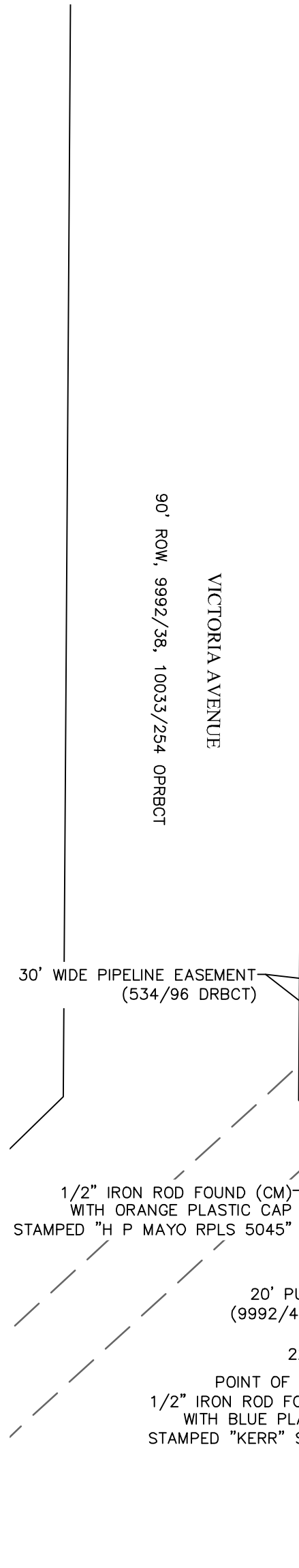


LINE #	LENGTH	DIRECTION
L1	58.21'	S17° 34' 43"W
L2	35.62'	S49° 11' 02"E
L3	39.63'	N48° 59' 49"W
L4	35.09'	S40° 48' 58"W
L5	58.21'	S17° 34' 43"W
L6	65.95'	N68° 35' 16"E
L7	20.00'	N3° 10' 57"W
L8	10.00'	N86° 14' 30"E
L9	20.00'	S3° 10' 57"E
L10	44.13'	S82° 17' 25"W
L11	15.00'	N7° 42' 35"W
L12	44.94'	N82° 17' 25"E
L13	12.33'	N40° 48' 58"E
L14	14.25'	N85° 23' 25"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	246.66'	253.64'	055°43'03"	134.06'	237.05'	S10°16'48"E
C2	118.42'	305.80'	022°11'18"	59.96'	117.69'	S06°29'04"W
C3	145.92'	376.80'	022°11'18"	73.89'	145.01'	S06°29'04"W
C4	165.95'	182.64'	052°03'34"	89.20'	160.30'	S08°27'04"E
C5	118.90'	350.08'	019°27'32"	60.03'	118.33'	S05°14'43"W
C6	206.33'	218.14'	054°11'30"	111.61'	198.72'	S09°31'02"E



N/F
THERESA HOLLAND, ANN DUKE, PATRICK HANSHAW AND ANTHONY DAMIAN SEABACK
PORTION OF THE REMAINDER OF A CALLED 117.5 ACRES
(TRACT 1, 11809/184 OPRBCT)
ZONED R - RURAL

N/F
GREENS PRAIRIE INVESTORS, LTD.
REMAINDER OF A CALLED 19.74 ACRES
(7366/294 OPRBCT)

N/F
THERESA HOLLAND, ANN DUKE, PATRICK HANSHAW AND ANTHONY DAMIAN SEABACK
PORTION OF THE REMAINDER OF A CALLED 100 ACRES
(TRACT 2, 11809/184 OPRBCT)
ZONED R - RURAL

FIELD NOTES DESCRIPTION OF A 3.816 ACRE TRACT
ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 3.816 ACRES IN THE ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 2.920 ACRE TRACT DESCRIBED IN A DEED TO BRAZOS LAND HOLDINGS LLC IN VOLUME 18589, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND A PORTION OF THE REMAINDER OF A CALLED 19.74 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GREENS PRAIRIE INVESTORS, LTD., RECORDED IN VOLUME 7366, PAGE 294 (OPRBCT); SAID 3.816 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF WILLIAM D. FITCH PARKWAY, ALSO KNOWN AS STATE HIGHWAY 40 (RIGHT-OF-WAY WIDTH VARIES, 3926/85, 5884/13 OPRBCT), FOR A SOUTHWESTERN CORNER OF SAID 2.920 ACRE TRACT;

THENCE, WITH THE SOUTHWEST LINE OF SAID 2.920 ACRE TRACT AND A CALLED 805 SQUARE FOOT RIGHT-OF-WAY DEDICATION FILED IN VOLUME 9992, PAGE 38 (OPRBCT), N 48° 59' 49" W, FOR A DISTANCE OF 39.63 FEET TO A 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "H P MAYO RPLS 5045" FOUND AT THE WEST CORNER OF SAID 2.920 ACRE TRACT, SAME BEING THE SOUTH CORNER OF A PORTION OF THE REMAINDER OF A CALLED 100 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED TO THERESA HOLLAND, ET AL, RECORDED IN VOLUME 11809, PAGE 184 (OPRBCT);

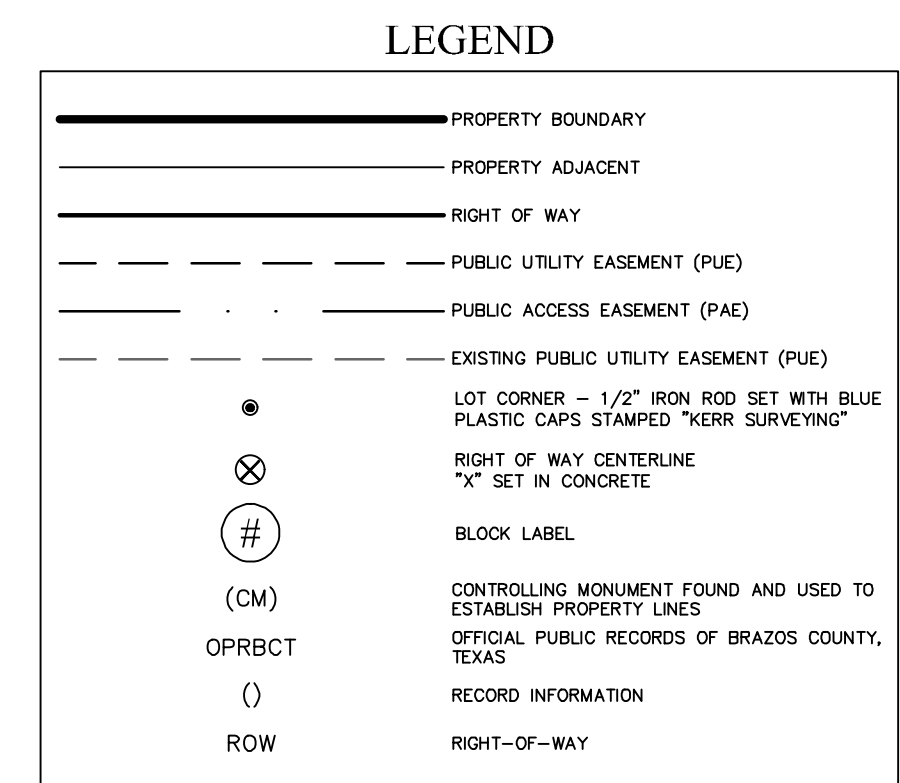
THENCE, WITH THE NORTHWEST LINE OF SAID 2.920 ACRE TRACT AND SAID 19.74 ACRE TRACT, N 42° 35' 19" E, FOR A DISTANCE OF 762.58 FEET TO A 1/2" IRON ROD SET (ALL 1/2" IRON RODS CALLED TO BE SET HEREIN ARE TO BE SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") ON THE SOUTHEAST LINE OF A PORTION OF THE REMAINDER OF A CALLED 117.5 ACRE TRACT CALLED TRACT 1 IN SAID DEED TO THERESA HOLLAND, ET AL (11809/184 OPRBCT); FOR REFERENCE THE CITY OF COLLEGE STATION MONUMENT C594-138 BEARS N 68° 35' 40" E, A DISTANCE OF 6,753.77 FEET;

THENCE, SEVERING SAID REMAINDER OF 19.74 ACRE TRACT FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 253.64 FEET, AN ARC LENGTH OF 246.66 FEET, A DELTA ANGLE OF 55° 43' 03", AND A CHORD WHICH BEARS S 10° 16' 48" E A DISTANCE OF 237.05 FEET TO A 1/2" IRON ROD SET;
- S 17° 34' 43" W A DISTANCE OF 58.21 FEET TO A 1/2" IRON ROD SET;
- WITH A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 305.80 FEET, AN ARC LENGTH OF 118.42 FEET, A DELTA ANGLE OF 22° 11' 18", AND A CHORD WHICH BEARS S 06° 29' 04" W A DISTANCE OF 117.69 FEET TO A 1/2" IRON ROD SET;
- S 04° 36' 35" E A DISTANCE OF 123.78 FEET TO A 1/2" IRON ROD SET;
- S 49° 11' 02" E A DISTANCE OF 35.62 FEET TO A 1/2" IRON ROD SET ON SAID NORTH RIGHT-OF-WAY LINE OF WILLIAM D. FITCH PARKWAY AND THE SOUTH LINE OF SAID 19.74 ACRE TRACT;

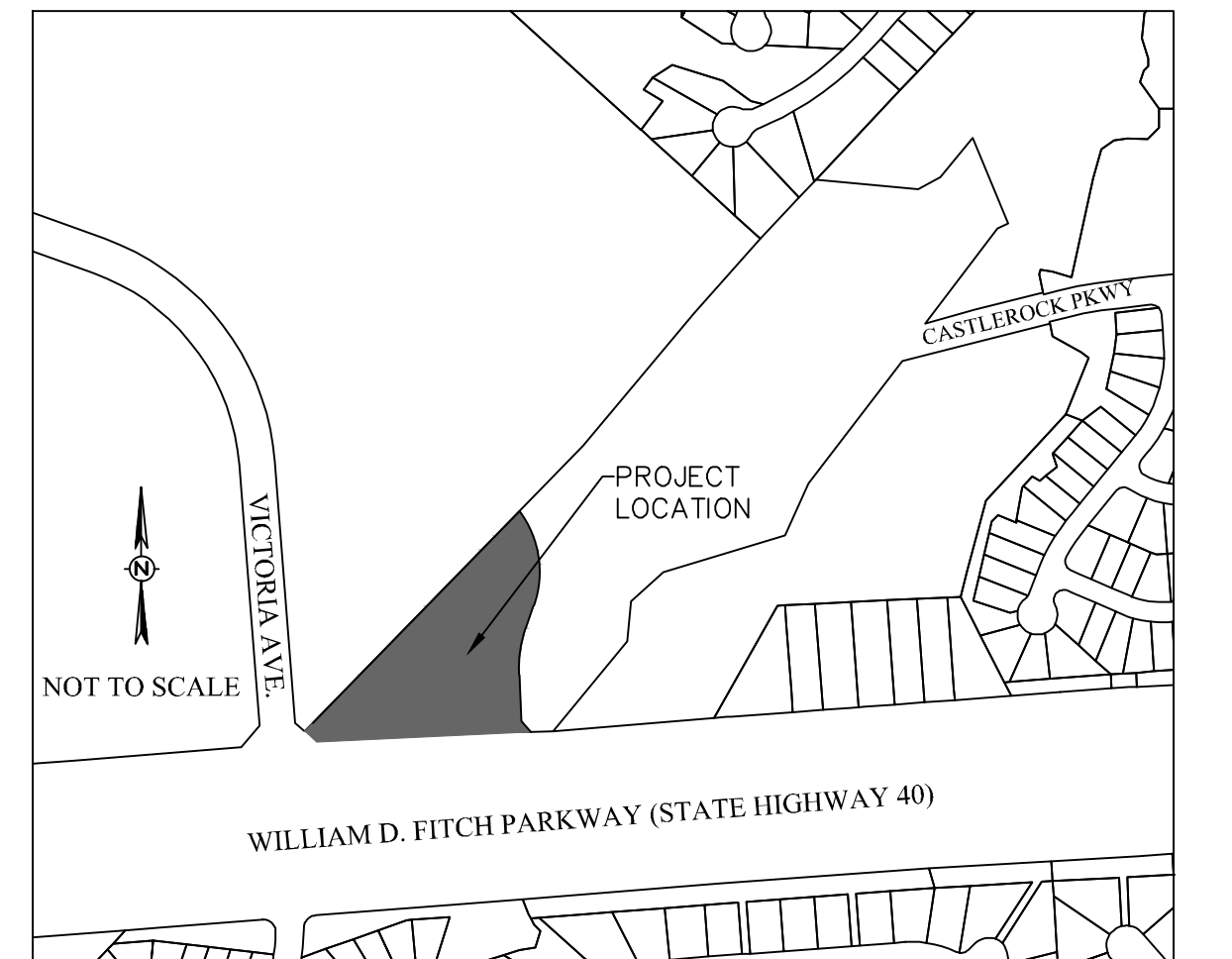
THENCE, WITH SAID SOUTH LINE OF 19.74 ACRE TRACT, THE SOUTH LINE OF SAID 2.920 ACRE TRACT, AND SAID NORTH RIGHT-OF-WAY S 86° 14' 30" W A DISTANCE OF 535.64 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 3.816 ACRES OF LAND, MORE OR LESS.

SURVEYED ON THE GROUND JANUARY 2023 UNDER MY SUPERVISION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000099993528386 (CALCULATED USING GEOID12B).



- NOTES:
- 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 CORS SOLUTION 2 (MYCS2). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000099993528386 (CALCULATED USING GEOID12B).
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4804103256, REVISED DATE: 05-16-2012, REVISED TO REFLECT LOMR 12-06-1841P, EFFECTIVE DATE: 05-18-2012.
 - MERITORIOUS MODIFICATIONS GRANTED BY ZONING:
 - SECTION 8.2.A.10 "BLOCKS" OF THE UNIFIED DEVELOPMENT ORDINANCE VARIATION FROM THE 800-FOOT MAXIMUM BLOCK LENGTH REQUIREMENT. NO PUBLIC STREETS ARE PROPOSED TO CONNECT TO CASTLE ROCK PARKWAY WITHIN THIS DEVELOPMENT. THE BLOCK LENGTH ALONG THE SOUTHERN RIGHT-OF-WAY OF CASTLE ROCK PARKWAY IS 850 FEET WITHIN THIS DEVELOPMENT AND 1,310 FEET TO THE FIRST INTERSECTING STREET IN THE CASTLE ROCK SUBDIVISION. THE BLOCK LENGTH ALONG THE NORTHERN RIGHT-OF-WAY OF CASTLE ROCK PARKWAY IS 760 FEET WITHIN THIS DEVELOPMENT AND 1,540 FEET TO THE FIRST INTERSECTING STREET IN THE CASTLE ROCK SUBDIVISION. THE CONCEPT PLAN INCLUDES A "PRIVATE DRIVEWAY AND CROSS ACCESS EASEMENT" THROUGH THE PROPERTY THAT WILL MEET MINOR COLLECTOR STANDARDS FOR ACCESS AND DRIVEWAY SPACING AND LANE WIDTH. THIS PRIVATE DRIVE REDUCES THE BLOCK LENGTH BY APPROXIMATELY 200 FEET ON THE NORTH SIDE OF CASTLE ROCK PARKWAY AND APPROXIMATELY 300 FEET ON THE SOUTH SIDE OF CASTLE ROCK PARKWAY.
 - THE DETENTION POND FOR THIS SITE IS LOCATED ADJACENT TO SPRING CREEK UPSTREAM OF SH 6 IN THE TOWER POINT DEVELOPMENT.
 - THE PRIVATE DRIVEWAYS SHOWN TO PROVIDE CROSS ACCESS BETWEEN PORTIONS OF THE DEVELOPMENT SHALL MEET MINOR COLLECTOR STANDARDS FOR ACCESS/DRIVEWAY SPACING, WITH A MINIMUM 24-FOOT PAVEMENT WIDTH (OR 26-FOOT WIDTH IF BUILDINGS TALLER THAN 30-FOOT ARE PROPOSED), FIVE-FOOT SIDEWALKS AT LEAST 3- FEET FROM BACK OF CURB ON EACH SIDE WITH ADA RAMPS (10-FOOT WIDTH IF IT ALSO SERVES AS THE MULTI-USE PATH), PARALLEL PARKING ALLOWED IF WIDER CROSS-SECTION IS CONSTRUCTED, AND WILL MEET FIRE LANE STANDARDS.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF COLLEGE STATION.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY COLLEGE STATION UTILITIES.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA, PROPERTY OWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENTS.
 - ACCESS EASEMENTS SHALL BE DEDICATED FOR ANY PORTION OF THE MULTI-USE PATH THAT IS CONSTRUCTED IN UNPLATTED AREAS.
 - BLOCK 1, LOT 1 IS A COMMERCIAL LOT
 - THE SURVEY OF THIS TRACT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 230459003 EFFECTIVE DATE: AUGUST 6, 2023. ITEMS LISTED ON SCHEDULE B ARE AS FOLLOWS:
 - BLANKET EASEMENT TO WELLBORN WATER SUPPLY CORPORATION IN VOLUME 531, PAGE 722, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
 - BLANKET EASEMENT TO PRODUCERS GAS COMPANY IN VOLUME 534, PAGE 84, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
 - BLANKET EASEMENT TO K.T. WILLIAMS, ET AL IN VOLUME 2504, PAGE 81, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
 - TEMPORARY BLANKET EASEMENT TO THE CITY OF COLLEGE STATION IN VOLUME 9992, PAGE 44, OPRBCT, APPLIES AS SHOWN.
 - 10' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF COLLEGE STATION IN VOLUME 8052, PAGE 22, OPRBCT, DOES NOT CROSS THIS TRACT.
 - TEMPORARY BLANKET EASEMENT TO THE CITY OF COLLEGE STATION IN VOLUME 9849, PAGE 161, OPRBCT, DOES NOT CROSS THIS TRACT.
 - 20' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF COLLEGE STATION IN VOLUME 9992, PAGE 44, OPRBCT, APPLIES AS SHOWN.

VICINITY MAP



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, the general partner of, Green Prairie Investors, LTD, a Texas Limited Partnership, owner and developer of the land shown on this plat, and designated herein as the Phillips Square Subdivision, Phase 1, in Brazos County, 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, J. Fred Bayliss, Manager of Brazos Land Holdings, LLC, owner and developer of the land shown on this plat, and designated herein as the Phillips Square Subdivision, Phase 1, in Brazos County, 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.

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.

_____, R.P.L.S. No. 6834

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, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____

Notary Public, Brazos County, Texas

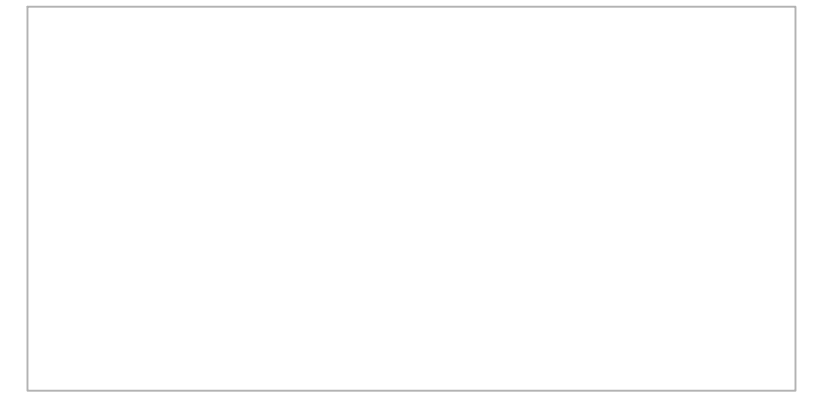
J. Fred Bayliss, Manager
Brazos Land Holdings, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared J. Fred Bayliss, 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 ____ day of _____, 20____

Notary Public, Brazos County, Texas



County Clerk
Brazos County, Texas

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____

Chairman

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

FINAL PLAT
PHILLIPS SQUARE
SUBDIVISION
PHASE 1
BLOCK 1, LOT 1
& 0.90 ACRES OF RIGHT-OF-WAY DEDICATION
3.816 ACRES
BEING ALL OF A CALLED 2.920 ACRE TRACT
VOLUME 18589, PAGE 1 OPRBCT
AND A PORTION OF THE REMAINDER OF A CALLED 19.74 ACRE TRACT
VOLUME 7366, PAGE 294 OPRBCT
ROBERT STEVENSON LEAGUE SURVEY, A-54
COLLEGE STATION, TEXAS

SCALE 1" = 50'
NOVEMBER, 2023

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

SURVEYOR:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPEL'S FIRM # 10018500
KERR JOB 22-1050

ENGINEER:
SCHULTZ
TBPE No. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 794-3900

OWNER:
BRAZOS LAND HOLDINGS, LLC
PO BOX 440
WELLBORN, TX 77881

Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPEL'S FIRM # 10018500
KERR JOB 22-1050