

Williams Creek Subdivision - Phase 4
35,960 Acre Tract
Nathan Clappitt Survey, A-90
S. W. Robertson Survey, A-202
College Station, Brazos County, Texas

Field notes of a 35,960 acre tract or parcel of land, lying and being situated in the Nathan Clappitt Survey, Abstract No. 90 and in the S. W. Robertson Survey, Abstract No. 202, College Station, Brazos County, Texas, and being part of the 210.00 acre tract described in the deed from Josh Stephen Family No. Two, L.P., and Carol M. Anderson to Joe and Janet Johnson Land and Investments, L.P., recorded in Volume 6325, Page 227, of the Official Records of Brazos County, Texas, and said 35,960 acre tract being more particularly described as follows:

BEGINNING at the N¹/₂ iron rod found marking the southeast corner of Williams Creek Subdivision - Phase 2, according to the plat recorded in Volume 6745, Page 149, of the Official Records of Brazos County, Texas, in the proposed north right-of-way line of Rock Profile Road, from which the center of Rock Profile Road (same being the south line of the aforementioned 211.14 acre tract) bears S 07° 04' 45" W - 38.00 feet;

THENCE through the interior of the aforementioned 211.14 acre tract, same being along the southeasterly and westerly lines of the aforementioned Williams Creek Subdivision - Phase 2, as follows:

N 80° 27' 03" E for a distance of 67.68 feet to a N¹/₂ iron rod found,
N 80° 07' 04" W for a distance of 195.47 feet to a N¹/₂ iron rod found,
N 18° 22' 32" E for a distance of 221.06 feet to a N¹/₂ iron rod found in the south right-of-way line of Williams Creek Drive (70' wide right-of-way), same being in a curve, concave to the northeast, having a radius of 635.00 feet,
Southerly along said curve and along the south right-of-way line of Williams Creek Drive for an arc length of 23.14 feet and corner, the chord bears S 73° 37' 23" E - 23.14 feet,
S 109° 33' 45" E for a distance of 241.00 feet to a N¹/₂ iron rod found in the north right-of-way line of Williams Creek Drive, same being at the beginning of a curve, concave to the northeast, having a radius of 785.00 feet,
Easterly along said curve and along the north right-of-way line of Williams Creek Drive for an arc length of 79.83 feet to a N¹/₂ iron rod found at the end of this curve, the chord bears S 77° 23' 04" E - 79.83 feet,
S 80° 22' 01" E along the north right-of-way line of Williams Creek Drive for a distance of 200.74 feet to a N¹/₂ iron rod found at the southeast corner of Lot 37, Block 1, Williams Creek Subdivision, Phase 2,
N 69° 38' 24" E for a distance of 241.00 feet to a N¹/₂ iron rod found,
N 79° 30' 23" E for a distance of 446.26 feet to a N¹/₂ iron rod found marking the southeast corner of said Phase 2;

THENCE continuing through the interior of the aforementioned 211.14 acre tract, as follows:

N 73° 57' 39" E for a distance of 378.42 feet to a N¹/₂ iron rod set,
S 80° 22' 17" E for a distance of 482.49 feet to a N¹/₂ iron rod set,
N 69° 22' 25" E for a distance of 240.69 feet to a N¹/₂ iron rod set,
Williams Creek Subdivision - Phase 4
35,960 Acre Tract
Nathan Clappitt Survey, A-90
S. W. Robertson Survey, A-202
College Station, Brazos County, Texas
Continued - Page 2

S 89° 03' 41" E at a distance of 171.26 feet, pass a N¹/₂ iron rod set for reference, continue on for a total distance of 191.26 feet to the center of a tributary to Carter's Creek, same being the easterly line of the 211.14 acre tract;

THENCE along the centerline of a tributary to Carter's Creek, same being the east line of the aforementioned 211.14 acre tract, as follows:

S 30° 22' 54" W for a distance of 29.83 feet,
S 32° 53' 18" E for a distance of 0.38 feet,
S 60° 33' 45" E for a distance of 21.14 feet,
S 63° 17' 05" E for a distance of 11.22 feet,
S 69° 22' 17" E for a distance of 10.26 feet,
S 41° 25' 42" E for a distance of 8.10 feet,
S 37° 23' 01" E for a distance of 12.40 feet,
S 22° 31' 48" E for a distance of 17.23 feet,
S 07° 01' 49" W for a distance of 11.80 feet,
S 71° 07' 02" W for a distance of 13.02 feet,
S 28° 06' 32" W for a distance of 42.34 feet,
S 38° 03' 18" W for a distance of 26.26 feet,
S 01° 28' 30" W for a distance of 18.18 feet,
S 27° 25' 30" E for a distance of 13.83 feet;

THENCE through the interior of the aforementioned 211.14 acre tract, as follows:

S 13° 48' 54" W at a distance of 20.00 feet, pass a N¹/₂ iron rod set for reference, continue on for a total distance of 255.44 feet to a N¹/₂ iron rod set,
N 69° 14' 25" W for a distance of 65.74 feet and corner in the proposed north right-of-way line of Williams Creek Drive,
S 21° 49' 35" W across said proposed Williams Creek Drive, for a distance of 70.00 feet,
N 69° 14' 25" W along the proposed south right-of-way line of Williams Creek Drive for a distance of 12.63 feet to a N¹/₂ iron rod set,
S 24° 45' 24" W for a distance of 156.86 feet to a N¹/₂ iron rod set,
S 04° 42' 10" W for a distance of 498.04 feet to a N¹/₂ iron rod set in the proposed north right-of-way line of Rock Profile Road, from which the southeast corner of the 211.14 acre tract in the center of Rock Profile Road bears S 69° 18' 44" E - 149.01 feet;

THENCE along the proposed north right-of-way line of Rock Profile Road, along the north line of a 30' wide (1.394 acre) right-of-way dedication strip for the widening of Rock Profile Road, as follows:

N 76° 53' 01" W for a distance of 623.76 feet to a N¹/₂ iron rod set,
N 77° 52' 43" W for a distance of 650.70 feet to a N¹/₂ iron rod set,
N 79° 25' 09" W for a distance of 217.50 feet to a N¹/₂ iron rod set,

Williams Creek Subdivision - Phase 4
35,960 Acre Tract
Nathan Clappitt Survey, A-90
S. W. Robertson Survey, A-202
College Station, Brazos County, Texas
Continued - Page 3

N 82° 55' 15" W for a distance of 43.81 feet to the PLACE OF BEGINNING, containing 35,960 acres of land, more or less.

Bearings based on True North, as obtained by Solar Observation.

NOTES:

1. OWNERSHIP OF THIS TRACT IS FOUND IN VOL. 6325, PG. 227 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. THE BASE OF BEARINGS IS TRUE NORTH DETERMINED BY SOLAR OBSERVATION AND CALCULATED USING THE HOUR ANGLE METHOD, WHILE CORRECTED FOR LATITUDE, 30°28'13" LONGITUDE, 99°14'41" ON OCT. 12, 1991, USING THESE DIRECT AND REVERSE POSITIONS WITH REOLOPS PRISM.

3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS, COMMUNITY NO. 491180 & 460063, PANEL NO. 2020, MAP NO. 48041020200, EFFECTIVE DATE: FEBRUARY 8, 2000.

4. ZONING FOR THIS TRACT IS RURAL RESIDENTIAL SUBDIVISION (A-90).

5. THERE WILL BE NO DRIVEWAY ACCESS TO ROCK PRARIE ROAD FROM THE RESIDENTIAL LOTS ADJACENT TO ROCK PRARIE ROAD IN THE WILLIAMS CREEK SUBDIVISION.

6. ALL OF THE RESIDENTIAL LOTS IN THE WILLIAMS CREEK SUBDIVISION WILL BE AT LEAST 1 ACRE IN SIZE (NOT INCLUDING LOTS AREA WITHIN THE PLATTING, 30°28'13" LONGITUDE, 99°14'41" ON OCT. 12, 1991, USING THESE DIRECT AND REVERSE POSITIONS WITH REOLOPS PRISM) DESIGNED TO MEET ALL REQUIREMENTS OF THE BRAZOS COUNTY HEALTH DEPARTMENT. A GRANT SANITARY SEWER MASTER PLAN FOR THIS SUBDIVISION WILL BE DESIGNED AND SUBMITTED IN ACCORDANCE WITH SECTION 12-6.3, SANITARY SEWER MASTER PLAN.

7. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WILLOWSPRING SPECIAL UTILITY DISTRICT.

8. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE PRE-2000 CITY LIMIT LINE FOR COLLEGE STATION IS SHOWN ON THIS PLAT. LOTS THAT FALL INSIDE THE PRE-2000 COLLEGE STATION CITY LIMITS WILL BE SERVED BY THE CITY OF COLLEGE STATION ELECTRIC SERVICE.

9. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.

10. PER THE U.L.D. SECTION 6.3 RESIDENTIAL DIMENSION STANDARDS, MINIMUM LOT SIZE AND BUILDING SETBACKS FOR A-90 ZONING ARE AS FOLLOWS: 1 ACRE MINIMUM LOT AREA, 50' FRONT SETBACK, 20' SIDE SETBACK, 15' SIDE STREET SETBACK, AND 50' REAR SETBACK.

11. VARIANCES WERE APPROVED ON JUNE 17, 2004, BY THE PLANNING & ZONING COMMISSION FOR THE FOLLOWING SECTIONS OF THE SUBDIVISION GRANTING:

SECTION 12-6.3 HALF STREETS - PLATTING OF ONE-HALF THE RIGHT-OF-WAY FOR ROCK PRARIE ROAD SECTION 12-11.1 GEOMETRIC AND PAYMENT STANDARDS - STREET GRADES NOT TO EXCEED SIX,

SECTION 12-6.1 GENERAL ALLOWABLE BLOCK LENGTH TO BE INCREASED FROM 1500' TO 2000' (PHASE 1) SECTION 12-6.3 UTILITY EASEMENTS - A REDUCTION IN THE UTILITY EASEMENT WIDTH FROM 20' TO 10'

SECTION 12-6.3 SANITARY SEWER MASTER PLAN - A SCHEDULED PLAN ONLY (NO PLAN/PROFILE SHEETS) SECTION 12-6.3 UTILITY EASEMENTS - LOCATED IN CON AREA OF INDEVELOPED UTILITY DISTRICT

A VARIANCE WAS APPROVED ON OCTOBER 26, 2004, FOR SECTION 12-6.3 BLOCKS, FOR BLOCKS 1 & 3 ADJACENT TO DUNSMON CREEK LOOP, WHICH EXCEED THE 1000' BLOCK LENGTH REQUIREMENT.

12. THERE SHALL BE A 6" WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES ALONG ROCK PRARIE ROAD. SAID EASEMENT WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.

13. A 20' WIDE CITY OF BRYAN ELECTRICAL EASEMENT - VOL. 98, PG. 83 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, WITH NO DEFINED LOCATION, APPEARS TO BE APPLICABLE TO THE PORTION OF THE S.W. ROBERTSON SURVEY, A-202, WHICH ALONGS ROCK PRARIE ROAD AND SPECIFICALLY THE ELECTRIC LINE WHICH GENERALLY PARALLELS SAID ROAD. THIS EASEMENT IS SHOWN ON THIS PLAT.

14. CURVE LENGTHS SHOWN ARE ARC LENGTHS.

15. 1/2" IRON RODS WILL BE SET AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.

16. THE COMMON AREA WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA).

17. NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUBDIVISION WITHOUT THE ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH UNIT UNDER THE PROVISIONS OF THE PRIVATE PLAT REGULATIONS ADOPTED BY THE COMMISSEONERS' COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.004 OF THE TEXAS WATER CODE.

18. NO DRIVEWAY ACCESS WILL BE ALLOWED TO WILLIAMS CREEK DRIVE FOR LOT 13, BLOCK 4, AND LOTS 1-8 AND LOTS 9-11 OF BLOCK 5. LOT 13, BLOCK 4 WILL HAVE DRIVEWAY ACCESS TO LAMAR DRIVE, AND LOTS 1-8 AND 9-11, BLOCK 5 WILL HAVE DRIVEWAY ACCESS TO WAYNE CIRCLE.

19. WATER WELLS, IF ALLOWED, MUST COMPLY WITH SECTION 12-6.5 OF THE RURAL RESIDENTIAL SUBDIVISION REGULATIONS.

20. DRIVEWAY CULVERTS SHALL COMPLY WITH CITY OF COLLEGE STATION DETAILS AND SPECIFICATIONS.

21. RESIDENTIAL STRUCTURES CONSTRUCTED WITHIN RURAL RESIDENTIAL SUBDIVISIONS SHALL:

(A) NOT BE LOCATED MORE THAN 500' FROM THE PUBLIC STREET. IF THEY ARE LOCATED A DISTANCE GREATER THAN 500' FROM THE PUBLIC STREET, THEN A 20' WIDE ALL-WEATHER SURFACE, MEETING CURRENT ENGINEERING STANDARDS SHALL BE PROVIDED TO THE STRUCTURE PRIOR TO BRINGING COMPLETED ON-SITE.

(B) NOT BE LOCATED MORE THAN 2000' OFF A PUBLIC STREET UNLESS APPROVED BY THE FIRE MARSHAL. THIS SHALL BE ALLOWED ONLY IN THE CASE OF UNUSUAL TOPOGRAPHY.

FURTHER, ANY BRIDGE OR CULVERT INSTALLED ON ROADWAYS OR ON AN INDIVIDUAL LOT, WHERE THE STRUCTURE IS LOCATED MORE THAN 500' FROM THE PUBLIC STREET, MUST BE DESIGNED TO HANDLE EMERGENCY TRAFFIC LOADING.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Janet Johnson, President of Johnson Investments, Inc., owner and developer of the 35,960 acre tract shown on this plat, and designated herein as Williams Creek Subdivision, Phase 4, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, ports, easements and public places therein shown for the purpose and consideration therein expressed.

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

Janet Johnson, President

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 certificate of authentication was filed for record in my office this _____ day of _____, 20____, in the Official 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

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority on this day personally appeared Janet Johnson 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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, S.M. Kling, Registered Public Surveyor No. 2003, 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.

S.M. Kling, R.P.L.S. No. 2003

CERTIFICATE OF CITY ENGINEER

I, _____ 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.

City Engineer

APPROVAL 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 this _____ day of _____, 20____.

Chairman



FINAL PLAT
WILLIAMS CREEK SUBDIVISION
PHASE 4
35.960 ACRES
RIGHT-OF-WAY DEDICATION
1.394 ACRES

BLOCK 1, LOTS 38 THRU 47
BLOCK 4, LOTS 10 THRU 13
BLOCK 5, LOTS 1 THRU 11

NATHAN CLAPPITT SURVEY, A-90
S.W. ROBERTSON SURVEY, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=100'
JUNE, 2005 (REVISED)
REVISED OCTOBER, 2005

OWNER/DEVELOPER:
Johnson Investments, Inc.
1400 South Commercial St.
Coleman, Texas 76834
(325) 625-2124

SURVEYOR:
S.M. Kling, RPLS No. 2003
Kling Engineering
& Surveying
P.O. Box 4234
Bryan, Texas 77805
(979) 848-8212

ENGINEER:
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 784-7743
SHEET 2 OF 2