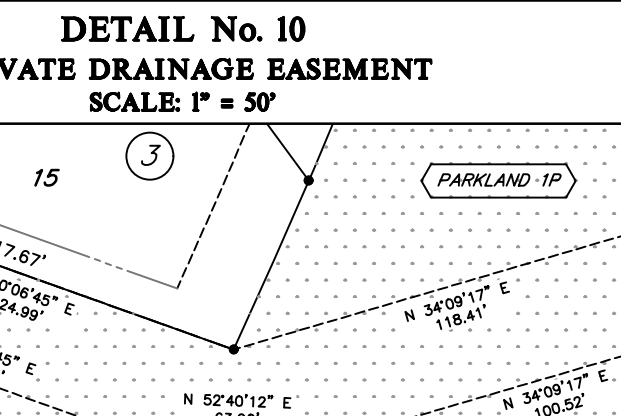
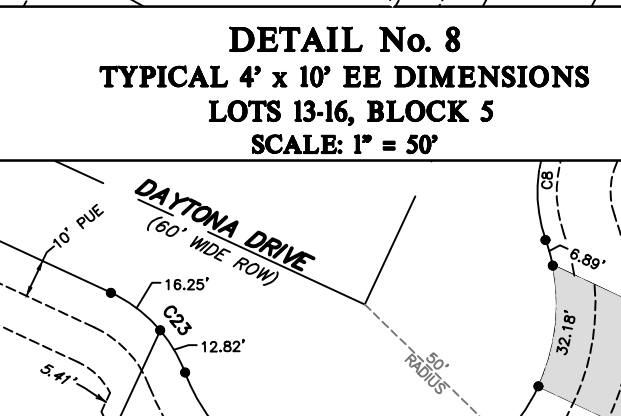
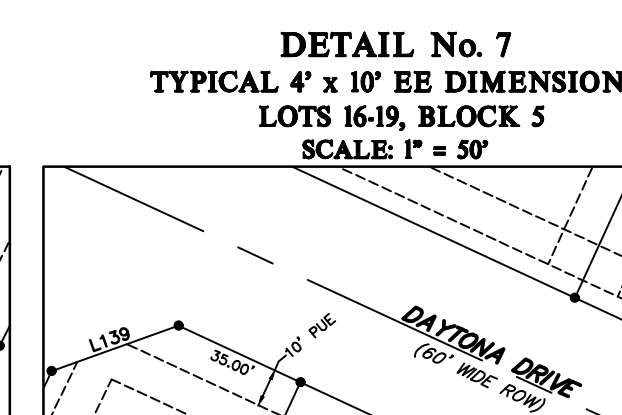
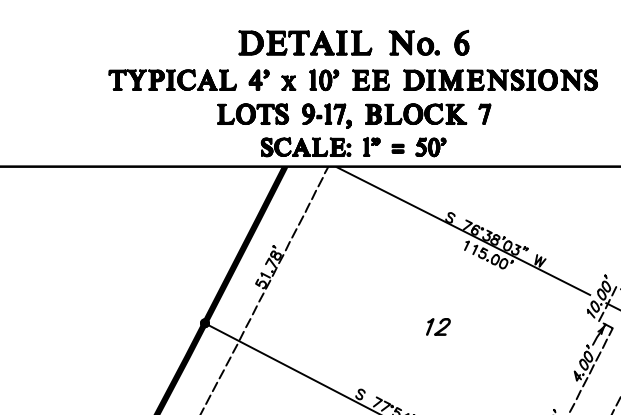
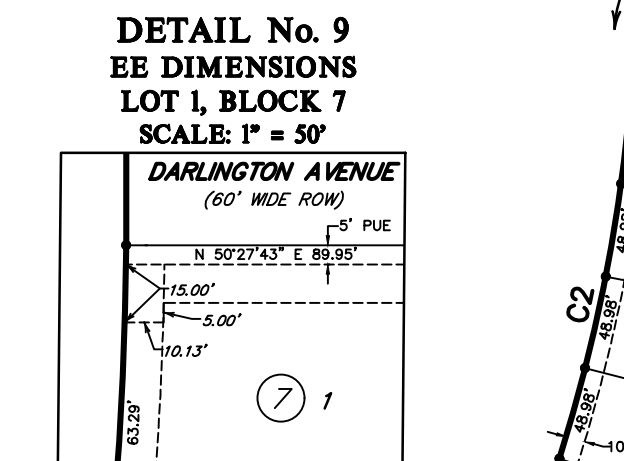
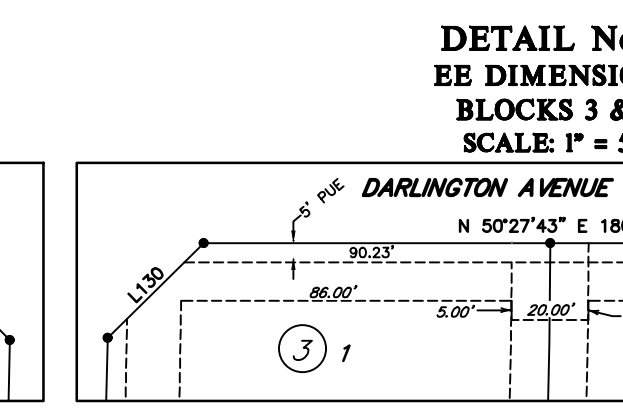
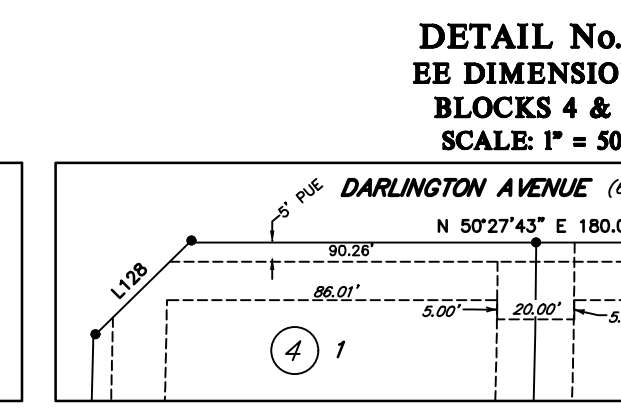
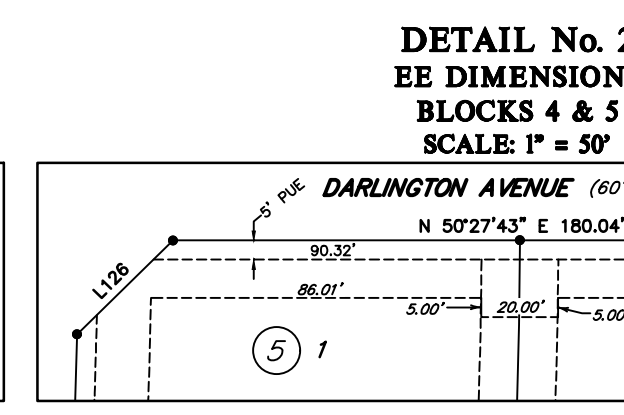
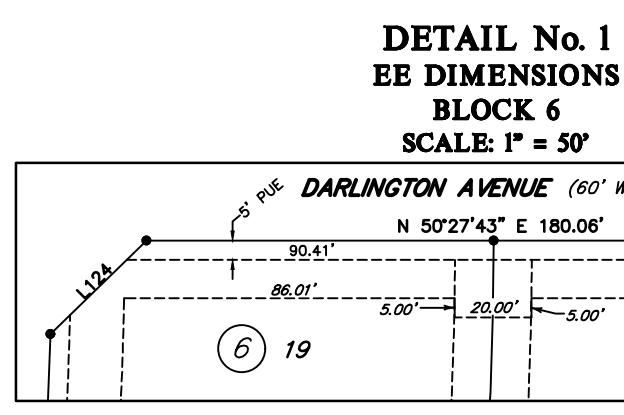


- LEGEND:
- SET 1/2" IRON ROD WITH CAP STAMPED "JONES/CARTER" (UNLESS OTHERWISE NOTED)
  - 1 LOT NUMBER
  - ⑦ BLOCK NUMBER
  - ④A AREA NUMBER
  - EE ELECTRIC EASEMENT
  - "F" FOUND 1/2" IRON ROD WITH CAP STAMPED "STRONG"
  - "F-JC" FOUND 5/8" IRON ROD WITH CAP STAMPED "JONES/CARTER"
  - FFE FINISH FLOOR ELEVATION
  - OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
  - ORBC COUNTY RECORDS OF BRAZOS COUNTY
  - PAE PUBLIC ACCESS EASEMENT
  - PG PAGE
  - POB POINT OF BEGINNING
  - PDE PRIVATE DRAINAGE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - ROW RIGHT-OF-WAY
  - "S" SET 5/8" IRON ROD WITH CAP STAMPED "JONES/CARTER"
  - VOL VOLUME
  - ADJOINER LINE
  - PLAT BOUNDARY LINE
  - CENTERLINE OF PROPOSED ROADS
  - EXISTING EASEMENT
  - LOT LINE
  - PROPOSED EASEMENT
  - COMMON AREA
  - PROPOSED VARIABLE WIDTH ACCESS EASEMENT
  - PARKLAND AREA



LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L1 S 86°59'09" E	71.87	L39 S 84°32'17" E	32.00	L77 S 75°36'10" W	99.44	L115 N 04°59'15" E	63.98
L2 N 07°20'44" E	113.30	L40 N 50°27'43" E	115.00	L78 N 75°36'10" E	88.49	L116 N 31°54'52" E	58.02
L3 S 86°59'29" W	33.93	L41 S 86°59'29" W	43.59	L79 N 61°22'19" W	112.97	L117 N 45°58'50" E	149.30
L4 N 03°00'51" W	145.24	L42 S 04°14'54" E	117.42	L80 N 18°20'48" W	113.00	L118 N 34°42'07" E	72.62
L5 S 86°59'29" W	33.93	L43 S 26°26'44" W	114.20	L81 N 14°38'51" W	123.60	L119 N 64°11'10" E	164.51
L6 N 02°27'43" E	180.00	L44 S 39°32'17" E	55.00	L82 N 14°38'51" W	117.61	L120 N 55°59'53" E	129.38
L7 N 39°32'17" E	80.00	L45 S 39°32'17" E	55.00	L83 N 14°38'51" W	115.00	L121 N 80°45'06" E	75.32
L8 N 50°27'43" E	90.01	L46 N 81°31'43" E	34.15	L84 N 14°38'51" W	115.00	L122 S 49°39'09" E	98.28
L9 N 05°27'43" E	35.36	L47 S 09°18'55" W	41.17	L85 N 50°27'43" E	90.00	L123 S 83°38'50" E	35.90
L10 N 50°27'43" E	180.00	L48 N 14°29'30" W	80.28	L86 S 09°18'55" W	30.71	L124 N 06°18'04" E	34.85
L11 S 84°32'17" E	35.36	L49 N 14°29'30" W	28.66	L87 N 09°18'55" E	60.95	L125 S 83°51'01" E	35.78
L12 N 50°27'43" E	180.00	L50 N 32°56'23" E	124.47	L88 S 86°59'29" W	60.35	L126 N 06°05'54" E	34.96
L13 N 05°27'43" E	35.36	L51 N 22°14'35" E	116.09	L89 N 03°00'51" W	30.00	L127 S 83°58'40" E	35.70
L14 N 50°27'43" E	180.00	L52 S 82°18'41" E	116.09	L90 S 81°31'43" E	14.73	L128 N 05°59'15" E	35.03
L15 S 84°32'17" E	35.36	L53 S 53°44'40" W	110.36	L91 S 86°59'29" W	38.74	L129 S 84°03'55" E	35.65
L16 N 50°27'43" E	180.00	L54 S 29°59'55" W	110.30	L92 S 14°29'30" E	41.26	L130 N 05°54'59" E	35.08
L17 N 05°27'43" E	35.36	L55 S 14°53'22" E	104.04	L93 S 39°32'17" E	80.48	L131 S 84°32'17" E	35.36
L18 N 50°27'43" E	180.00	L56 S 39°32'17" E	97.40	L94 S 39°32'17" E	80.48	L132 N 05°27'43" E	35.36
L19 S 84°32'17" E	35.36	L57 N 58°46'17" W	98.28	L95 S 75°10'27" W	115.00	L133 N 05°27'43" E	35.36
L20 N 50°27'43" E	180.00	L58 S 73°44'42" W	102.41	L96 N 75°10'27" E	115.00	L134 N 05°27'43" E	35.36
L21 N 05°27'43" E	35.36	L59 S 81°31'43" E	95.48	L97 S 86°59'29" W	36.34	L135 S 05°27'43" W	35.36
L22 N 50°27'43" E	180.00	L60 S 02°74'43" E	115.00	L98 S 81°31'43" E	95.48	L136 N 84°32'17" W	35.36
L23 S 84°32'17" E	35.36	L61 S 69°08'36" W	114.75	L99 S 39°32'17" E	80.48	L137 N 30°11'37" E	35.45
L24 N 50°27'43" E	180.00	L62 S 69°08'36" W	114.75	L100 S 39°32'17" E	80.48	L138 S 59°48'45" E	35.25
L25 S 84°32'17" E	35.36	L63 N 75°52'46" W	110.47	L101 S 75°52'46" W	110.47	L139 N 30°46'46" E	35.09
L26 N 50°27'43" E	180.00	L64 N 19°53'15" W	81.91	L102 N 86°59'29" E	9.76	L140 N 36°23'33" E	35.44
L27 S 84°32'17" E	35.36	L65 S 19°53'15" E	81.91	L103 N 86°59'29" E	10.21	L141 S 57°00'11" E	35.64
L28 N 50°27'43" E	180.00	L66 S 09°11'48" W	122.23	L104 S 09°11'48" W	76.99	L142 S 09°31'10" W	10.14
L29 N 05°27'43" E	35.36	L67 S 71°25'51" W	80.00	L105 S 22°33'01" W	131.30	L143 S 19°53'15" E	10.66
L30 N 50°27'43" E	180.00	L68 S 69°16'13" W	113.24	L106 S 45°32'37" W	110.55		
L31 S 84°32'17" E	35.36	L69 S 68°50'01" W	115.00	L107 S 13°11'00" W	101.05		
L32 N 50°27'43" E	180.00	L70 S 86°47'44" W	80.13	L108 S 13°11'00" W	101.05		
L33 N 05°27'43" E	35.36	L71 N 72°48'24" W	109.18	L109 S 13°11'00" W	101.05		
L34 N 50°27'43" E	180.00	L72 N 19°53'15" W	81.92	L110 S 27°49'42" W	82.67		
L35 S 84°32'17" E	35.36	L73 S 19°53'15" E	81.89	L111 N 89°50'29" W	222.93		
L36 N 50°27'43" E	180.00	L74 N 71°19'59" E	80.00	L112 N 40°01'02" W	109.82		
L37 N 05°27'43" E	35.36	L75 N 68°56'52" E	114.53	L113 N 27°16'22" W	179.91		
L38 N 50°27'43" E	180.00	L76 N 74°42'17" E	114.96	L114 N 25°54'51" W	120.79		

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	563.50	4850.00	656.36	N 115°30'14" W	563.50
C2	357.18	880.00	234.74	N 27°20'15" W	354.62
C3	10.48	225.00	240.08	S 85°39'25" W	10.48
C4	29.07	37.50	44°24'55"	N 17°10'40" E	28.35
C5	29.07	37.50	44°24'55"	N 28°15'15" E	28.35
C6	29.07	37.50	44°24'55"	N 72°40'11" E	28.35
C7	29.07	37.50	44°24'55"	N 64°44'45" W	28.35
C8	285.85	37.50	44°24'55"	N 37°01'09" W	28.14
C9	16.88	175.00	52°27'46"	S 84°15'36" W	16.68
C10	110.97	225.00	247.37	N 82°55'32" E	110.97
C11	5.19	4765.00	0703'45"	S 07°30'00" E	5.19
C12	51.27	175.00	164°17'15"	N 00°55'17" W	51.09
C13	847.09	1980.00	243°21'18"	N 27°08'15" W	841.52
C14	752.04	1700.00	252°20'46"	S 26°42'44" E	745.92
C15	616.21	1420.00	245°1'48"	S 26°55'24" E	611.38
C16	474.95	1140.00	235°52'15"	S 27°22'29" E	471.52
C17	65.27	4930.00	045'31"	N 15°03'36" W	65.27
C18	65.27	4930.00	045'31"	S 15°03'36" E	65.27
C19	58.82	4815.00	072'43"	N 15°12'30" W	58.82
C20	58.80	200.00	164°17'15"	N 00°55'17" E	58.39
C21	65.92	225.00	164°17'15"	N 00°55'17" E	65.69
C22	631.21	4815.00	61°9'18"	S 10°37'59" E	630.94
C23	29.07	37.50	44°24'55"	N 82°26'23" W	28.35
C24	156.14	50.00	178°55'32"	S 30°18'19" W	100.00
C25	28.85	19.00	44°04'21"	S 37°07'17" E	28.14
C26	619.80	1305.00	224°4'44"	N 26°47'02" W	618.47
C27	497.47	1255.00	225°43'22"	N 26°48'02" W	494.46
C28	402.28	1025.00	222°19'13"	S 26°40'58" E	399.70
C29	379.77	975.00	221°19'01"	N 26°35'59" W	373.77
C30	556.85	4765.00	61°41'45"	S 08°23'42" W	555.33
C31	440.81	4815.00	51°44'43"	N 10°05'42" W	440.66
C32	440.81	4815.00	17°11'02"	S 29°49'31" E	438.65
C33	24.11	25.00	155°15'42"	S 08°23'42" W	23.19
C34	301.50	60.00	287°54'58"	S 70°04'13" W	70.61

COMMON AREA	ACREAGE	USES
D	6.627	DEFENTION
IA	0.040	PAE
IB	0.064	PUE, PAE
1C	0.056	PUE, PAE
1D	0.056	PUE, PAE
1E	0.079	PDE, PAE

PARKLAND AREA	ACREAGE	USES
1P	10.375	PARKLAND
2P	0.039	PARKLAND

**FINAL PLAT**  
OF  
**SOUTHERN POINTE**  
**SECTION 100**  
A SUBDIVISION OF 49.184 ACRES  
OUT OF THE  
STERRET D. SMITH SURVEY, A-210  
COLLEGE STATION  
BRAZOS COUNTY, TEXAS  
150 LOTS

BLOCK 1, LOTS 1-15    BLOCK 5, LOTS 1-19  
BLOCK 2, LOTS 1-25    BLOCK 6, LOTS 1-19  
BLOCK 3, LOTS 1-29    BLOCK 7, LOTS 1-17  
BLOCK 4, LOTS 1-25    BLOCK 8, LOT 1

COMMON AREAS D, IA, IB, IC, ID, IE,  
PARKLANDS 1P, 2P

OCTOBER 2018  
SURVEYOR & ENGINEER:



GENERAL 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 submitted by the developer to the city.
- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
- A separate legal description of equal date was written in conjunction with this survey.
- Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
- This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- According to Map No. 48041C0350E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, dated May 16, 2012, the subject tract is situated within: Unshaded Zone 'X'; defined as areas determined to be outside the 500-year flood plain.  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Unless otherwise noted, all lot and common area corners, points of intersection, points of curvature, points of reverse curvature, points of compound curvature, and points of tangency shown hereon are marked with a 1/2-inch diameter iron rod 2-feet in length with a plastic cap stamped 'Jones|Carter'. See Legend on Sheet 2.
- Distances shown along curves are arc 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 McAllister 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.
- Water, sewer, drainage and streets will be designed and constructed to the 2012 edition of the B/C/S unified development guidelines, standards, and specifications.
- Per the executed Development Agreement (DA) between the City of College Station and McAllister Opportunity Fund 2012, L.P., effective 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 DA.
- 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.
- Sidewalk maintenance is the responsibility of the Homeowners Association.
- 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 signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.
- Setback and building separation for general suburban is based on the Development Agreement, as noted below:  
a. Front setback = 20 feet  
b. Rear setback = 20 feet  
c. Side setback = 5 feet; the side setback shall be a minimum of 15 feet when the side lot line is used for the purpose of extending public utilities within an easement.  
d. Side street setback = 15 feet
- Block 2, Lots 23-25 and Block 8, Lot 1 will use decorative fencing for rear lot lines that abut the park.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, James E. Johnson, Registered Professional Land Surveyor No. 6604, 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 property markers and monuments were placed under my supervision on the ground.

James E. Johnson, RPLS No. 6604

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, Texas.

City Engineer  
City of College Station

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, Wallace S. Phillips, Greens Prairie Investors, Ltd., owner and developer of the land shown on this plat, and designated herein as Southern Pointe Section 100, of 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.

Wallace S. Phillips  
Greens Prairie Investors, Ltd.

STATE OF TEXAS §  
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Wallace S. 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Chairman  
City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017, in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

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

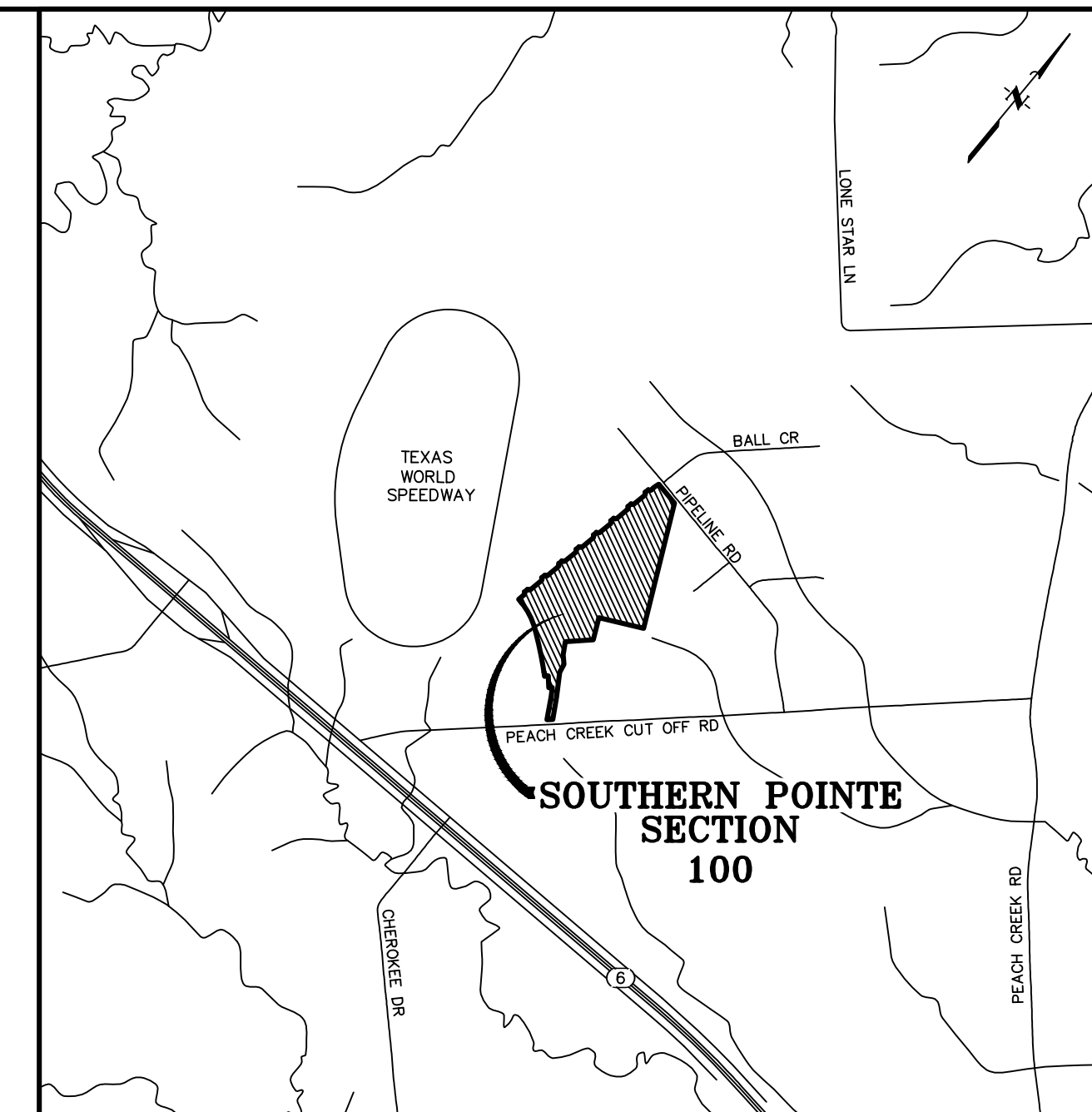
County Clerk  
Brazos County, Texas

CERTIFICATE OF COUNTY JUDGE

This subdivision plat was duly approved by the Commissioner's Court of Brazos County, Texas, as the Final Plat of such subdivision on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Signed this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

County Judge  
Brazos County, Texas



VICINITY MAP

Scale 1" = 2000'



**FINAL PLAT  
OF  
SOUTHERN POINTE  
SECTION 100  
A SUBDIVISION OF 49.184 ACRES  
OUT OF THE  
STERRET D. SMITH SURVEY, A-210  
COLLEGE STATION  
BRAZOS COUNTY, TEXAS  
150 LOTS  
BLOCK 1, LOTS 1-15    BLOCK 5, LOTS 1-19  
BLOCK 2, LOTS 1-25    BLOCK 6, LOTS 1-19  
BLOCK 3, LOTS 1-29    BLOCK 7, LOTS 1-17  
BLOCK 4, LOTS 1-25    BLOCK 8, LOT 1**

**COMMON AREAS D, 1A, 1B, 1C, 1D, 1E,  
PARKLANDS 1P, 2P**

DEVELOPER:

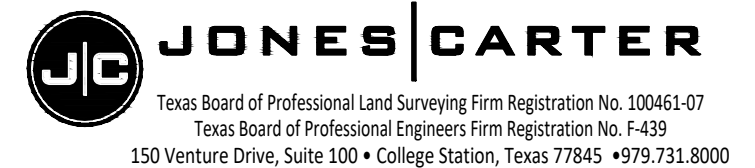
Southern Pointe LLC  
P.O. Box 11962  
College Station, Texas 77842

OWNER:

Greens Prairie Investors, Ltd.  
Wallace Phillips  
4490 Castlegate Dr.  
College Station, Texas 77845

OCTOBER 2018

SURVEYOR & ENGINEER:



SHEET 1 OF 2