N61° 41' 00"E
L5	127.86'	N39° 32' 28"E
L6	30.60'	S64° 46' 47"W
L7	104.82'	N75° 46' 04"E
L8	80.28'	S9° 37' 02"E
L9	108.60'	S47° 17' 22"W
L10	100.09'	S5° 28' 07"W
L11	0.19'	S85° 17' 12"W
L12	47.08'	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

LINE #	LENGTH	DIRECTION
L21	4.10'	S69° 53' 02"E
L22	53.02'	N4° 34' 08"W
L23	50.98'	S4° 14' 09"E
L24	83.23'	S3° 08' 13"E
L25	27.73'	S89° 05' 36"W
L26	31.19'	S74° 45' 01"W
L27	23.10'	N74° 45' 01"E
L28	25.72'	N55° 50' 21"E
L29	29.10'	N34° 30' 15"E
L30	73.30'	N30° 39' 58"E
L31	17.97'	S3° 08' 13"E
L32	51.67'	N30° 39' 58"E
L33	12.54'	N16° 40' 35"E
L34	5.17'	N74° 45' 01"E
L35	6.61'	N74° 45' 01"E
L36	49.78'	S16° 40' 35"W
L37	31.95'	S82° 17' 25"W
L38	15.00'	N7° 42' 35"W
L39	32.77'	N82° 17' 25"E

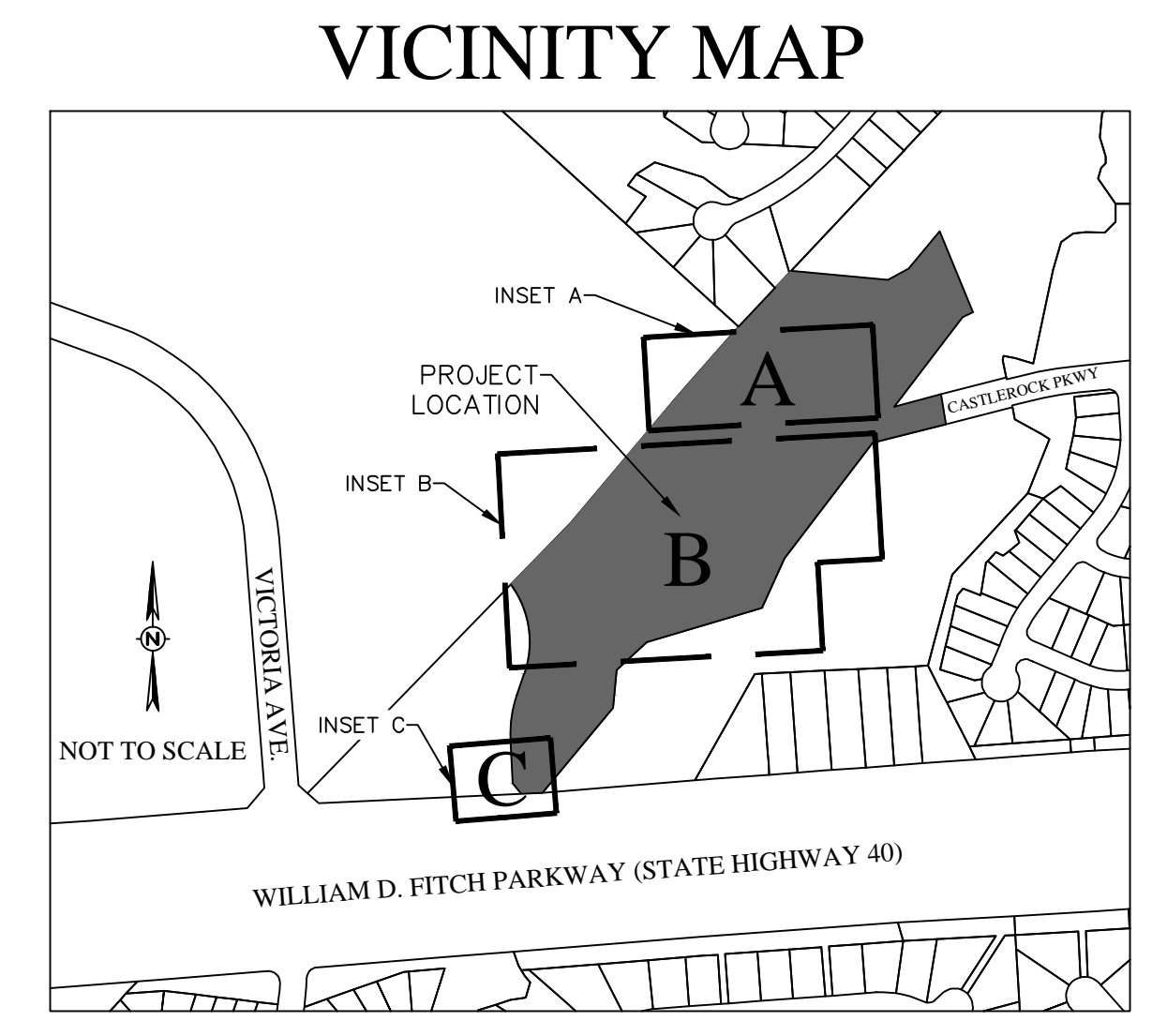
Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	118.42'	305.80'	022°11'18"	59.96'	117.69'
C2	246.66'	253.64'	055°43'03"	134.06'	237.05'
C3	10.00'	530.00'	00°10'45.1"	5.00'	10.00'
C4	87.50'	470.00'	01°04'02"	43.88'	87.38'
C5	96.85'	500.00'	01°10'54"	48.58'	96.70'
C6	39.44'	200.00'	01°11'7.53"	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'	01°11'7.53"	16.42'	32.68'
C15	6.25'	24.50'	014°36'30"	3.14'	6.23'
C16	42.00'	213.00'	01°11'7.53"	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'



INSET "B"  
1" = 40'



INSET "C"  
1" = 30'



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

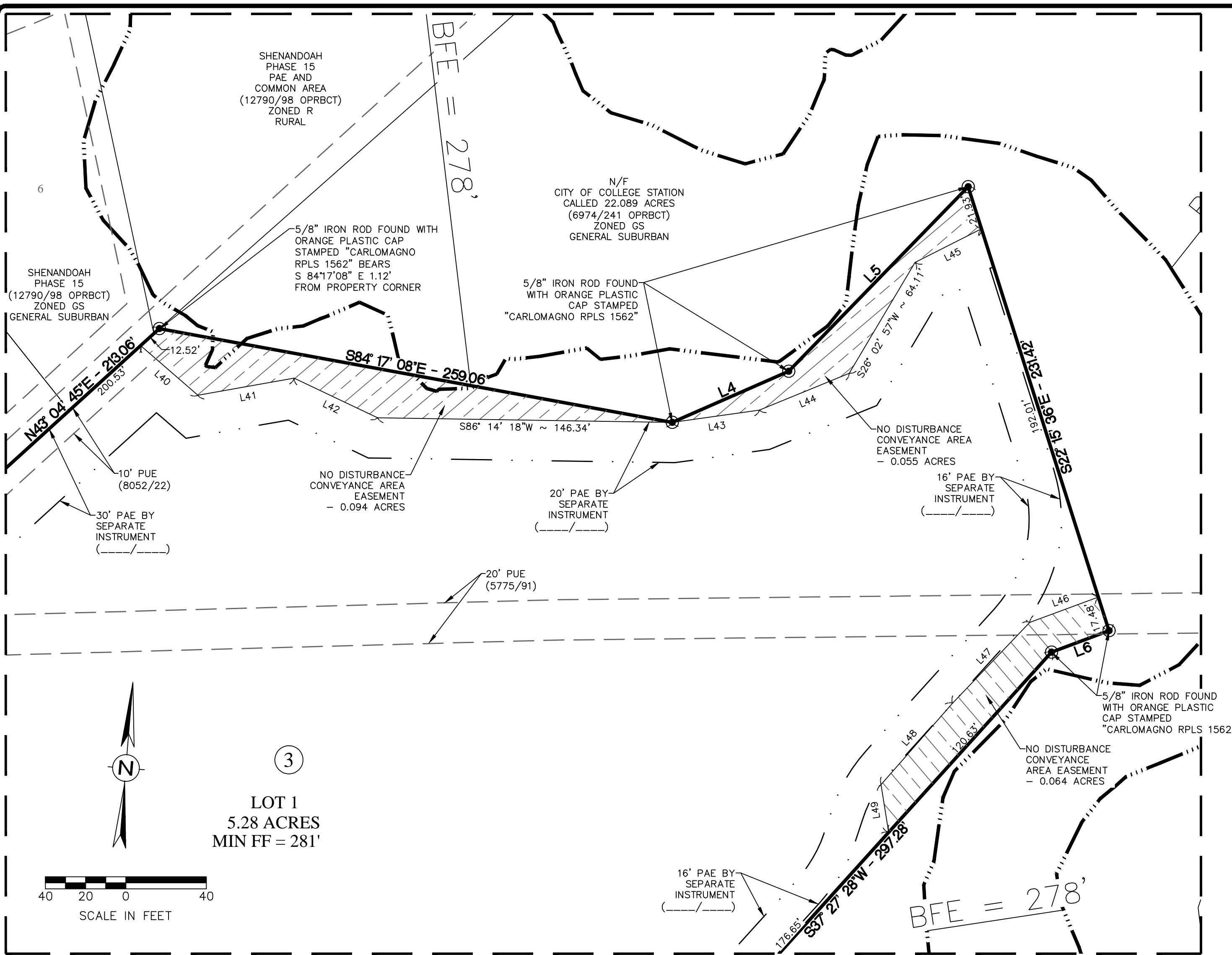
SCALE AS SHOWN  
NOVEMBER, 2023

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

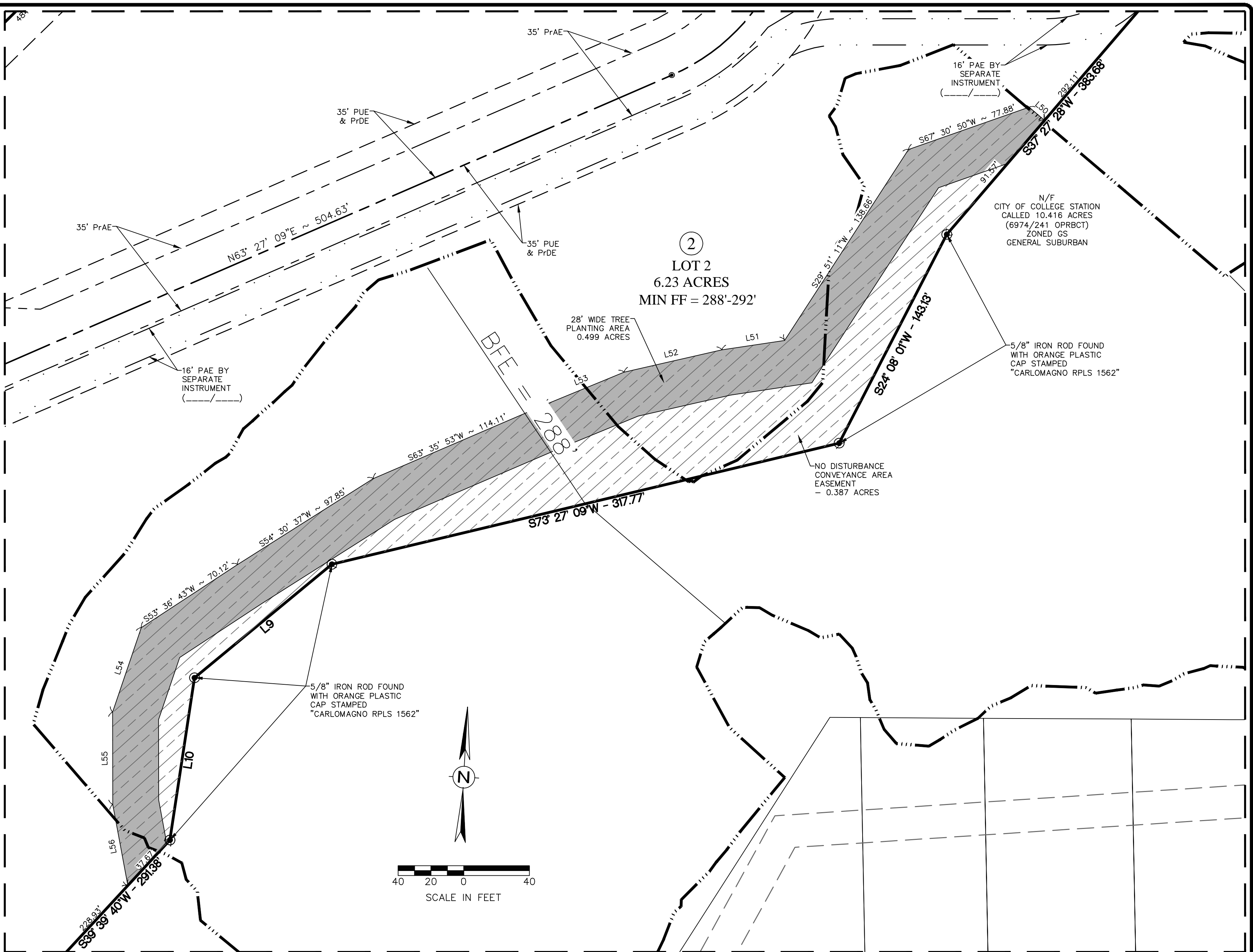
SURVEYOR:  
**KERR**  
Nathan Paul Kerr, RPLS No. 6834  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195  
TBFELS FIRM # 10018500  
KERR JOB 23-1052

ENGINEER:  
**SCHULTZ**  
TBE No. 12327  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
(979) 764-3900

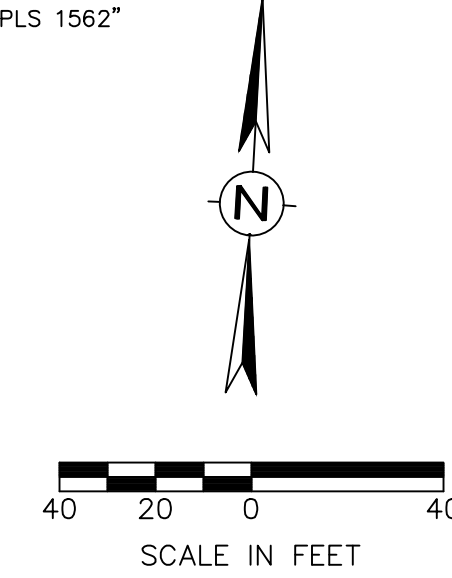
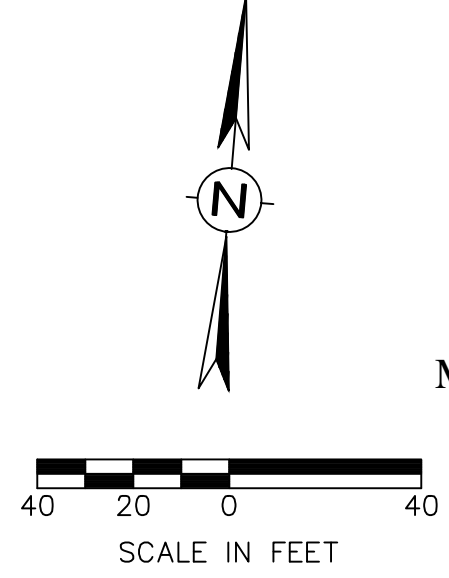
SHEET 2 OF 3



INSET "D"  
1" = 40'



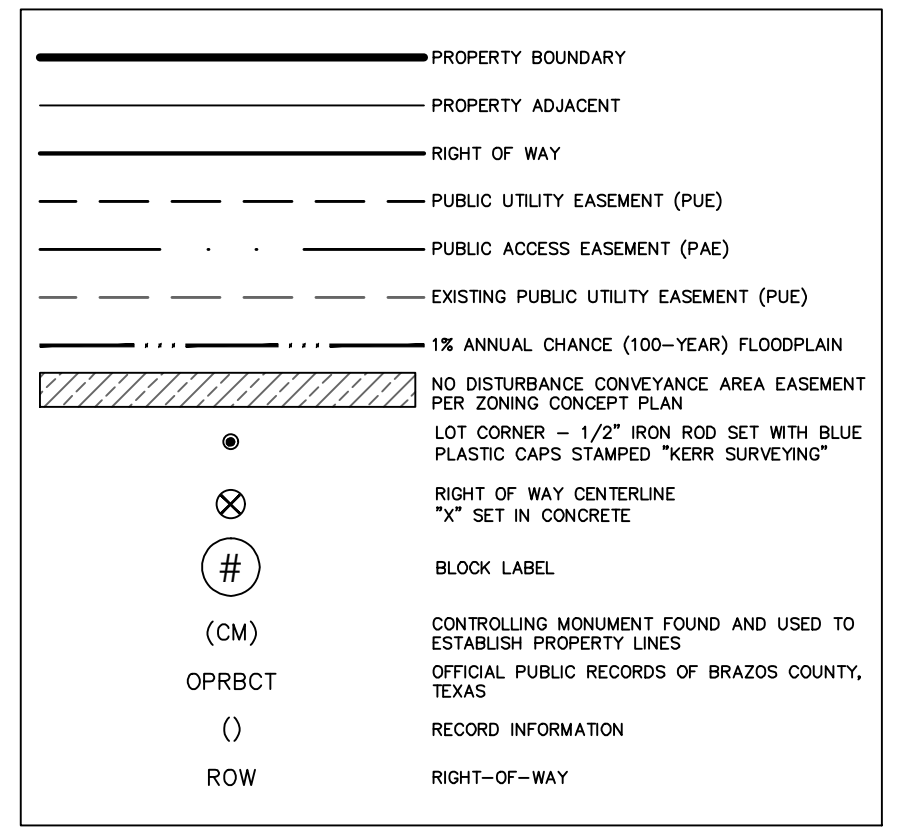
INSET "E"  
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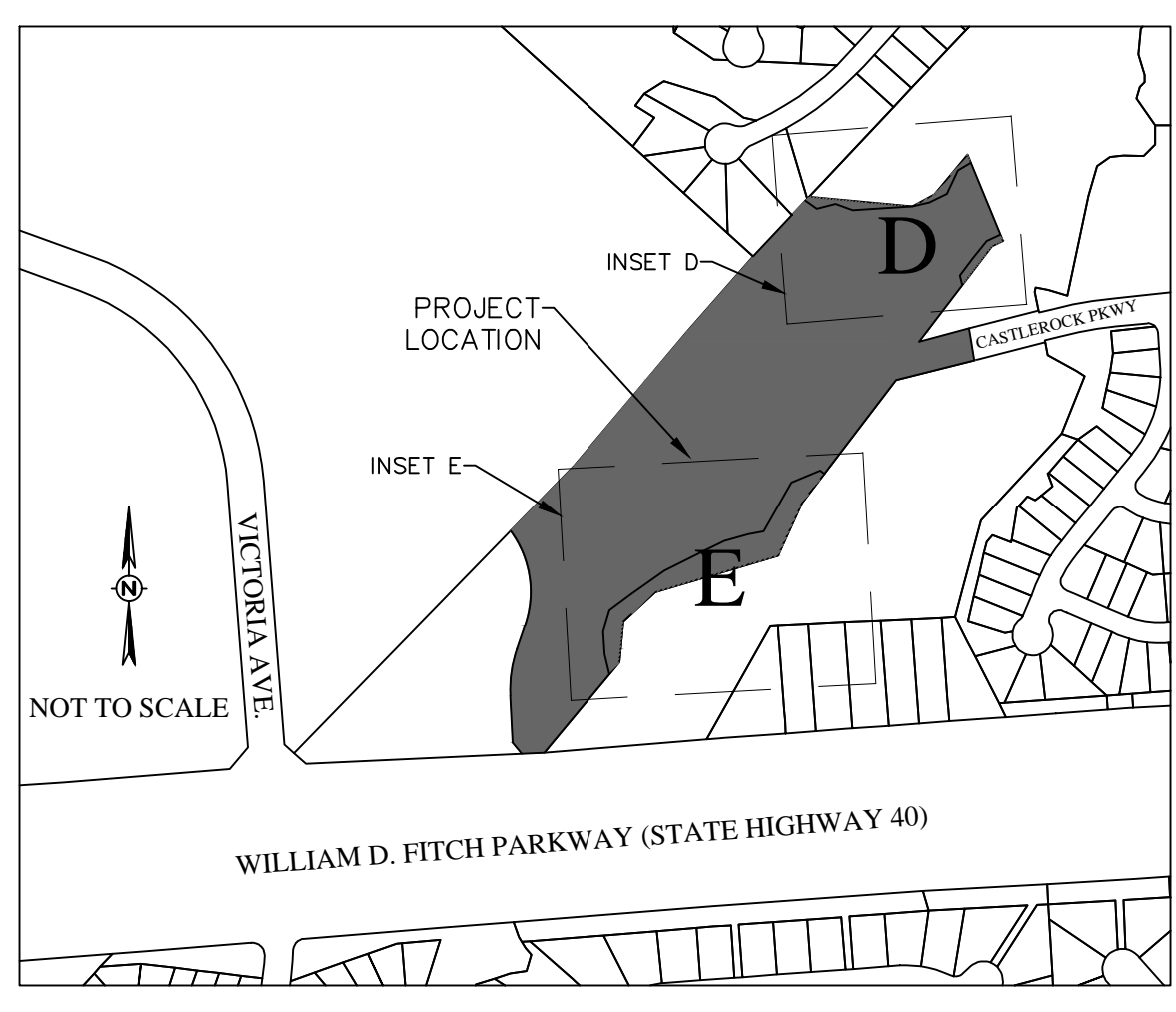
LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	35.62'	N49° 11' 02"W	L31	17.97'	S3° 08' 13"E
L2	123.78'	N4° 36' 35"W	L32	51.67'	N30° 39' 58"E
L3	58.21'	N17° 34' 43"E	L33	12.54'	N16° 40' 35"E
L4	63.26'	N61° 41' 00"E	L34	5.17'	N74° 45' 01"E
L5	127.86'	N39° 32' 28"E	L35	6.61'	N74° 45' 01"E
L6	30.60'	S64° 46' 47"W	L36	49.78'	S16° 40' 35"W
L7	104.82'	N75° 46' 04"E	L37	31.95'	S82° 17' 25"W
L8	80.28'	S9° 37' 02"E	L38	15.00'	N7° 42' 35"W
L9	108.60'	S47° 17' 22"W	L39	32.77'	N82° 17' 25"E
L10	100.09'	S5° 28' 07"W	L40	37.66'	N53° 40' 22"W
L11	0.19'	S85° 17' 12"W	L41	48.53'	S75° 17' 44"W
L12	47.08'	S86° 14' 30"W	L42	45.99'	N69° 17' 46"W
L13	18.10'	N14° 14' 19"W	L43	43.70'	S77° 25' 24"W
L14	16.13'	S37° 27' 05"W	L44	48.28'	S63° 03' 48"W
L15	28.90'	N74° 45' 01"E	L45	37.01'	S58° 30' 16"W
L16	97.23'	N3° 08' 13"W	L46	36.37'	S65° 10' 54"W
L17	40.17'	N72° 26' 54"E	L47	55.62'	S39° 04' 27"W
L18	24.45'	N83° 48' 15"E	L48	53.69'	S36° 36' 03"W
L19	10.67'	S23° 32' 22"E	L49	24.10'	S13° 34' 37"E
L20	11.71'	N86° 51' 47"E	L50	12.36'	N52° 38' 06"W
L21	4.10'	S69° 53' 02"E	L51	38.63'	S78° 17' 25"W
L22	53.02'	N4° 34' 08"W	L52	61.14'	S73° 59' 23"W
L23	50.98'	S4° 14' 09"E	L53	51.98'	S64° 31' 33"W
L24	83.23'	S3° 08' 13"E	L54	54.38'	S15° 40' 06"W
L25	27.73'	S89° 05' 36"W	L55	56.23'	S3° 15' 23"E
L26	31.19'	S74° 45' 01"W	L56	50.29'	S13° 44' 43"E
L27	23.10'	N74° 45' 01"E			
L28	25.72'	N55° 50' 21"E			
L29	29.10'	N34° 30' 15"E			
L30	73.30'	N30° 39' 58"E			

Curve Table						
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C2	246.66'	253.64'	055°43'03"	134.06'	237.05'	N10°16'48"W
C3	10.00'	530.00'	00°10'45"	5.00'	10.00'	S86°19'21"W
C4	87.50'	470.00'	01°04'02"	43.88'	87.38'	S81°31'46"W
C5	96.85'	500.00'	01°10'54"	48.58'	96.70'	N81°18'50"E
C6	39.44'	200.00'	01°11'53"	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°15'21"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	17.47'	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"E
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'	N27°23'08"E

LEGEND



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  
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SCALE AS SHOWN  
NOVEMBER, 2023

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

SURVEYOR:  
KERR SURVEYING, L.L.C.  
409 N. TEXAS AVE.  
BRYAN, TX 77803  
(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 3 OF 3