

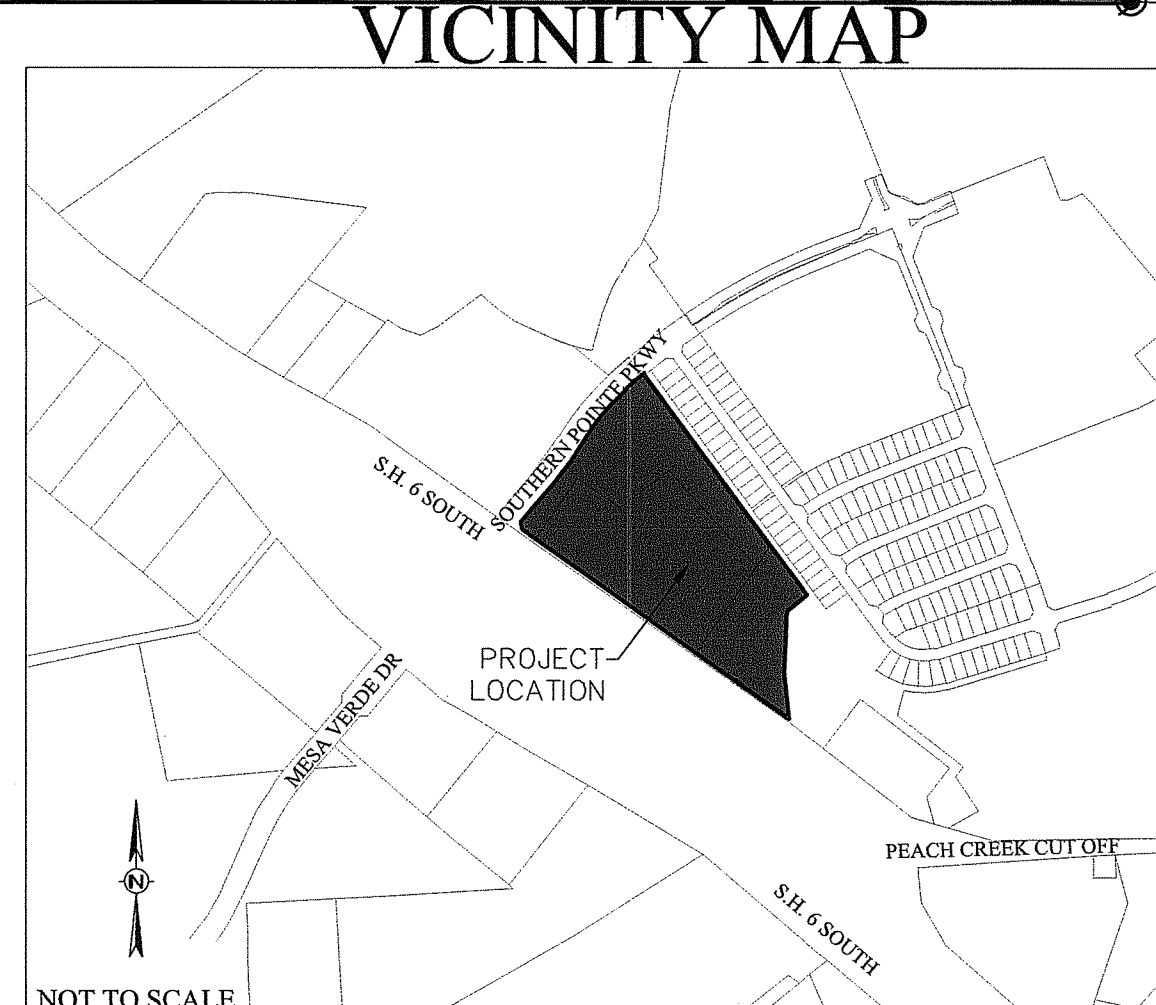
- NOTES:
- THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF COLLEGE STATION ETJ. THIS DEVELOPMENT IS BEING REVIEWED AS AN "IN CITY" DEVELOPMENT PER LETTER REQUEST BY THE DEVELOPER TO THE CITY.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD 83) AS ESTABLISHED FROM GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. TO DETERMINE GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999059410912.
 - 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. 48041CD350E, EFFECTIVE DATE: MAY 16, 2012.
 - 1/2" IRON RODS WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - PROPOSED USES ARE COMMERCIAL, INSTITUTIONAL, MULTI-FAMILY, SINGLE-FAMILY, AND OPEN SPACE IN COMPLIANCE WITH THE SIGNED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND MCALISTER OPPORTUNITY FUND 2012, L.P. DATED MARCH 12, 2015, RECORDED IN VOLUME 12656, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY (AMENDED NOVEMBER 10, 2016).
 - THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND THE DEVELOPER HAS ESTABLISHED AN EFFECTIVE DATE OF MARCH 12, 2015 BASED ON ARTICLE II OF THE DEVELOPMENT AGREEMENT (DA). THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF COLLEGE STATION AS OF THE "EFFECTIVE" DATE OF THE DA. THEREFORE, THE EFFECTIVE UDO IS THE FEBRUARY 10, 2015, SUPPLEMENT 4 (EFFECTIVE UDO).
 - PER THE EXECUTED UTILITY AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2016, WATER AND WASTE WATER SERVICE ARE TO BE PROVIDED BY CITY OF COLLEGE STATION.
 - PER THE EXECUTED UTILITY AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2016, THE CITY OF COLLEGE STATION WILL, UPON ACCEPTANCE, OWN AND OPERATE ALL PUBLIC WATER AND PUBLIC SANITARY SEWER FACILITIES IN BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - WATER, SEWER, DRAINAGE, AND STREETS WILL BE DESIGNED AND CONSTRUCTED TO THE 2012 EDITION OF THE 8/CS UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS.
 - PER THE EXECUTED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND MCALISTER OPPORTUNITY FUND 2012, L.P. DATED MARCH 12, 2015, AS AMENDED, STREETS WILL BE CONSTRUCTED BASED ON THE THOROUGHFARE ROAD STANDARDS AS OF THE DATE OF THE AGREEMENT.
 - STORM SEWER SYSTEM, INCLUDING DRAINAGE CHANNELS, UNDERGROUND STORMWATER CONVEYANCE SYSTEMS, AND DETENTION PONDS WILL BE MAINTAINED BY BRAZOS COUNTY MUD NO. 1 UNTIL ANNEXATION BY THE CITY OF COLLEGE STATION. UPON ANNEXATION, THE MAINTENANCE OF THE DETENTION PONDS WILL BE THE RESPONSIBILITY OF THE HOA UNLESS THE CITY REQUESTS A CONTINUATION OF THE MUD TAXING AUTHORITY FOR THE PURPOSE OF DETENTION POND MAINTENANCE AS SET FORTH IN THE DEVELOPMENT AGREEMENT.
 - THE OPERATION AND MAINTENANCE OF THE LOCAL STREETS IS BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
 - THE OPERATION AND MAINTENANCE OF THE MAJOR STREETS IS BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
 - COMMON AREAS AND PARKLAND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. UPON ANNEXATION, THE PARKLAND OWNERSHIP AND MAINTENANCE WILL BE TRANSFERRED TO THE CITY. THE REMAINING COMMON
- AREAS WILL CONTINUE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ELECTRICAL SERVICE FOR THIS DEVELOPMENT IS PROVIDED BY ENTERGY.
 - HOMEOWNERS ASSOCIATION EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
 - IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
 - IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNS THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THIS PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, GF NO. 220732, DATED 02-09-2022. EXCEPTIONS ARE ADDRESSED AS FOLLOWS:
 - 15' WIDE WELLBORN WATER SUPPLY CORP. EASEMENT (793/549 ORBCT) NOW LIES WITHIN THE STATE HIGHWAY 6 RIGHT-OF-WAY ADJOINING THIS TRACT, AND DOES NOT CROSS THIS TRACT.
 - SEWER LINE AGREEMENT (8348/46 ORBCT) DOES APPLY TO THIS TRACT BUT SEWER LINE DOES NOT APPEAR TO CROSS THIS TRACT.
 - DEVELOPMENT AGREEMENT (12656/190 ORBCT) DOES APPLY TO THIS TRACT.
 - ORDER GRANTING THE PETITION FOR CREATION OF BRAZOS COUNTY MUD NO. 1 AND INFORMATION FORM (12483/207, 12669/37, AS AMENDED 14393/265 ORBCT) DO APPLY TO THIS TRACT.
 - CALLED 0.78 ACRE RIGHT-OF-WAY EASEMENT TO BRYAN TEXAS UTILITIES (13420/61 ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - BLANKET INGRESS AND EGRESS EASEMENT RESERVED IN DEED (13736/274 ORBCT) APPLIES TO BUT DOES NOT CROSS THIS TRACT, BEING NOW LIMITED TO PLATTED ROADS (15287/51, 17135/180, 17135/211, 17710/93 ORBCT).
 - 25' WIDE ATMOS ENERGY CORPORATION PIPELINE EASEMENT (14729/191 ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - RESTRICTIONS (15485/143 ORBCT) DO APPLY TO THIS TRACT. BLANKET HOA COMMUNICATION AND LANDSCAPE EASEMENT DOES APPLY TO THIS TRACT.
 - VARIABLE WIDTH ATMOS ENERGY CORPORATION EASEMENT (14802/1 ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - RIGHT OF INGRESS AND EGRESS RETAINED BY EXKOMOBIL PIPELINE COMPANY IN PARTIAL RELEASE (13644/17 ORBCT) DOES APPLY TO THIS TRACT.
 - LICENSE AND MEMORANDUM OF AGREEMENT (15555/269 ORBCT) CORRECTED IN (15435/235 ORBCT) DOES APPLY TO THIS TRACT. EXCLUSIVE EASEMENT AND LICENSE AGREEMENT (15555/269 ORBCT) GRANTING PM FIBER, LLC USE OF DEDICATED UTILITY EASEMENTS DOES APPLY TO THIS TRACT.
 - ALL OTHER EXCEPTIONS ARE NOT SURVEY RELATED OR DO NOT APPLY TO THIS TRACT OR ARE NOT ADDRESSED BY THIS PLAT.
 - EASEMENTS AND BUILDING SETBACK LINES PER DEVELOPMENT AGREEMENT, 12656/190 (O.P.R.B.C.T.). THE SETBACK LINES ARE AS FOLLOWS:

FRONT	- 20'
SIDE	- 5'
REAR	- 20'
SIDE STREET	- 15'
 - DRAINAGE ANALYSIS WILL BE REQUIRED DURING THE SITE PLAN DEVELOPMENT APPLICATIONS FOR BLOCK 81, LOTS 1-3.
 - LANDSCAPING OR OTHER PRIVATE IMPROVEMENTS LOCATED INSIDE OF A PUBLIC UTILITY EASEMENT THAT ARE DAMAGED DUE TO REPAIR OF A PUBLIC UTILITY WILL BE REPLACED AT THE EXPENSE OF BRAZOS COUNTY MUD NO. 1.
 - CANOPY TREES MAY NOT BE PLACED INSIDE OF PUBLIC UTILITY EASEMENTS.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	33.76'	N7° 19' 46"W	L16	15.86'	N54° 27' 26"W	L31	20.00'	N55° 20' 46"E	L46	50.71'	N45° 26' 10"E
L2	87.95'	N54° 27' 26"W	L17	60.00'	N35° 32' 34"E	L32	16.30'	S34° 39' 14"E	L47	25.00'	S44° 33' 50"E
L3	88.86'	S54° 27' 18"E	L18	14.67'	S54° 27' 26"E	L33	16.30'	N63° 16' 12"E	L48	60.92'	S45° 26' 10"W
L4	85.89'	S41° 34' 04"E	L19	33.12'	N0° 20' 14"E	L34	20.00'	S26° 43' 48"E	L49	4.00'	S53° 43' 11"E
L5	48.50'	S53° 43' 11"E	L20	5.00'	N53° 11' 31"E	L35	10.58'	S63° 16' 12"W	L50	29.00'	N53° 43' 11"W
L6	23.50'	N53° 43' 11"W	L21	30.00'	N59° 54' 38"E	L36	13.38'	N34° 10' 19"E	L51	13.74'	S83° 31' 52"E
L7	34.93'	N41° 34' 04"W	L22	26.40'	N30° 05' 22"W	L37	20.00'	S55° 49' 41"E	L52	21.00'	S53° 11' 31"W
L8	41.54'	S41° 34' 04"E	L23	38.87'	S41° 34' 04"E	L38	15.10'	S34° 10' 19"W	L53	15.00'	N36° 48' 29"W
L9	65.12'	S54° 27' 26"E	L24	63.10'	S54° 27' 26"E	L39	54.79'	N36° 16' 49"E	L54	21.00'	N53° 11' 31"E
L10	11.47'	S9° 27' 26"E	L25	5.00'	S53° 11' 31"W	L40	27.62'	S41° 34' 04"E	L55	14.14'	N81° 48' 29"W
L11	14.84'	S54° 21' 27"E	L26	11.42'	N36° 48' 29"W	L41	46.01'	S54° 54' 39"E	L56	45.53'	N36° 48' 29"W
L12	55.00'	N36° 48' 29"W	L27	10.00'	N36° 48' 29"W	L42	97.72'	S41° 34' 04"E	L57	20.11'	S8° 10' 15"E
L13	5.00'	S53° 11' 31"W	L28	14.14'	N81° 48' 29"W	L43	24.52'	N70° 55' 56"E			
L14	65.00'	N36° 48' 29"W	L29	74.01'	N36° 48' 29"W	L44	65.89'	S19° 04' 04"E			
L15	5.00'	S53° 11' 31"W	L30	12.87'	N34° 39' 14"W	L45	36.77'	N17° 42' 07"E			

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	197.51'	1202.50'	009°24'40"	98.98'	197.29'	N35°29'23"E
C2	319.40'	1097.50'	016°40'29"	160.84'	318.28'	N39°07'18"E
C3	107.92'	2947.50'	002°05'52"	53.97'	107.91'	N48°30'28"E
C4	89.99'	400.00'	012°53'22"	45.18'	89.80'	N48°00'45"W
C5	84.52'	382.00'	012°40'40"	42.44'	84.35'	S47°54'24"E
C6	96.28'	428.00'	012°53'22"	48.35'	96.08'	S48°00'45"E
C7	92.24'	410.00'	012°53'22"	46.31'	92.04'	S48°00'45"E
C8	234.76'	1072.50'	012°32'30"	117.85'	234.29'	S41°11'17"W
C9	85.37'	2922.50'	001°40'25"	42.69'	85.37'	S48°17'45"W

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	SECTION LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED BRAZOS COUNTY MUD NO. 1 DRAINAGE EASEMENT (BOMDE)
	PROPOSED PRIVATE ACCESS EASEMENT (PAE)
	PROPOSED PRIVATE ACCESS, MAINTENANCE, LIGHTING, AND LANDSCAPE EASEMENT
	PROPOSED ELECTRICAL EASEMENT (EE)
	PROPOSED LANDSCAPE EASEMENT
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
	EXISTING PRIVATE ACCESS EASEMENT (PAE)
	EXISTING PUBLIC ACCESS EASEMENT (PAE)
	EXISTING LANDSCAPE AREAS IN R.O.W.
	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	BLOCK LABEL
	DEED RECORDS OF BRAZOS COUNTY, TEXAS
	OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES



FINAL PLAT

SOUTHERN POINTE SUBDIVISION

SECTIONS 115 & 401

20.48 ACRES

ALL OF A CALLED 20.48 ACRE TRACT,
VOLUME 18264, PAGE 121 OPRBCT
STERRETT D SMITH LEAGUE SURVEY, A-210
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SECTION 115 COMMON AREA C115, 7.69 ACRES
SECTION 401 LOTS 1-3, BLOCK 81

SCALE 1" = 60'
OCTOBER, 2022

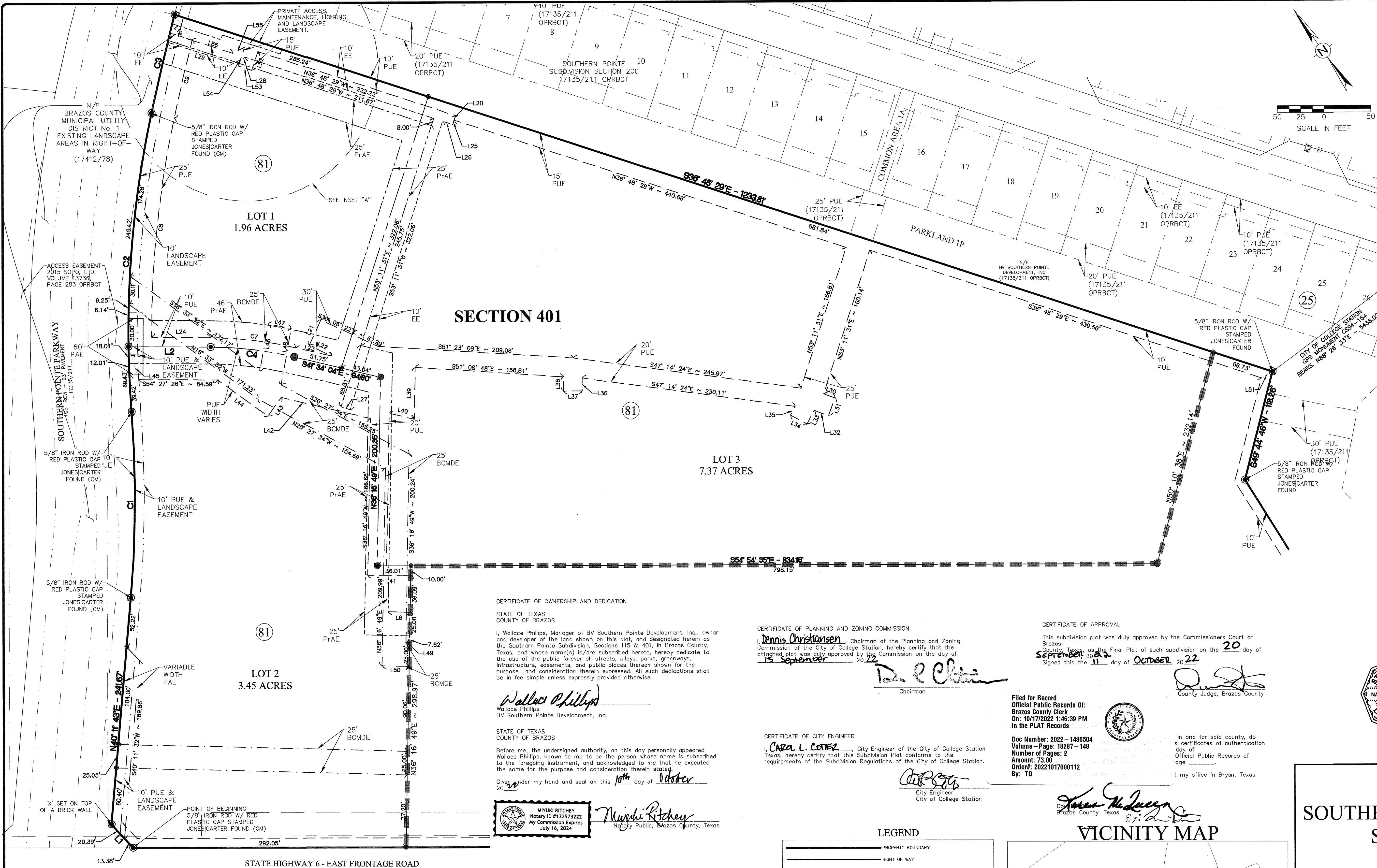
OWNER/DEVELOPER:
BV Southern Pointe Development, Inc.
1140 Midtown Drive
College Station, TX 77845
(979) 255-4466

SURVEYOR:
KERR SURVEYING, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBP&S FIRM # 10018500
Kerr Job # 22-310

ENGINEER:
SCHULTZ
TBP&S FIRM # 10018500
Kerr Job # 22-310

TRPE NO. 12327
914 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

SHEET 1 OF 2



A FIELD NOTES DESCRIPTION OF 20.48 ACRES IN THE STERRETT D. SMITH LEAGUE SURVEY, ABSTRACT 210, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 20.48 ACRE TRACT CONVEYED TO BY SOUTHERN POINTE DEVELOPMENT, INC. IN VOLUME 18264, PAGE 121 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), SAID 20.48 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED 'JONES | CARTER' ON THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH RIGHT-OF-WAY PER TXDOT PLANS AND CALLED 36.2083 ACRE RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS RECORDED IN VOLUME 1015, PAGE 890 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) MARKING THE WESTERNMOST SOUTH CORNER OF SOUTHERN POINTE, SECTION 200 AS DEPICTED ON A PLAT RECORDED IN VOLUME 17135, PAGE 211 (OPRBCT), THE SOUTH CORNER OF A CALLED 0.398 ACRE LANDSCAPE TRACT 3' CONVEYED TO BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 IN VOLUME 17412, PAGE 78 (OPRBCT), AND MARKING THE SOUTHERNMOST WEST CORNER HEREOF;

THENCE, WITH THE EXTERIOR LINES OF SAID SOUTHERN POINTE, SECTION 200 FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES:


- 1) N 07° 19' 46" W WITH A TRANSITION FROM SAID STATE HIGHWAY NO. 8 TO SOUTHERN POINTE PARKWAY (105' FOOT RIGHT-OF-WAY, VOLUME 17135, PAGE 211 (OPRBCT) AND WITH AN EAST LINE OF A SAID 0.398 ACRE TRACT, A DISTANCE OF 33.76 FEET TO AN "X" SET ON TOP OF BRICK RETAINING WALL FOR ANGLE POINT;
 - 2) N 40° 11' 43" E WITH SAID RIGHT-OF-WAY LINE OF SOUTHERN POINTE PARKWAY AND SAID 0.398 ACRE TRACT, A DISTANCE OF 241.67 FEET TO A 5/8 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED 'JONES | CARTER' FOUND MARKING A POINT OF CURVATURE;
 - 3) WITH SAID RIGHT-OF-WAY LINE OF SOUTHERN POINTE PARKWAY AND SAID 0.398 ACRE TRACT, WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,202.50 FEET, AN ARC LENGTH OF 197.51 FEET, A DELTA ANGLE OF 09° 24' 40", AND A CHORD WHICH BEARS N 35° 29' 23" E A DISTANCE OF 197.29 FEET TO A 5/8 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED 'JONES | CARTER' MARKING A POINT OF REVERSE CURVATURE;
 - 4) WITH SAID RIGHT-OF-WAY LINE OF SOUTHERN POINTE PARKWAY AND SAID 0.398 ACRE TRACT, WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,097.50 FEET, AN ARC LENGTH OF 319.40 FEET, A DELTA ANGLE OF 16° 40' 29", AND A CHORD WHICH BEARS N 39° 07' 18" E A DISTANCE OF 318.28 FEET TO A 5/8 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED 'JONES | CARTER' MARKING A POINT OF CURVATURE;
 - 5) WITH SAID RIGHT-OF-WAY LINE OF SOUTHERN POINTE PARKWAY AND SAID 0.398 ACRE TRACT, WITH ANOTHER TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,947.50 FEET, AN ARC LENGTH OF 107.92 FEET, A DELTA ANGLE OF 02° 05' 52", AND A CHORD WHICH BEARS N 48° 30' 28" E A DISTANCE OF 107.91 FEET TO A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED 'KERR SURVEYING') IN THE SOUTHEAST RIGHT-OF-WAY OF SOUTHERN POINTE PARKWAY, MARKING THE EAST CORNER OF SAID 0.398 ACRE TRACT (VOLUME 17412, PAGE 78 (OPRBCT));
 - 6) S 38° 46' 28" E A DISTANCE OF 1,233.81 FEET TO A 5/8 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED 'JONES | CARTER'; FOR REFERENCE, THE CITY OF COLLEGE STATION GPS CONTROL MONUMENT 'CS94-154' BEARS N 88° 28' 33" E A DISTANCE OF 5,438.02 FEET;
 - 7) S 49° 44' 48" W A DISTANCE OF 118.26 FEET TO A 5/8 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED 'JONES | CARTER' FOR ANGLE POINT;
 - 8) S 02° 56' 07" W A DISTANCE OF 271.69 FEET TO A 5/8 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED 'JONES | CARTER' FOR ANGLE POINT;
 - 9) S 06° 54' 20" E A DISTANCE OF 213.97 FEET TO A 1/2 INCH IRON ROD SET SAID NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 6; FOR REFERENCE, THE REMAINS OF A CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEAR N 12° 56' W A DISTANCE OF 0.6 FEET;
- THENCE, WITH SAID NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 6, N 54° 51' 16" W A DISTANCE OF 1,478.10 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 20.48 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GROUND FEBRUARY 2022 UNDER MY SUPERVISION.

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.


10/6/2022
R.P.L.S. No. 6834



CERTIFICATE OF OWNERSHIP AND DEDICATION


STATE OF TEXAS
COUNTY OF BRAZOS

I, Wallace Phillips, Manager of BV Southern Pointe Development, Inc., owner and developer of the land shown on this plat, and designated herein as the Southern Pointe Subdivision, Sections 115 & 401, in Brazos County, Texas, and whose name(s) is/are 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
BV Southern Pointe Development, Inc.


CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, Dennis Christensen, 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 15 September, 2022.


Chairman

CERTIFICATE OF APPROVAL

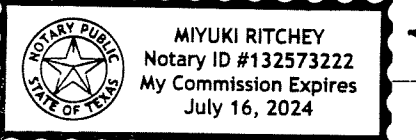
This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 20 day of September, 2022.
Signed this 11 day of October, 2022.


County Judge, Brazos County

STATE OF TEXAS
COUNTY OF BRAZOS

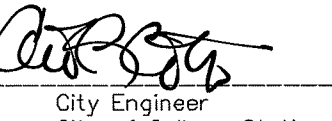
Before me, the undersigned authority, on this day personally appeared Wallace Phillips, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN under my hand and seal on this 10th day of October, 2022.


Myrle Ritchey
Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

I, Carla L. Coster, 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

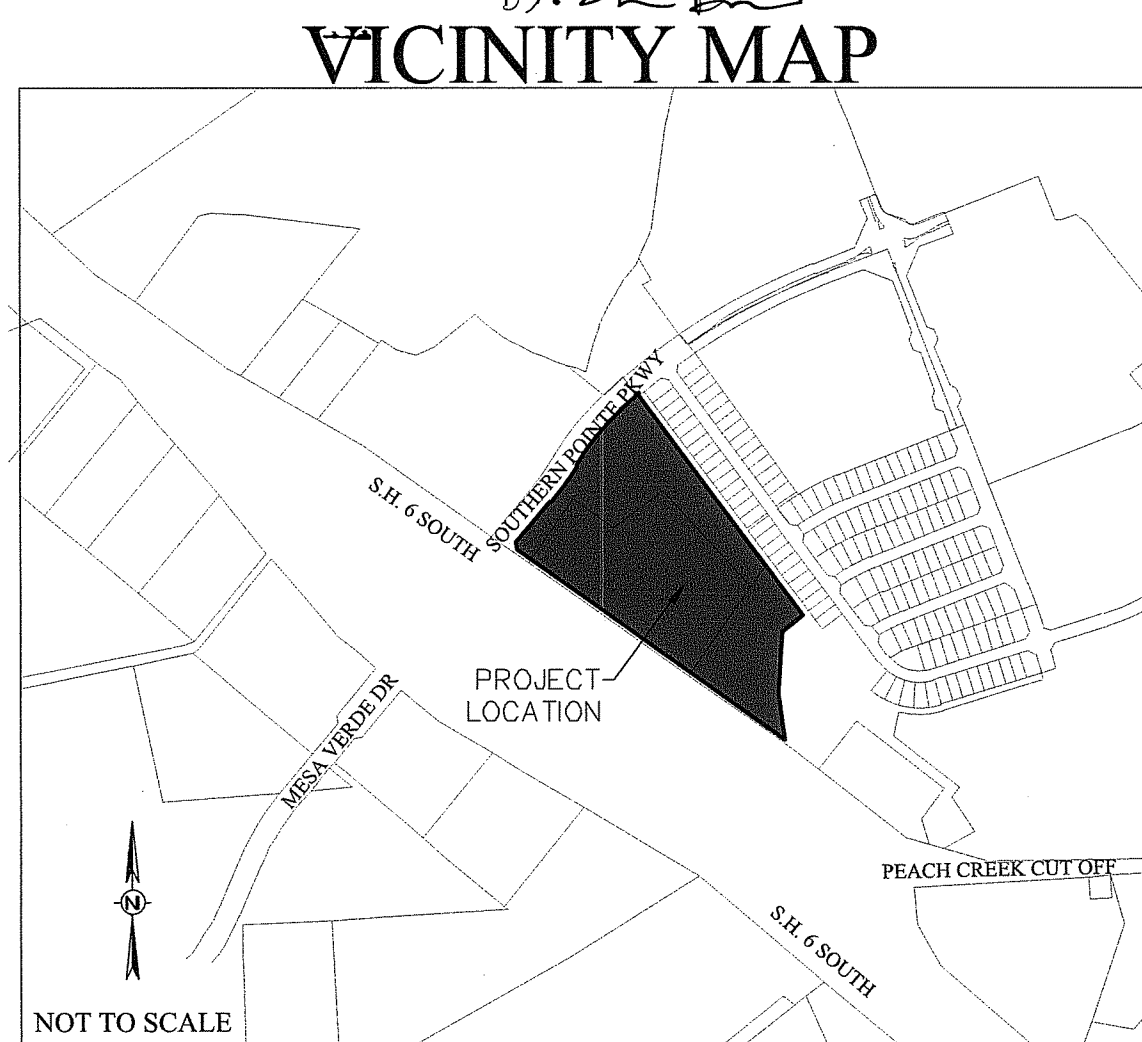
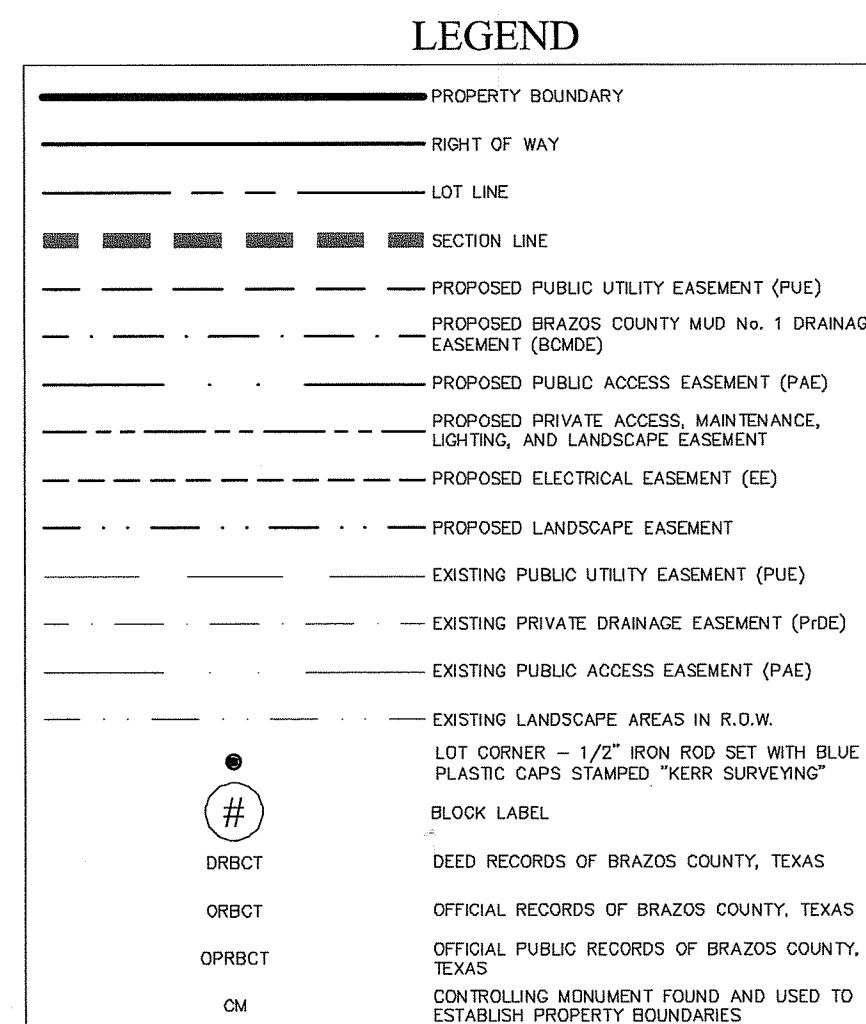
Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/17/2022 1:46:39 PM
In the PLAT Records

Doc Number: 2022-1486504
Volume - Page: 18287 - 148
Number of Pages: 2
Amount: 73.00
Order#: 20221017000112
By: TD

In and for said county, do s certificates of authentication day of Official Public Records of age
my office in Bryan, Texas.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
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L3	88.86'	S54° 27' 18" E	L18	14.67'	S54° 27' 26" E	L33	16.30'	N63° 16' 12" E	L48	60.92'	S45° 26' 10" W
L4	85.89'	S41° 34' 04" E	L19	33.12'	N0° 20' 14" E	L34	20.00'	S26° 43' 48" E	L49	4.00'	S53° 43' 11" E
L5	48.50'	S53° 43' 11" E	L20	5.00'	N53° 11' 31" E	L35	10.58'	S63° 16' 12" W	L50	29.00'	N53° 43' 11" W
L6	23.50'	N53° 43' 11" W	L21	30.00'	N58° 54' 19" E	L36	13.38'	N34° 10' 19" E	L51	13.74'	S83° 31' 52" E
L7	34.93'	N41° 34' 04" W	L22	26.40'	N30° 05' 22" W	L37	20.00'	S55° 49' 41" E	L52	21.00'	S53° 11' 31" W
L8	41.54'	S41° 34' 04" E	L23	38.87'	S41° 34' 04" E	L38	15.10'	S34° 10' 19" W	L53	15.00'	N36° 48' 29" W
L9	65.12'	S54° 27' 26" E	L24	63.10'	S54° 27' 26" E	L39	54.79'	N36° 16' 49" E	L54	21.00'	N53° 11' 31" E
L10	11.47'	S9° 27' 26" E	L25	5.00'	S53° 11' 31" W	L40	27.62'	S41° 34' 04" E	L55	14.14'	N81° 48' 29" W
L11	14.84'	S54° 27' 26" E	L26	11.42'	N36° 48' 29" W	L41	46.01'	S54° 54' 35" E	L56	45.53'	N36° 48' 29" W
L12	55.00'	N36° 48' 29" W	L27	10.00'	N36° 48' 29" W	L42	97.72'	S41° 34' 04" E	L57	20.11'	S8° 10' 15" E
L13	5.00'	S53° 11' 31" W	L28	14.14'	N81° 48' 29" W	L43	24.52'	N70° 55' 56" E			
L14	65.00'	N36° 48' 29" W	L29	74.01'	N36° 48' 29" W	L44	65.89'	S19° 04' 04" E			
L15	5.00'	S53° 11' 31" W	L30	12.87'	N34° 39' 14" W	L45	36.77'	N17° 42' 07" E			

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	197.51'	1202.50'	009°24'40"	96.98'	197.29'
C2	319.40'	1097.50'	016°40'29"	160.84'	318.28'
C3	107.92'	2947.50'	002°05'52"	53.97'	107.91'
C4	89.99'	400.00'	012°53'22"	45.18'	89.80'
C5	84.52'	382.00'	012°40'40"	42.44'	84.35'
C6	96.28'	428.00'	012°53'22"	48.35'	96.08'
C7	92.24'	410.00'	012°53'22"	46.31'	92.04'
C8	234.76'	1072.50'	012°32'30"	117.85'	234.29'
C9	85.37'	2922.50'	001°40'25"	42.69'	85.37'



FINAL PLAT

SOUTHERN POINTE SUBDIVISION


SECTIONS 115 & 401


20.48 ACRES

ALL OF A CALLED 20.48 ACRE TRACT,
VOLUME 18264, PAGE 121 OPRBCT
STERRETT D SMITH LEAGUE SURVEY, A-210
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SECTION 115 COMMON AREA C115, 7.69 ACRES
SECTION 401 LOTS 1-3, BLOCK 81

SCALE 1" = 50'
OCTOBER, 2022

OWNER/DEVELOPER:
BV Southern Pointe Development, Inc.
1140 Midtown Drive
College Station, TX 77845
(979) 255-4466

SURVEYOR:

Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500
Kerr Job # 22-310

ENGINEER:

TBPEN No. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

SHEET 2 OF 2