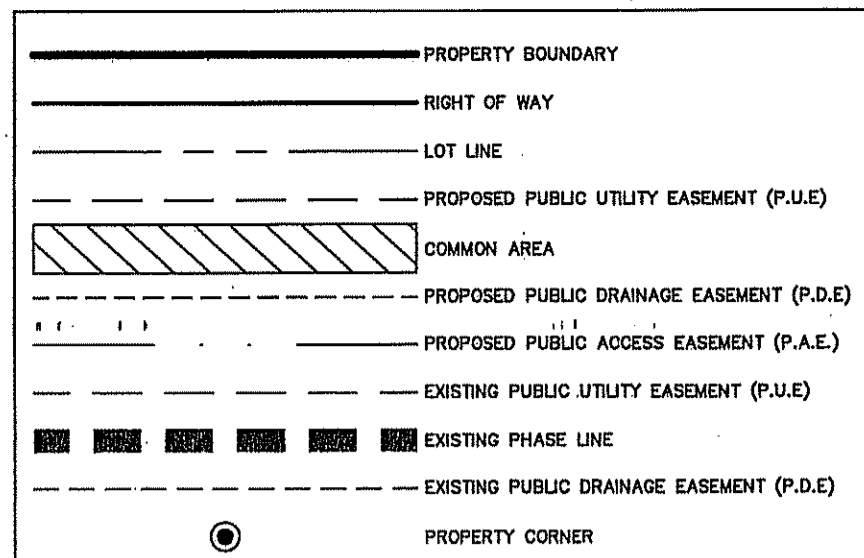


LEGEND



WILLIAMS CREEK SUBDIVISION PHASE 4 VOL 7118 PG 119

WILLIAMS CREEK SUBDIVISION PHASE 7 VOL 7864 PG 180

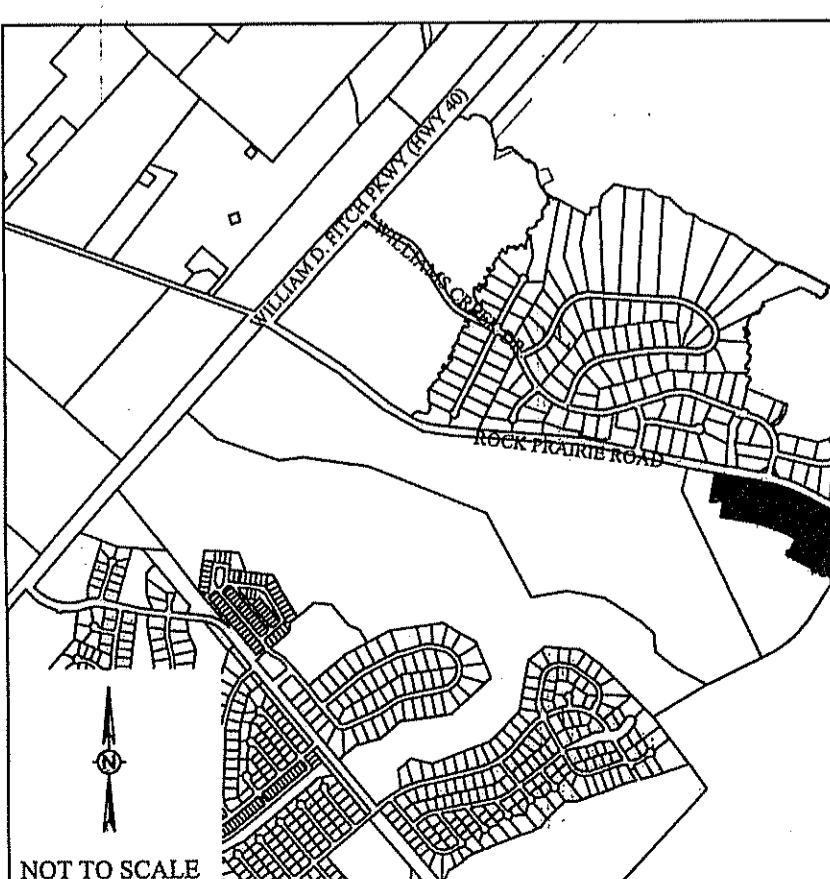
Filed for Record in BRAZOS COUNTY On: Aug 08 2016 at 03:29P As a Plats Document Number: 01272619 Amount: 73.00 Receipt Number: 581552 By: Kim Green

LINE TABLE table with columns: LINE #, LENGTH, DIRECTION. Lists lines L1 through L10 with their respective lengths and directions.

CURVE TABLE table with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD, CHORD DIRECTION. Lists curves C1 through C30 with their respective lengths, radii, and directions.

Doc: 01272619, Bk: DR 13531, Vol: 73.00, Pg: 35

VICINITY MAP



NOTES: 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. 2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN... 3. ZONING FOR THIS TRACT IS RESTRICTED SUBURBAN WITH THE CONDITION THAT ALL LOTS HAVE A MINIMUM LOT SIZE OF 15,000 SF. 4. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE... 5. EACH LOT WILL PROVIDE A MINIMUM OF AT LEAST 2" IN CALIPER OR 1" TREE OF 4" CALIPER PER ORDINANCE NO. 3222. 6. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF COLLEGE STATION. 7. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS. 8. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. 9. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH SECTION 12.2-3.11 OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES. 10. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES. 11. 100' SANITARY CONTROL EASEMENT ON LOTS 4, 5 & 6 BLOCK 3 11.1. THE CONSTRUCTION, EXISTENCE, AND/OR OPERATION OF THE FOLLOWING WITHIN THE EASEMENT ARE PROHIBITED: SEPTIC TANK OR SEWAGE TREATMENT DECONTAMINATED DRINKING WATER RESERVOIR, LOW ANGLE SPRAY ON-SITE SEWAGE FACILITIES, ABSORPTION BEDS, EVAPORATION/RESPIRATION BEDS, ABANDONED, IMPROPERLY OR IMPROPERLY CONSTRUCTED WATER WELLS OF ANY DEPTH, UNDERGROUND PETROLEUM AND CHEMICAL STORAGE TANKS OR LIQUID TRANSMISSION PIPELINES, SEWAGE TREATMENT PLANTS, SEWAGE WET WELLS, SEWAGE PUMPING STATIONS, DRAINAGE DITCHES WHICH CONTAIN INDUSTRIAL WASTE, DISCHARGES OR WASTES FROM SEWAGE TREATMENT SYSTEMS, ANIMAL FEED LOTS, SOLID WASTE DISPOSAL SITES, LANDFILL AND DUMP SITES, LANDS ON WHICH SEWAGE PLANT OR SEPTIC TANK SLUDGE IS APPLIED, LANDS IRRIGATED BY SEWAGE PLANT EFFLUENT, MILITARY FACILITIES, INDUSTRIAL FACILITIES, HIGH-TREATMENT LIQUID PETROLEUM AND CHEMICAL STORAGE TANKS, PETROCHEMICAL PRODUCTION, STORAGE, AND TRANSMISSION FACILITIES, CLASS 1, 2, 3, AND 4 INJECTION WELLS, PESTICIDE STORAGE AND MIXING FACILITIES, AND ALL OTHER CONSTRUCTIONS OR OPERATIONS THAT COULD POLLUTE GROUNDWATER SOURCES. 11.2. THE CONSTRUCTION, EXISTENCE AND/OR OPERATION OF TILE OR CONCRETE SANITARY SEWERS, SEWER APPURTENANCES, SEPTIC TANKS, STORM SEWERS, CENTERS, AND/OR THE EXISTENCE OF LIVESTOCK IN PASTURES IS SPECIALLY PROHIBITED WITHIN THE EASEMENT. 11.3. THIS EASEMENT PERMITS THE CONSTRUCTION OF HOMES OR BUILDINGS UPON THE GRANTEE'S PROPERTY, AS LONG AS ALL OF THE ABOVE ITEMS ARE RECOGNIZED AND FOLLOWED. 12. IN ORDER TO COMPLY WITH SECTION 12.2-3.3 "SINGLE FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING", OPTION 3, i.e., SINGLE LOT FRONTAGES WILL BE USED. 13. THE SIDEWALK ALONG ROCK PRAIRIE ROAD WILL BE CONSTRUCTED OR THE FEE PAID IN PHASE 1 EXCEPT FOR THE PORTION IN PHASE 2 ADJACENT TO COMMON AREA NO. 10 WHICH WILL OCCUR WITH PHASE 2. 14. STRUCTURES, FENCES, OR THE DISTURBANCE OF VEGETATION IS PROHIBITED WITHIN 50 FOOT BUFFER EASEMENT ALONG LICK CREEK PARK, AND THE 100'-BUFFER EASEMENT ALONG ROCK PRAIRIE ROAD. 15. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS. 16. THERE IS AN EXISTING SURFACE ENCUMBERED BY MINERAL ESTATE (1026/826), JANUARY 28, 1988, FOR AN OIL & GAS SITE. IT SHOULD BE NOTED THAT THIS WATER DOES NOT CONVEY ANY RIGHTS WITH REGARDS TO VESTING OR PERMITTING PROCESS. 17. DISTANCES SHOWN HEREON ARE GRID DISTANCES, TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0008432499170 (CALCULATED USING 800122).

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S. W. ROBERTSON SURVEY LEAGUE, ABSTRACT NO. 202, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 63.187 ACRES TRACT AS DESCRIBED BY A DEED TO TDI-BROOKS DEVELOPMENT, LLC RECORDED IN VOLUME 12537, PAGE 140 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" IRON ROD FOUND ON THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD EAST (VARIABLE WIDTH R.O.W.) MARKING THE NORTHEAST CORNER OF SAID 63.187 ACRES TRACT AND THE NORTHWEST CORNER OF A CALLED 65.00 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 1422, PAGE 133 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 16° 20' 18" E ALONG THE COMMON LINE OF SAID 63.187 ACRE TRACT AND SAID 0.566 ACRE TRACT FOR A DISTANCE OF 314.50 FEET TO A 1/2" IRON ROD FOUND ON THE NORTHWEST LINE OF THE REMAINDER OF A CALLED 1285.37 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 488, PAGE 728 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 28° 34' 38" W ALONG THE COMMON LINE OF SAID 63.187 ACRE TRACT AND SAID REMAINDER OF 1285.37 ACRE TRACT FOR A DISTANCE OF 485.86 FEET TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2" IRON ROD FOUND ON SAID COMMON LINE BEARS: S 28° 34' 38" W FOR A DISTANCE OF 435.84 FEET;

THENCE: THROUGH SAID 63.187 ACRE TRACT FOR THE FOLLOWING CALLES: N 61° 16' 25" W FOR A DISTANCE OF 99.83 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 117° 42' 08" FOR AN ARC DISTANCE OF 102.71 FEET (CHORD BEARS: N 71° 56' 07" W - 85.58 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 11' 23" FOR AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS: N 37° 10' 44" W - 20.41 FEET) TO THE END OF SAID CURVE;

N 61° 16' 25" W FOR A DISTANCE OF 4.74 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 09' 59" FOR AN ARC DISTANCE OF 39.34 FEET (CHORD BEARS: S 73° 39' 05" W - 35.40 FEET) TO THE END OF SAID CURVE;

N 61° 07' 26" W 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 89° 51' 01" FOR AN ARC DISTANCE OF 39.20 FEET (CHORD BEARS: N 16° 20' 55" W - 35.31 FEET) TO THE END OF SAID CURVE;

N 61° 16' 25" W FOR A DISTANCE OF 320.10 FEET;

N 28° 43' 35" E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 73° 43' 35" E - 35.36 FEET) TO THE END OF SAID CURVE;

N 28° 43' 35" E FOR A DISTANCE OF 136.00 FEET;

N 61° 16' 25" W FOR A DISTANCE OF 112.96 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1585.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 13' 39" FOR AN ARC DISTANCE OF 504.39 FEET (CHORD BEARS: N 70° 23' 15" W - 502.27 FEET) TO THE END OF SAID CURVE;

N 78° 30' 04" W FOR A DISTANCE OF 301.96 FEET;

N 10° 29' 56" E FOR A DISTANCE OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 30' 00" FOR AN ARC DISTANCE OF 36.00 FEET (CHORD BEARS: S 59° 14' 56" W - 32.97 FEET) TO THE END OF SAID CURVE;

N 79° 30' 04" W FOR A DISTANCE OF 67.85 FEET;

N 10° 29' 56" E FOR A DISTANCE OF 307.36 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 27' 09" FOR AN ARC DISTANCE OF 39.03 FEET (CHORD BEARS: N 34° 13' 39" W - 35.19 FEET) TO THE SOUTHERLY LINE OF ROCK PRAIRIE ROAD EAST MARKING THE END OF SAID CURVE, FOR REFERENCE A 1/2" IRON ROD FOUND ON THE SOUTHERLY LINE OF ROCK PRAIRIE ROAD EAST MARKING THE NORTHWEST CORNER OF SAID 63.187 ACRE TRACT BEARS: N 78° 57' 13" W FOR A DISTANCE OF 376.58 FEET;

THENCE: ALONG THE SOUTHERLY LINE OF ROCK PRAIRIE ROAD EAST FOR THE FOLLOWING CALLES: S 78° 57' 13" E FOR A DISTANCE OF 117.03 FEET TO A 1/2" IRON ROD FOUND;

S 79° 30' 04" E FOR A DISTANCE OF 359.68 FEET TO A 1/2" IRON ROD FOUND MARKING THE BEGINNING OF A NON-TANGENT COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2070.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 13' 45" FOR AN ARC DISTANCE OF 658.59 FEET (CHORD BEARS: S 70° 22' 47" E - 655.81 FEET) TO A 1/2" IRON ROD FOUND MARKING THE END OF SAID CURVE;

S 61° 16' 25" E FOR A DISTANCE OF 491.32 FEET TO THE POINT OF BEGINNING CONTAINING 21.312 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS I, Bernie Bernard, Secretary & Treasurer of TDI-Brooks Development, LLC, owner and developer of the land shown on this plat, and designated herein as the Crossing at Lick Creek, Phase 1, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places therein shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Bernie Bernard, Secretary & Treasurer TDI-Brooks Development, LLC

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 a careful survey of the property and that the property markers and monuments were placed under my supervision of the ground.

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 a careful survey of the property and that the property markers and monuments were placed under my supervision of the ground.

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CERTIFICATE OF PLANNING AND ZONING COMMISSION I, Jane Lee, 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 14th day of August 2016.

CERTIFICATE OF CITY ENGINEER I, Alan Gilzac, 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.

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 the certificate of authentication was filed for record in my office the 20th day of August 2016 in the Deed Records of Brazos County, Texas, in Volume 12537 Page 140.

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.

Aug 08 2016

Karen McQueen, Brazos County Clerk BRAZOS COUNTY

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TREES REQUIRED

FINAL PLAT THE CROSSING AT LICK CREEK PHASE 1

21.312 ACRES S.W. ROBERTSON SURVEY LEAGUE, A-202 COLLEGE STATION, BRAZOS COUNTY, TEXAS COMMON AREAS 1-5 & 11

39 LOTS SCALE 1" = 60' SEPTEMBER, 2015

OWNER/DEVELOPER: TDI-Brooks Developments, LLC 1491 S. Dowling Road College Station, TX 77845 (979) 220-3804

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

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

