

CITY OF COLLEGE STATION
Home of Texas A&M University®

**Planning & Zoning
Commission**
July 5, 2012
City Hall
1101 Texas Avenue,
College Station, Texas

Workshop Meeting 6:00 PM
Regular Meeting 7:00 PM
Council Chambers



AGENDA

PLANNING & ZONING COMMISSION

WORKSHOP MEETING

JULY 5, 2012 AT 6:00 PM

CITY HALL COUNCIL CHAMBERS

1101 TEXAS AVENUE

COLLEGE STATION, TEXAS

-
1. Call the meeting to order.
 2. Discussion of consent and regular agenda items.
 3. Presentation, possible action, and discussion regarding the status of items within the 2012 P&Z Plan of Work (see attached). **(JS)**
 4. Presentation and discussion regarding an update on the Wayfinding Program for Bryan/College Station. **(RH)**
 5. Presentation, possible action, and discussion regarding an update on the Economic Development Master Plan. **(RH)**
 6. Presentation, possible action, and discussion regarding an update on the following item:
 - A zoning request from A-0 Agricultural-Open and A-P Administrative Professional to C-1 General Commercial for a 0.85 acre tract located at 111 North Dowling Road, near the intersection of Harvey Mitchell Parkway South and Wellborn Road. The Planning & Zoning Commission heard this item on May 17 and voted 7-0 to recommend approval. The City Council heard this item on June 14 and voted 6-0 to approve the rezoning request.
 7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Tuesday, July 10, 2012 ~ Southside Neighborhood Plan Open House ~ Council Chambers ~ 6:00 p.m. to 8:00 p.m.
 - Thursday, July 12, 2012 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 - Thursday, July 19, 2012 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
 8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, Neighborhood Plan Stakeholder Resource Team, BioCorridor Committee, Lick Creek Nature Center Task Force, Zoning District Subcommittee, Joint Task Force on Neighborhood Parking Issues, and Wellborn District Plan Resource Team.

9. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
10. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071} ; possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on July 5, 2012 at 6:00 PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the Day day of June, 2012, at time .

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on June Day , 2012, at Time and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2012.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 5, 2012, AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call meeting to order.
2. **Pledge of Allegiance.**
3. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on planning and zoning issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. **Consent Agenda.**
 - 4.1 Consideration, discussion, and possible action on Absence Requests from meetings.
 - Jerome Rektarik ~ July 5, 2012
 - Jim Ross ~ July 5, 2012
 - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - June 21, 2012 ~ Workshop
 - June 21, 2012 ~ Regular
 - 4.3 Presentation, possible action, and discussion on a Final Plat for Saddle Creek consisting of 14 residential lots on approximately 19.8 acres located at 5449 Prairie Dawn Trail, generally located west of Duck Haven Subdivision, approximately one mile south of Greens Prairie Road in the City's Extraterritorial Jurisdiction (ETJ). **Case # 12-00500102 (TR)**

- 4.4 Presentation, possible action, and discussion on a Final Plat for Castlegate II Section 202 consisting of 38 single-family lots on approximately 11.9 acres generally located near Greens Prairie Road west of the Castlegate Subdivision. **Case # 12-00500105 (MR)**

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 8.2.K “Sidewalks” and presentation, possible action, and discussion regarding a Final Plat for BVCOB Subdivision consisting of one lot on approximately 5 acres located at 13979 Wellborn Road, generally located south of the Southern Trace Subdivision. **Case # 12-00500106 (TR)**
7. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 8.2.H.2 “Platting and Replatting within Older Residential Subdivisions”, and public hearing, presentation, possible action, and discussion on a Final Plat for West Park Addition Lots 27R, 28R, 29R, and 30R, Block 9 being a Replat of West Park Addition, 25 feet of Lot 26, Lots 27, 28, and 29 and 25 feet of Lot 30, Block 9 consisting of four R-1 Single-Family Residential lots on approximately 0.7 acres located at 201 and 205 Grove Street. **Case # 12-00500113 (MTH)**
8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
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Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on July 5, 2012 at 7:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the ____ day of June, 2012, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on

June __, 2012, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Dated this ____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2012.

Notary Public- Brazos County, Texas

My commission expires: _____

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2012 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Bicycle, Pedestrian, and Greenways Master Plan, Parks and Recreation Master Plan, Water Master Plan, and Waste Water Master Plan.</p>	<p>Project Dates:</p> <p>Numerous on-going items and projects.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Medical District Plan	
<p>Summary:</p> <p>In partnership with the College Station Medical Center and other stakeholders, development of a plan focused on the creation of a healthcare and wellness district centered at the intersection of Rock Prairie Road and State Highway 6.</p>	<p>Project Dates:</p> <p>10/25/11: Consultant presented draft plan at final Medical Corridor Advisory Committee meeting. 1/12/12: Council update regarding plan. 2/2/12: P&Z Workshop update regarding plan. 5/16/12: Health & Wellness subcommittee meeting.</p>
Staff Assigned: JP	Anticipated Completion: Summer 2012

BioCorridor Plan	
<p>Summary:</p> <p>In collaboration with the City of Bryan and other stakeholders, development of a corridor plan near State Hwy 47 and Raymond Stotzer Pkwy to realize a unique research district where plant, animal, and human health may be studied in one place.</p>	<p>Project Dates:</p> <p>6/5/12: Presentation at Joint P&Z meeting with Bryan. 7/19/12: Public hearing for recommendation on BioCorridor rezoning and ordinance amendments. 7/26/12: Public hearing for adoption of BioCorridor rezoning and ordinance amendments.</p>
Staff Assigned: MH, BC	Anticipated Completion: Summer 2012

Southside Area Neighborhood Plan	
<p>Summary:</p> <p>Development of neighborhood plan for a number of unique neighborhoods including Oakwood, College Park, portions of the Knoll, McCullough Subdivision, Redmond Terrace, and Wolf Pen Village. The plan area is generally bounded by George Bush Drive, Texas Avenue, and Wellborn Road.</p>	<p>Project Dates:</p> <p>7/10/12: Plan Open House in City Hall at 6pm. 7/17/12: Neighborhood Resource Team meeting. 8/2/12: Plan presentation at P&Z Workshop. 8/9/12: Plan presentation at Council Workshop. 8/16/12: P&Z public hearing for Plan recommendation. 8/23/12: Council public hearing for Plan adoption.</p>
Staff Assigned: JP, LH	Anticipated Completion: Summer 2012

Wellborn District Plan	
<p>Summary:</p> <p>Development of district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>5/31/12: Wellborn Resource Team meeting at Wellborn Community Center at 630pm.</p> <p>6/18/12: Wellborn Resource Team meeting at Wellborn Community Center at 630pm.</p> <p>6/19/12: Area meeting at Wellborn Community Center at 630pm.</p>
Staff Assigned: MR, LH	Anticipated Completion: Fall 2012

Economic Development Master Plan	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>2/23/12: Council approved consultant contract.</p> <p>3/22/12: Project Kick-off meeting with consultant.</p> <p>4/10/12: Staff meeting with consultant.</p> <p>7/5/12: Update at P&Z Workshop.</p> <p>7/26/12: Update at Council Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2012

New Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts to implement character and land use designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>5/9/12: Public meeting at 6 PM at City Hall to introduce draft non-residential district concepts.</p> <p>7/6/12: P&Z Subcommittee meeting at 815am.</p> <p>7/9/12: P&Z Subcommittee meeting at 815 am.</p>
Staff Assigned: JP	Anticipated Completion:

Neighborhood Parking	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders, form Joint Task with Council and recommendations that seek solutions.</p>	<p>Project Dates:</p> <p>2/16/12: P&Z appoints Joint Task Force members.</p> <p>3/21/12: Initial Joint Task Force meeting.</p> <p>4/25/12: Joint Task Force Meeting at 5 PM.</p> <p>5/30/12: Joint Task Force Meeting at 5 PM.</p> <p>6/27/12: Joint Task Force Meeting at 5 PM.</p>
Staff Assigned: BC, TR	Anticipated Completion:

Employment Diversification

Diversification of Employment Opportunities	
<p>Summary:</p> <p>Discuss workforce and employment opportunities in the community and strategies to increase their diversity and the City's role in providing a positive business development environment.</p>	<p>Project Dates:</p> <p>1/12/12: Strategic Plan policy discussion with Council.</p> <p>7/5/12: Economic Development Master Plan update at P&Z Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Housing

Affordable Housing	
Summary: Discuss how housing affordability is measured and provide information on affordability of homes in the College Station and Bryan housing markets.	Project Dates: 3/1/12: Discussion at P&Z Workshop, led by Community Development Division. 8/2/12: Discussion of Community Development Action Plan at P&Z Workshop. 8/9/12: Community Development Action Plan for Council approval.
Staff Assigned: P&DS Staff	Anticipated Completion:

Role of Planning and Regulation	
Summary: Discuss role of planning and regulation on housing supply and value.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Impact of Student Housing Market	
Summary: Discuss impact of single-family dwellings used for student rental purposes on the local housing market.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

From: [Jerome Rektorik](#)
To: [Brittany Caldwell](#)
Subject: RE: July 5th P&Z Meeting
Date: Tuesday, June 26, 2012 3:47:27 PM

Brittany,

I will not be able to attend on July 5. I will be in a business meeting.

Jerome

***H. Jerome Rektorik '65
Director of Development,
The George Bush School
of Government and Public Service
Texas A&M University
4220 TAMU
College Station, Texas 77843-4220
Phone: 979-458-8035
jrektorik@tamu.edu***

From: Brittany Caldwell [<mailto:bcaldwell@cstx.gov>]
Sent: Tuesday, June 26, 2012 3:44 PM
To: Bo Miles; Craig Hall; James Benham; Jerome Rektorik; Jim Ross; Jodi Warner; Mike Ashfield
Subject: July 5th P&Z Meeting

Good afternoon!

Please let me know if you will be unable to attend the P&Z Meeting on July 5th.

Thank you!!

Brittany Caldwell
Administrative Support Specialist
City of College Station
Planning & Development Services
979.764.3570
979.764.3496 (Fax)

City of College Station
Home of Texas A&M University ®

Brittany Caldwell

From: Jim Ross [jim.ross.qyep@statefarm.com]
Sent: Wednesday, June 27, 2012 8:34 AM
To: Brittany Caldwell
Subject: RE: July 5th P&Z Meeting

Brittany,

I will be traveling and miss the July 5th meeting. Thanks

Jim

JIM ROSS STATE FARM

Jim Ross. LTCP
3000 Briarcrest, Suite #102
Bryan, Texas 77802
Off. 979-776-7677
Fax. 979-776-5804
aggielandinsurance.com

From: Brittany Caldwell [<mailto:bcaldwell@cstx.gov>]
Sent: Tuesday, June 26, 2012 3:44 PM
To: Bo Miles; Craig Hall; James Benham; Jerome Rektorik; Jim Ross; Jodi Warner; Mike Ashfield
Subject: July 5th P&Z Meeting

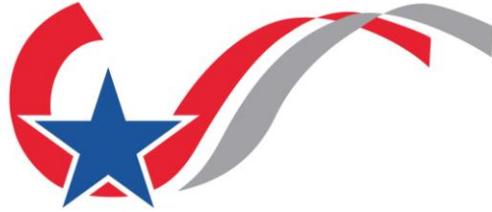
Good afternoon!

Please let me know if you will be unable to attend the P&Z Meeting on July 5th.

Thank you!!

Brittany Caldwell
Administrative Support Specialist
City of College Station
Planning & Development Services
979.764.3570
979.764.3496 (Fax)

City of College Station
Home of Texas A&M University ®



CITY OF COLLEGE STATION

**FINAL PLAT
for
Saddle Creek Ph 4
12-00500102**

SCALE: 14 residential lots on 19.804 acres

LOCATION: 5449 Prairie Dawn Trail, generally located west of Duck Haven Subdivision, approximately one mile south of Greens Prairie Road in the City's Extraterritorial Jurisdiction (ETJ).

ZONING: N/A (ETJ)

APPLICANT: M.L. Schehin, Saddle Creek Partners, Ltd.

PROJECT MANAGER: Teresa Rogers, Staff Planner
trogers@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



Case: 12-102

SADDLE CREEK PH 4

DEVELOPMENT REVIEW



FINAL PLAT

DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Preliminary Plat:	Master Plan – 2006 Preliminary Plat – 2006 Revised Preliminary Plat – 2007 Revised Preliminary Plat – 2009 Revised Preliminary Plat – 2010
Site Development:	Vacant. Fourteen residential lots are proposed, ranging from 1.04 acres to 1.56 acres.

COMMENTS

Parkland Dedication Fees:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.
Greenways:	The development is located in the ETJ and no greenway dedication is required.
Pedestrian Connectivity:	The development is located in the ETJ and streets are rural in context, therefore, no sidewalks are required.
Bicycle Connectivity:	The development is located in the ETJ and no specific facilities for bicycle connectivity are required.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: This Final Plat is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance, as well as the approved Preliminary Plat.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>12.102</u>
DATE SUBMITTED:	<u>5.9.12</u>
TIME:	<u>9.00</u>
STAFF:	<u>PK</u>

FINAL PLAT APPLICATION

(Check one) Minor (\$700) Amending (\$700) Final (\$932) Vacating (\$932) Replat (\$932)

Is this plat in the ETJ? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit). *in ETJ*
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference 10/24/2005

NAME OF PROJECT Saddle Creek Subdivision Phase 4

ADDRESS Saddle Creek Drive

SPECIFIED LOCATION OF PROPOSED PLAT:
at Wade Rd & Stousland Rd in Brazos County in College Station ETJ.

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Saddle Creek Partners, LTD - ML Schehin E-mail ml@mls-development.com
 Street Address 4440 Bentwood Drive
 City College Station State TX Zip Code 77845
 Phone Number 979.690.7250 Fax Number 979.690.1041

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name Saddle Creek Partners, LTD - ML Schehin E-mail ml@mls-development.com
Street Address 4440 Bentwood Drive
City College Station State TX Zip Code 77845
Phone Number 979.690.7250 Fax Number 979.690.1041

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number (979) 764-3900 Fax Number (979) 764-3910

Do any deed restrictions or covenants exist for this property? Yes No

Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____

Total Acreage 19.804 Total No. of Lots 14 R-O-W Acreage 3.444

Existing Use Vacant Proposed Use Residential

Number of Lots By Zoning District n/z / / /

Average Acreage Of Each Residential Lot By Zoning District:

1 ac mi / ETJ / / /

Floodplain Acreage 0

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes

No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: SADDLE CREEK (PP)

City Project Number (if known): 10 - 00500140

Date / Timeframe when submitted: 07/14/10

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

Slight adjustment to the ROW and Slight adjustment to the Lot Lines to provide more buildable area for all of the lots.

Requested waiver to subdivision regulations and reason for same (if applicable):

[Empty text box for requested waiver and reason]

Regarding the waiver request, explain how:

- 1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

[Empty text box for explanation of item 1]

- 2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

[Empty text box for explanation of item 2]

- 3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

[Empty text box for explanation of item 3]

- 4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

[Empty text box for explanation of item 4]

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

- 1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- 2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
- 3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
- 4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
- 5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1953</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>1900</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>N/A</u> No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.



 Signature and title

5 2 12

 Date

LIEN HOLDER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):

Name The Bank & Trust
Street Address 1716 Briarcrest Drive City Bryan
State TX Zip Code 77802 E-Mail Address _____
Phone Number 979-260-2114 Fax Number 979-691-5474

Ave D. Salveto S.V.P.
Signature and Title

5/2/2012
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction including NOI and SWPPP.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to _____ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.



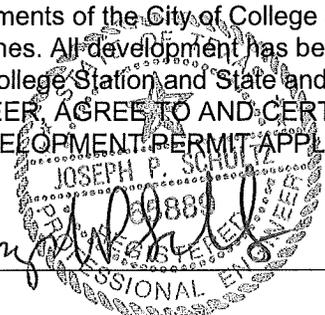
Property Owner(s)

5-2-12

Date

Engineer Certification:

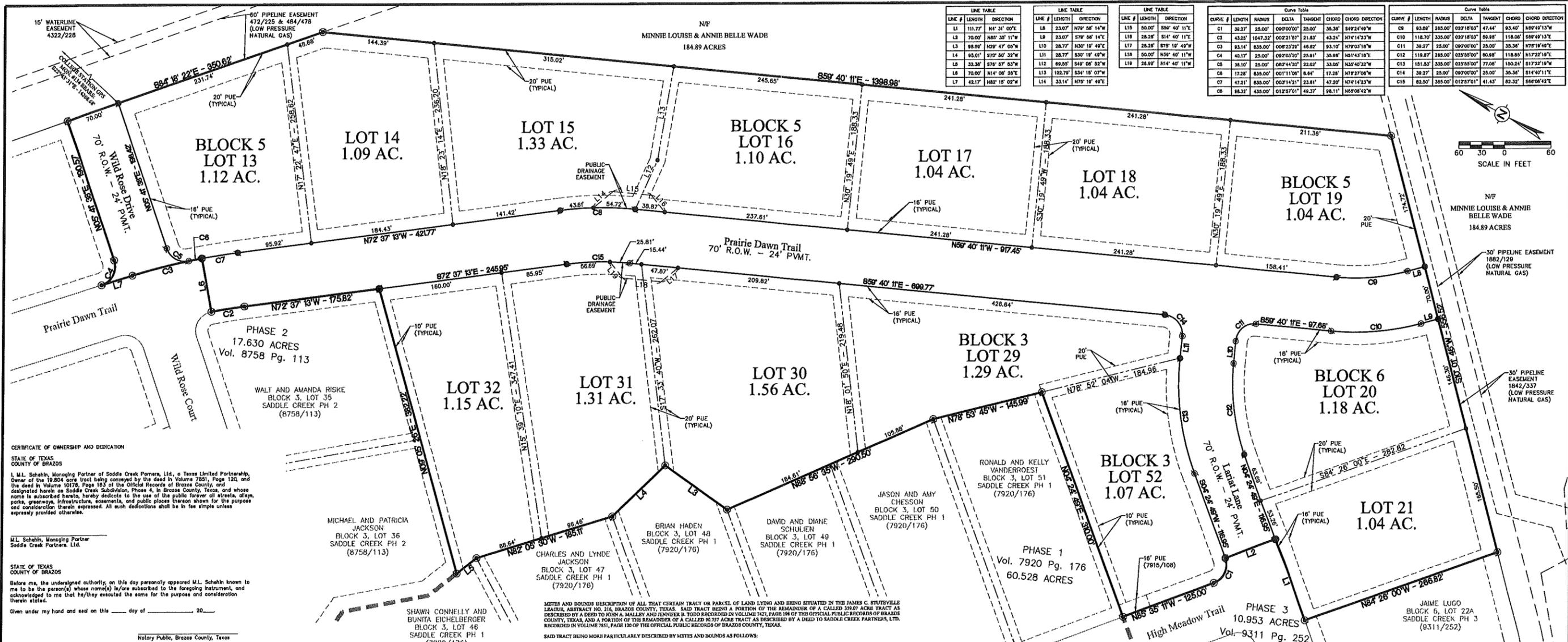
1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including NOI and SWPPP. Design will not preclude compliance with TPDES: i.e., projects over 10 acres may require a sedimentation basin.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.



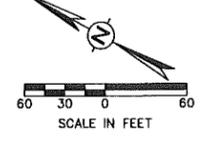

Engineer

5-7-12

Date



LINE TABLE				LINE TABLE				LINE TABLE				Curve Table						
LINE #	LENGTH	DIRECTION	CHORD	LINE #	LENGTH	DIRECTION	CHORD	LINE #	LENGTH	DIRECTION	CHORD	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
L1	111.77	N4° 31' 00"E		L8	23.07	N7° 06' 14"W		L15	50.00	S56° 40' 11"E		C1	38.27	25.00	090°00'00"	25.00	35.36	S42°14'49"W
L2	70.00	N82° 35' 11"W		L9	23.07	S7° 06' 14"E		L16	28.28	S14° 40' 11"E		C2	43.32	1047.32	002°21'07"	21.83	43.24	N7°14'23"W
L3	88.69	N2° 47' 00"W		L10	28.77	N30° 18' 49"E		L17	28.28	S7° 16' 49"W		C3	83.14	838.00	002°22'28"	48.82	93.10	N7°03'18"W
L4	85.01	S7° 07' 32"W		L11	28.77	S30° 18' 49"E		L18	50.00	S56° 40' 11"E		C4	45.17	25.00	092°03'20"	25.81	33.88	N51°43'18"E
L5	32.38	S7° 07' 32"W		L12	69.85	S4° 08' 32"W		L19	28.99	N14° 40' 11"W		C5	38.10	25.00	082°44'20"	22.62	33.05	N32°40'32"W
L6	70.00	N14° 06' 20"E		L13	182.79	S34° 18' 07"W		L20	50.00	S56° 40' 11"E		C6	119.87	838.00	001°11'08"	8.84	17.28	N78°27'08"W
L7	42.17	N82° 15' 02"W		L14	33.14	N7° 16' 49"E		L21	50.00	S56° 40' 11"E		C7	47.21	838.00	003°14'21"	23.81	47.20	N7°14'23"W
												C8	88.32	438.00	012°27'01"	49.37	98.11	N8°08'42"W



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, M.L. Schehn, Managing Partner of Saddle Creek Partners, Ltd., a Texas Limited Partnership, Owner of the 19,804 acre tract being conveyed by the deed in Volume 7851, Page 124 and the deed in Volume 10178, Page 161 of the Official Records 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.

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor, No. 4502, 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.

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 _____, 20____.

CERTIFICATE OF COUNTY JUDGE
 This subdivision was duly approved by the Commissioners County of Brazos County, Texas, on the 17th day of _____, 20____.

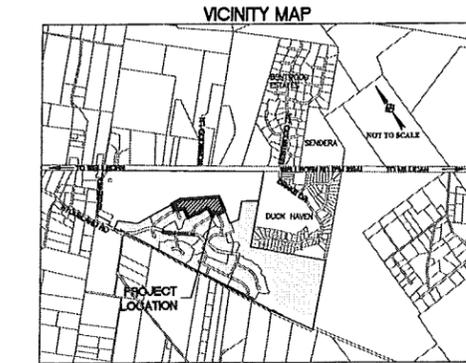
CERTIFICATE OF CITY ENGINEER
 I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

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 the _____ day of _____, 20____, in Volume _____ Page _____ of the Official Records of Brazos County, Texas.

NOTES AND BOUNDS DESCRIPTION
 ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES C. STUTEVILLE LEASURE, ABSTRACT NO. 216, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 359.97 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN A. HALLLEY AND JENNIFER B. TODD RECORDED IN VOLUME 1421, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 90.757 ACRE TRACT AS DESCRIBED BY A DEED TO SADDLE CREEK PARTNERS, LTD. RECORDED IN VOLUME 7851, PAGE 120 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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 ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C200-C AND NO. 48041C215-C, EFFECTIVE DATE: JULY 2, 1992.
 3. 1/2" IRON RODS AT ALL LOT CORNERS AND ANGLE POINTS, AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF COLLEGE STATION.
 4. CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
 5. THE STREETS AND DRAINAGE SYSTEM WILL BE DESIGNED TO BRAZOS COUNTY STANDARDS AND BCS DESIGN GUIDELINES.
 6. DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
 7. LOTS ARE TO BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 8. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN THE 15' UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A FIRE FLOW TEST WILL NEED TO BE PERFORMED AND SUBMITTED UPON COMPLETION OF THE LINE TO VERIFY THE CONSTRUCTED SYSTEM MEETS THE BCS MINIMUM DESIGN GUIDELINE REQUIREMENTS.
 9. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 10. ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
 11. EXISTING UTILITIES LOCATED IN RIGHTS-OF-WAY DEDICATION AREAS WILL BE RELOCATED INTO THE ADJACENT PUBLIC UTILITY EASEMENT AT THE DEVELOPER'S EXPENSE.
 12. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 15' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
 13. THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND CUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 14. ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.
 15. ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
 16. THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
 17. BLANKET EASEMENT TO WELLBORN WATER SUPPLY CORPORATION, 303/385 APPLIES TO THIS TRACT.
 18. BUILDING SETBACK ARE 25' ADJACENT TO ALL STREETS ACCORDING TO BRAZOS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS ON THIS PLAT.
 19. VARIANCES TO THE SUBDIVISION ORDINANCE FOR SECTION 12-K.2. BLOCK LENGTH, AND SECTION 13.C. LOT WIDTH, WERE APPROVED BY THE PLANNING & ZONING COMMISSION ON OCTOBER 6, 2006.
 20. BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS. THE HOME OWNERS' ASSOCIATION (HOA) WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS.



FINAL PLAT

SADDLE CREEK SUBDIVISION

PHASE 4

19,804 ACRES
 14 LOTS
 BLOCK 3, LOTS 29-32 AND 52
 BLOCK 5, LOTS 13-19
 BLOCK 6, LOTS 20-21

JAMES C. STUTEVILLE LEAGUE, A-216
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

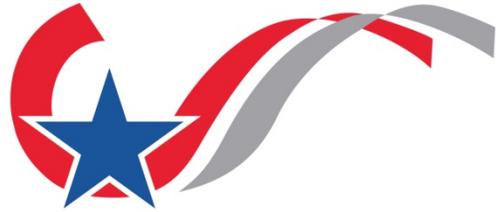
OWNERS:
 Saddle Creek Partners, Ltd.
 4440 Bandwood Drive
 College Station, TX 77845

ENGINEER:
 SCHULTZ ENGINEERING LLC
 2730 Langmuir Drive, Suite A
 Kerr, Surveying, LLC
 P.O. Box 11995, College Station, Texas 77842
 (979) 764-3900
 Fax: (979) 764-3910

DEVELOPER:
 Saddle Creek Partners, Ltd.
 4440 Bandwood Drive
 College Station, TX 77845
 (979) 690-2642

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

12/16/20
 6/1/18
 9:30
 BK



CITY OF COLLEGE STATION

**FINAL PLAT
for
Castlegate II Sec 202
12-00500105**

SCALE: 38 lots on 11.9 acres

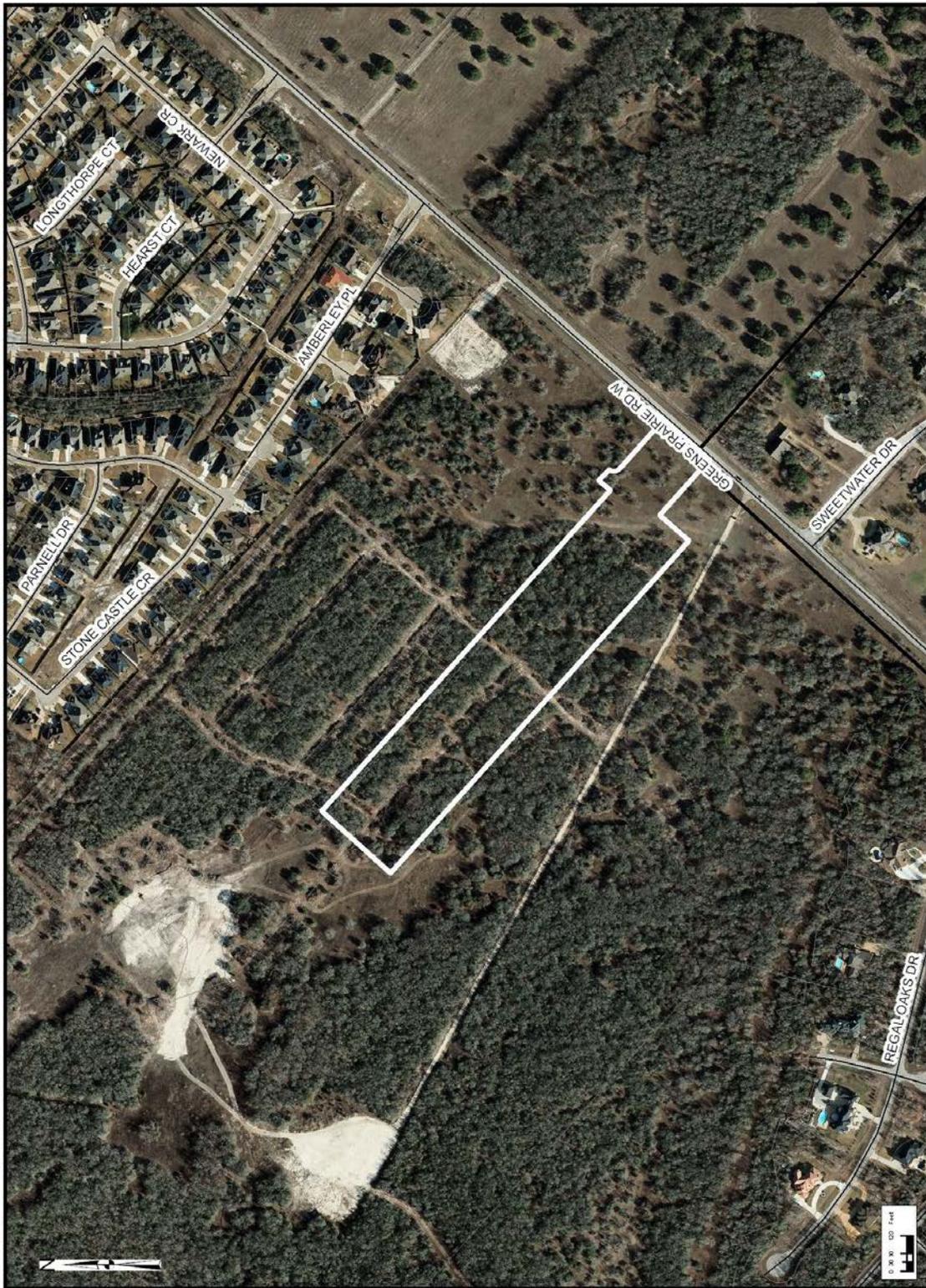
LOCATION: 3370 Greens Prairie Rd W

ZONING: R-1 Single Family Residential

APPLICANT: Wallace Phillips IV, 3-D Development LLC

PROJECT MANAGER: Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov

RECOMMENDATION: Staff recommends approval.



FINAL
PLAT

Case: 12-105

CASTLEGATE II SEC 202

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	1995
Zoning:	A-O (upon annexation) to A-O and R-1 (2007)
Preliminary Plat:	Castlegate II preliminary plat was approved in January 2011 and subsequently revised in March 2012.
Site Development:	Vacant. Property to the north and east is developed as Castlegate II Section 200.

COMMENTS

Parkland Dedication: Land dedication was provided with the first Final Plat of the Castlegate II development. Parkland Dedication fees of \$65,316 are due prior to filing of the Final Plat.

Greenways: N/A

Pedestrian Connectivity: Sidewalks are required and will be provided on both sides of all thoroughfares and on one side of all local streets. In addition, sidewalks are proposed to be provided in designated common areas throughout the development.

Bicycle Connectivity: Bike lanes are not required or proposed within this section of the subdivision.

Impact Fees: The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per LUE.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The Final Plat is in compliance with the Subdivision Requirements of the Unified Development Ordinance, as well as the proposed revised Preliminary Plat.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-105</u>
DATE SUBMITTED:	<u>5-14-12</u>
TIME:	<u>9:15</u>
STAFF:	<u>PK</u>

FINAL PLAT APPLICATION

(Check one) Minor (\$700) Amending (\$700) Final (\$932) Vacating (\$932) Replat (\$932)

Is this plat in the ETJ? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Castlegate II Subdivision, Section 202

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

West of Norwich Drive at Odell Drive in Section 201

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Wallace Phillips IV E-mail dustyphillips52@yahoo.com

Street Address 4490 Castlegate Drive

City College Station State Texas Zip Code 77845

Phone Number 979-229-4850 Fax Number 979-690-1041

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name (same as applicant) E-mail _____
Street Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kent Laza E-mail klaza@phillipsengineeringbcs.com
Street Address 4490 Castlegate Drive
City College Station State Texas Zip Code 77845
Phone Number 979-690-3141 Fax Number 979-690-1041

Do any deed restrictions or covenants exist for this property? Yes No
Is there a temporary blanket easement on this property? If so, please provide the Volume 10392 and Page No. 292
Total Acreage 11.938 ac Total No. of Lots 38 R-O-W Acreage 2.67 ac
Existing Use vacant Proposed Use SF residential
Number of Lots By Zoning District 38 / R-1 / _____ / _____ / _____
Average Acreage Of Each Residential Lot By Zoning District:
0.23 / R-1 / _____ / _____ / _____ / _____
Floodplain Acreage none

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes
 No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: Castlegate II Subdivision Preliminary Plat, Section 200, Section 201

City Project Number (if known): _____

Date / Timeframe when submitted: _____

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

none

Requested waiver to subdivision regulations and reason for same (if applicable):

Regarding the waiver request, explain how:

- 1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

- 2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

- 3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

- 4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

- 1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- 2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
- 3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
- 4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
- 5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation none

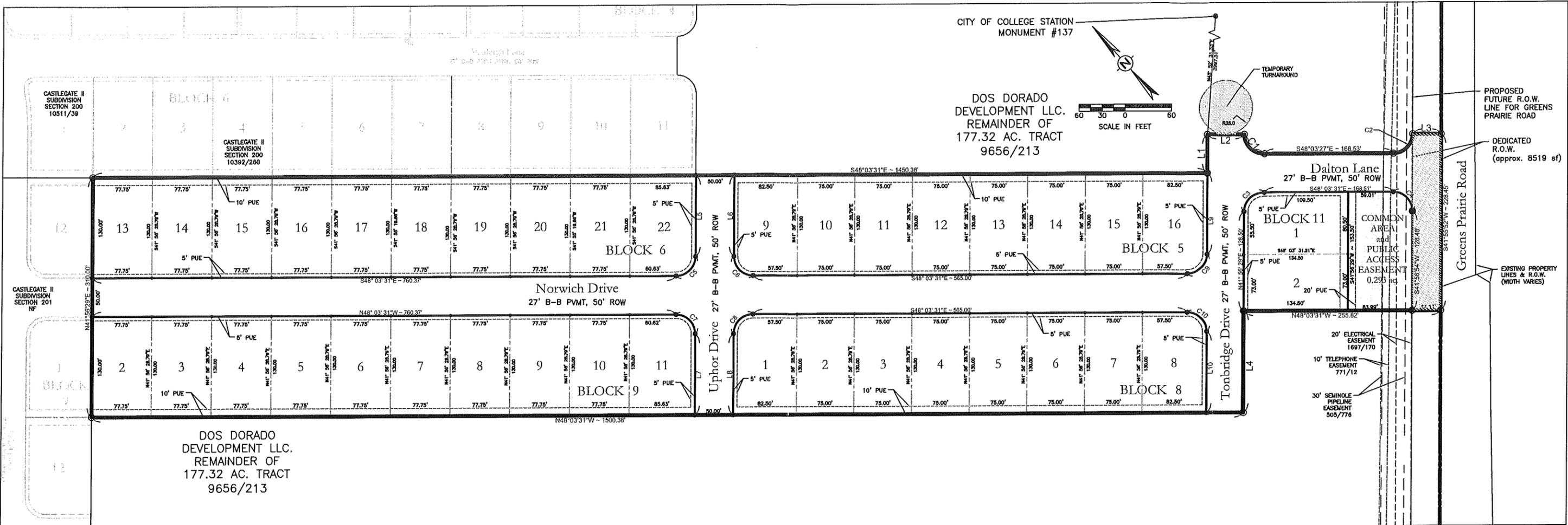
<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>2290</u> Streets</p> <p><u>2394</u> Sidewalks</p> <p><u>1467</u> Sanitary Sewer Lines</p> <p><u>2118</u> Water Lines</p> <p><u> </u> Channels</p> <p><u>1626</u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplain</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u></p> <p><u> </u> (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.

Walter Philpotts, Mayor
Signature and title

5-9-12
Date

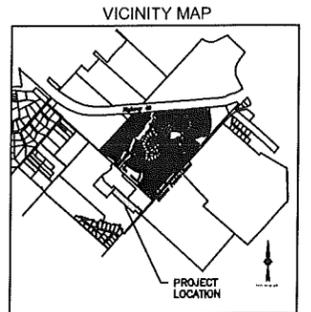
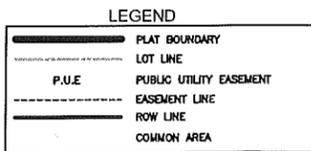


LINE TABLE

LINE #	LENGTH	BEARING
L1	50.00'	N41° 54' 28" E
L2	50.00'	S48° 03' 31" E
L3	37.28'	S48° 05' 08" E
L4	131.50'	S41° 54' 29" W
L5	105.00'	N41° 54' 22" E
L6	105.00'	S41° 54' 29" W
L7	105.00'	N41° 54' 09" E
L8	105.00'	N41° 54' 29" E
L9	105.00'	N41° 54' 29" E
L10	105.01'	S41° 54' 29" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.27'	25.00'	09° 00' 00"	25.00'	35.34'	S03° 03' 31" E
C2	38.21'	25.00'	09° 01' 43"	24.84'	35.31'	N87° 00' 37" E
C3	38.27'	25.00'	09° 00' 00"	25.00'	35.34'	S88° 54' 29" W
C4	38.27'	25.00'	09° 00' 25"	25.00'	35.34'	S03° 03' 18" E
C5	38.27'	25.00'	09° 00' 00"	25.00'	35.34'	N88° 54' 22" E
C6	38.27'	25.00'	09° 00' 00"	25.00'	35.34'	S03° 03' 31" E
C7	38.27'	25.00'	09° 00' 00"	25.00'	35.34'	N03° 03' 31" W
C8	38.27'	25.00'	09° 00' 00"	25.00'	35.34'	S88° 54' 29" W
C9	38.27'	25.00'	09° 00' 00"	25.00'	35.34'	N88° 54' 29" E
C10	38.27'	25.00'	09° 00' 00"	25.00'	35.34'	N03° 03' 31" W



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Wallace Phillips IV, Manager of 3-D Development, LLC, owner and developer of the 11,938 acre tract shown on this plat, and designated herein as Castlegate II Subdivision, Section 202, 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, 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 IV, Manager

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 the _____ day of _____, 20____.

Chairman

CERTIFICATE OF THE SURVEYOR

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 an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____, R.P.L.S. No. 4502

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 _____, 20____, 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 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

FINAL PLAT
CASTLEGATE II SUBDIVISION
SECTION 202
11,938 ACRES

ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

38 LOTS
BLOCK 6, LOTS 13 THRU 22
BLOCK 9, LOTS 2 THRU 11
BLOCK 5, LOTS 9 THRU 16
BLOCK 8, LOTS 1 THRU 8
BLOCK 11, LOTS 1 & 2

OWNER/DEVELOPER:

3-D Development, LLC
4091 Castlegate Drive
College Station, TX 77845
(979) 690-3141

SURVEYOR:

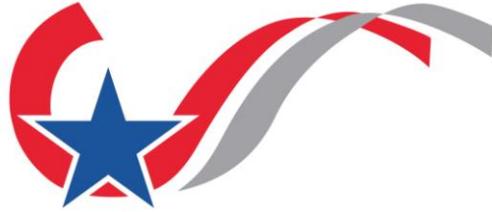
Kent Laza, P.E.
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 218-3155

ENGINEER:

PHILLIPS
ENGINEERING
Kent Laza, P.E.
409 Castlegate Drive
College Station, Texas 77845

(979) 690-3141 Fax: (979) 690-1041
TPEE Firm #13130

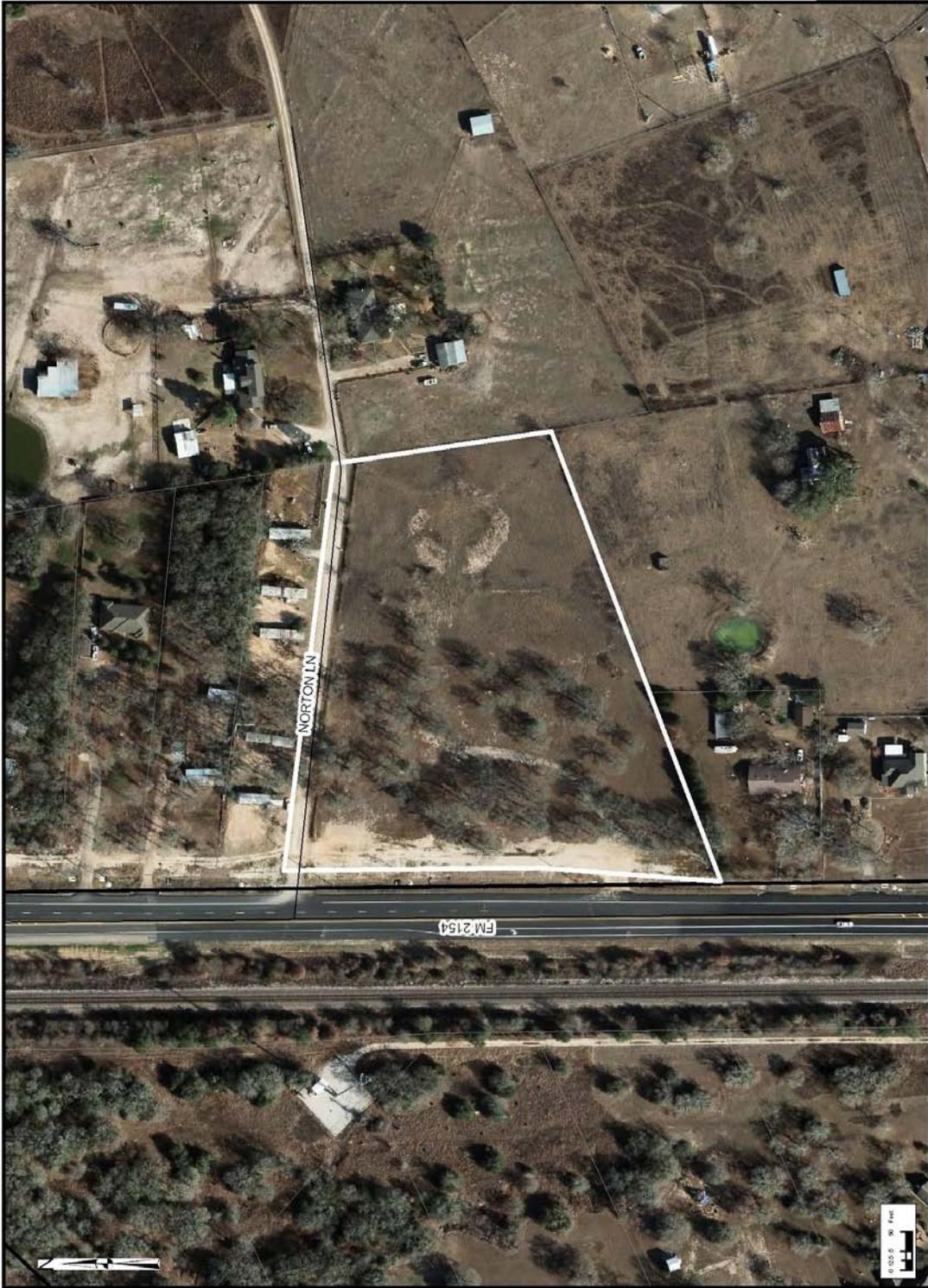
12/18/25
6/11/12
10:45
PK



CITY OF COLLEGE STATION

**FINAL PLAT
for
BVCOC Subdivision
12-00500106**

- SCALE:** 1 lot on 5.044 acres
- LOCATION:** 13979 Wellborn Road, located south of the Southern Trace Subdivision.
- ZONING:** A-O Agricultural-Open
- APPLICANT:** Ray Bomnskie, owner
- PROJECT MANAGER:** Teresa Rogers, Staff Planner
trogers@cstx.gov
- PROJECT OVERVIEW:** The preliminary plan was approved by the Planning and Zoning Commission in December 2007. The approved preliminary plan for this development also received a variance to Section 8-M, Sidewalks of the City Subdivision Regulations. The preliminary plan application has since expired requiring the applicant to re-apply for waivers to the subdivision regulations.
- RECOMMENDATION:** Staff recommends approval to not construct sidewalks along Wellborn Road based on the Planning and Zoning Commission's previous approval of the waiver. If the waiver is approved, Staff recommends approval of the Final Plat. If the waiver request is denied, the Final Plat must be denied unless the applicant complies with the UDO and constructs the sidewalk.



FINAL
PLAT

Case: 12-106

BRAZOS VALLEY CHURCH OF CHRIST

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	1995
Zoning:	A-O Agricultural-Open, upon annexation
Preliminary Plan:	Approved by the Planning & Zoning Commission in December 2007, but has expired.
Site Development:	Vacant

COMMENTS

Parkland Dedication:	There is no parkland dedication required or proposed with this plat.
Greenways:	There is no greenway dedication or development required or proposed with this plat.
Pedestrian Connectivity:	There are no pedestrian facilities proposed with this plat. The applicant is requesting a waiver to constructing a sidewalk along Wellborn Road.
Bicycle Connectivity:	There are no bicycle facilities required or proposed with this plat.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is designated Estate on the Comprehensive Plan. Wellborn Road is a Major Arterial on the City's Thoroughfare Plan. If the waiver is granted, the plat is in compliance with the City's Comprehensive Plan and Subdivision Regulations contained in the Unified Development Ordinance.
- 2. Compliance with Subdivision Regulations:** As proposed, the plat requires a waiver to the subdivision regulations contained in the Unified Development Ordinance. The approved preliminary plan for this development received a variance to Section 8-M, Sidewalks of the City Subdivision Regulations in December 2007. The preliminary plan application has since expired requiring the applicant to re-apply for waivers to the subdivision regulations.

Section 8.2.K.2 Sidewalks of the Unified Development Ordinance requires sidewalks to be constructed on both sides of all streets. The applicant is requesting that no sidewalks be required along Wellborn Road, a Major Arterial on the City's Thoroughfare Plan.

In accordance with the Subdivision Regulations, when considering a waiver, the Planning and Zoning Commission should make the following findings to approve the waiver:

1. That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;

2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. That the granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval to not construct sidewalks along Wellborn Road based on the Planning and Zoning Commission's previous approval of the waiver. If the waiver is approved, Staff recommends approval of the Final Plat. If the waiver request is denied, the Final Plat must be denied unless the applicant complies with the UDO and constructs the sidewalk.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)



Revised

FOR OFFICE USE ONLY	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

FINAL PLAT APPLICATION

(Check one) Minor (\$700) Amending (\$700) Final (\$932) Vacating (\$932) Replat (\$932)

Is this plat in the ETJ? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Brazos Valley Church of Christ

ADDRESS 1201 Norton Lane

SPECIFIED LOCATION OF PROPOSED PLAT:

The property is located at the southeast corner of Wellborn Road and Norton Lane.

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Ray Bomnskie E-mail jlaggiescout@gmail.com

Street Address 6662 Cargill Drive

City Bryan State Texas Zip Code 77808

Phone Number 979-218-6082 Fax Number _____

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name Brazos Valley Church of Christ E-mail _____
Street Address Same as Applicant.
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name J. Dale Browne, Jr., P.E. / McClure & Browne Engr./Surv., Inc. E-mail daleb@mcclurebrowne.com
Street Address 1008 Woodcreek Drive, Suite 103
City College Station State Texas Zip Code 77845
Phone Number 979-693-3838 Fax Number 979-693-2554

Do any deed restrictions or covenants exist for this property? Yes No
Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____

Total Acreage 5.407 Total No. of Lots 1 R-O-W Acreage 0.417
Existing Use Undeveloped Proposed Use Place of Worship
Number of Lots By Zoning District 1 / A-0 _____ / _____ / _____
Average Acreage Of Each Residential Lot By Zoning District:
_____ / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage None
Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.
Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?
 Yes
 No
If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):
Project Name: Brazos Valley Church of Christ - Preliminary Plat
City Project Number (if known): 07-220
Date / Timeframe when submitted: September 6, 2007

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

Yes, the preliminary plat included Norton Lane and the final plat will not include Norton Lane.

Requested waiver to subdivision regulations and reason for same (if applicable):

We request a waiver from Section 8.2, K. Sidewalks.

Regarding the waiver request, explain how:

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

There are no sidewalk along this section of Wellborn Road and properties adjacent to this project do not have sidewalk along Wellborn Road.

2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Yes.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

It is our opinion and belief that granting this waiver will not be detrimental to the public health, safety, or welfare or injurious to other properties in the area or to the City in administering the subdivision regulations.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

It is our opinion that granting this waiver will not impact or effect the orderly subdivision of other land in this area of College Station.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

- 1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- 2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
- 3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
- 4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
- 5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

The project is located in a rural area and sidewalks are not located on adjacent properties.

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p><u>515</u> Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.

✓ Ray Bolic Elder
Signature and title

✓ 5-10-12
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction including NOI and SWPPP.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to _____ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

✓ Ray Barber Alder
Property Owner(s)

✓ 5-10-12
Date

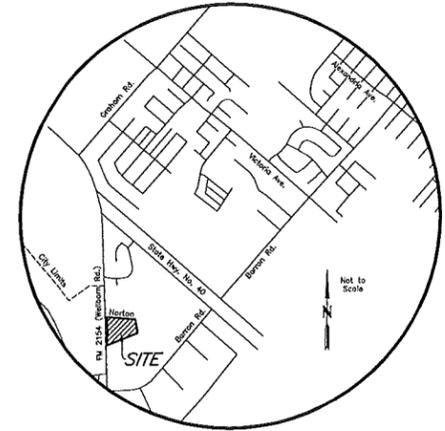
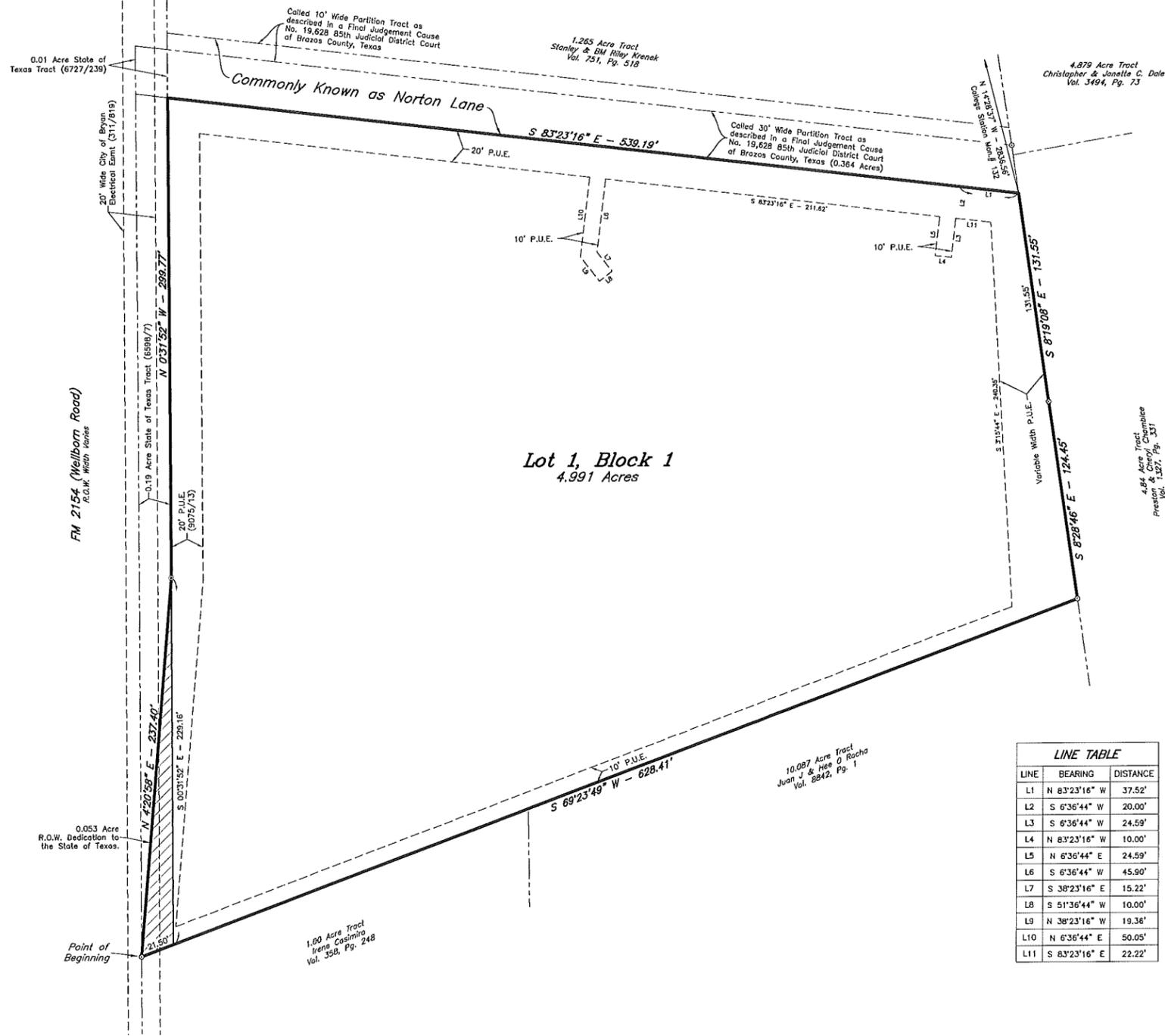
Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including NOI and SWPPP. Design will not preclude compliance with TPDES: i.e., projects over 10 acres may require a sedimentation basin. The items marked through are the responsibility of the Owner, refer to Item 6 above.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

Michael Muef
Engineer

5/8/12
Date

Scale: 1" = 40'



Vicinity Map

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON SURVEY, Abstract No. 54 in College Station, Brazos County, Texas and being a portion of Tract One (called 2.445 acres), Tract Two (called 2.535 acres) and Tract Three (called 0.25 acres) described in a deed from Gregory A. Ricks and Agnes A. Ricks to Brazos Valley Church of Christ recorded in Volume 7872, Page 59 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod with a TxDOT aluminum cap marking the southwest corner of said Tract Two, the south corner of the 0.19 acre State of Texas tract as recorded in Volume 6598, Page 7 (O.R.B.C.), the northwest corner of a 1.00 acre Irene Casimiro tract as recorded in Volume 358, Page 248 of the Brazos County Deed Records (B.C.D.R.), and being in the east line of the 100' wide right-of-way of Farm-to-Market Road No. 2154 as described in Volume 171, Page 181 (B.C.D.R.);

THENCE: along the east line of the said 0.19 acre State of Texas tract and through said Tract One, Tract Two and Tract Three for the following two (2) calls:

- 1) N 04° 20' 58" E for a distance of 237.40 feet to a found TxDOT concrete monument for corner and
- 2) N 00° 31' 52" W for a distance of 299.77 feet to a 1/2-inch iron rod set for corner in the north line of said Tract 3, said iron rod also marking the northeast corner of the said 0.19 acre tract and the southeast corner of the 0.01 acre State of Texas tract recorded in Volume 6727, Page 239 (O.R.B.C.) and being in the south line of a 30' wide Partition Tract as described in a Final Judgement Cause No. 19628 85th Judicial District Court of Brazos County, Texas (also known as Norton Lane);

THENCE: S 83° 23' 16" E along the north line of said Tract Three, said line being common with said 30' wide Partition Tract for a distance of 535.19 feet to a set 1/2-inch iron rod marking the southeast corner of said Tract 3, said iron rod also being in the west line of a 4.84 acre Preston and Cheryl Chamblee tract as described in Volume 1327, Page 331 (O.R.B.C.);

THENCE: S 08° 19' 08" E along the west line of the said 4.84 acre Chamblee tract for a distance of 131.55 feet to a found 3/4-inch iron rod for corner;

THENCE: S 08° 28' 46" E continuing along the said west line for a distance of 124.45 feet to a found 1/2-inch iron rod for corner, said corner also marking the southeast corner of said Tract Two;

THENCE: S 69° 23' 49" W along the south line of said Tract Two, said line being common with the north line of the following two tracts, the Juan J and Hee O Rocha tract recorded in Volume 8642, Page 1 (O.R.B.C.), and the aforementioned 1.00 acre Cosimiro tract for a distance of 628.41 feet to the POINT OF BEGINNING and containing 5.044 acres of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 83°23'16" W	37.52'
L2	S 6°36'44" W	20.00'
L3	S 6°36'44" W	24.59'
L4	N 83°23'16" W	10.00'
L5	N 6°36'44" E	24.59'
L6	S 6°36'44" W	45.90'
L7	S 38°23'16" E	15.22'
L8	S 51°36'44" W	10.00'
L9	N 38°23'16" W	19.36'
L10	N 6°36'44" E	50.05'
L11	S 83°23'16" E	22.22'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, and designated herein as the BVCOC Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, 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.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 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 its certificate of authentication was filed for record in my office the _____ 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

CERTIFICATE OF CITY ENGINEER

I, Alan Gibbs, 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

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 SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5850, 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.

Kevin R. McClure, R.P.L.S. No. 5850

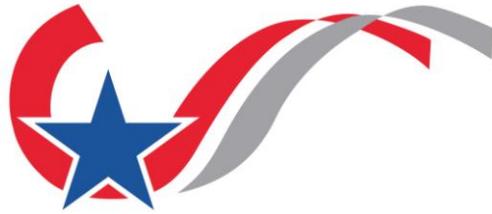
FINAL PLAT
BVCOC SUBDIVISION
LOT 1, BLOCK 1
5.044 ACRES
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
APRIL, 2012
SCALE: 1" = 40'

12-106
W. 85.6
8153
85

OWNER:
Brazos Valley Church of Christ
c/o Roy Bornshie
6562 Cargill Drive
Bryan, TX 77808
Phone

SURVEYOR:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

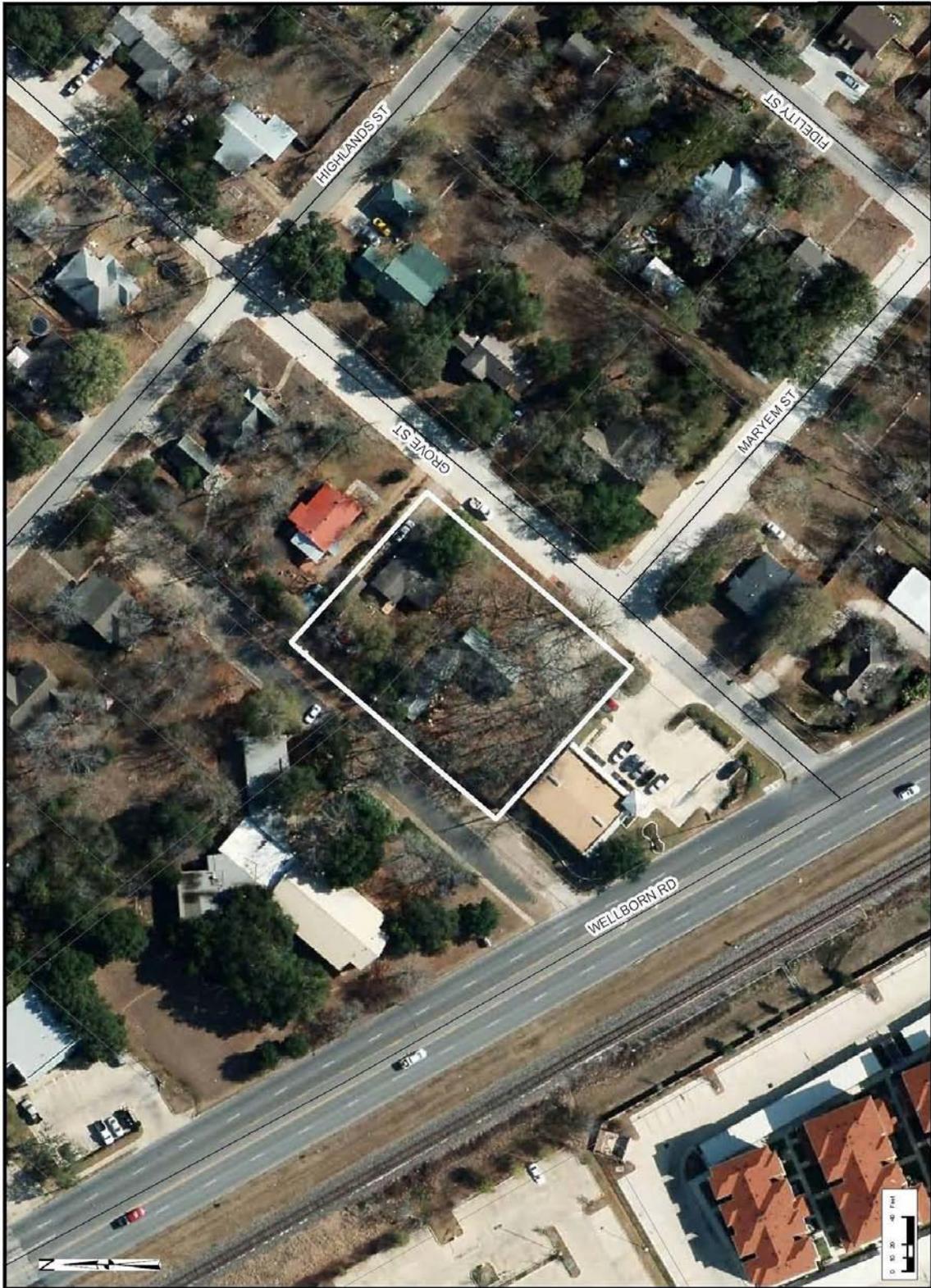
MS



CITY OF COLLEGE STATION

FINAL PLAT
for
West Park Addition Lots 27R, 28R, 29R, and 30R, Block 9
Being a Replat of
West Park Addition 25 feet of Lot 26, Lots 27, 28, and 29, and 25 feet of Lot 30,
Block 9
12-00500113

- SCALE:** 4 lots on 0.6888 acres
- LOCATION:** 201 & 205 Grove Street
- ZONING:** R-1 Single Family Residential
- APPLICANT:** Adam Wallace, ATM Surveying
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT OVERVIEW:** The proposed Final Plat re-plats two R-1 Single-Family Residential building plots into four R-1 Single-Family Residential lots and requests a waiver to lot width and lot size.
- RECOMMENDATION:** Staff recommends approval of the waiver requests to lot width and lot size based on the draft Southside Area Neighborhood Plan recommendations. If the waiver requests are approved, Staff recommends approval of the Final Plat. If the waiver requests are denied, the Final Plat must be denied.



Case: 12-113

WEST PARK ADDITION
L30R, 29R, 28R, & 27R BLOCK 9

DEVELOPMENT REVIEW

FINAL
PLAT



DEVELOPMENT HISTORY

Annexation: October 1938
Zoning: R-1 Single-Family Residential
Final Plat: The subject tract is considered a building plot according to Section 8.2.H.2. Platting and Replatting within Older Residential Subdivisions of the Unified Development Ordinance. The original Final Plat for this property is from 1938.
Site Development: Single-family houses currently exist on both properties.

COMMENTS

Parkland Dedication: Dedication will be assessed on two newly established single-family lots for a total of \$4,042.
Greenways: No dedication is proposed or required with this plat.
Pedestrian Connectivity: No dedication is proposed or required with this plat.
Bicycle Connectivity: No dedication is proposed or required with this plat.
Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: Section 8.2.H.2 Platting and Replatting within Older Residential Subdivisions of the Unified Development Ordinance states that a plat involving a building plot created prior to June 1970, which creates an additional lot or building plot, must meet or exceed the average lot width within the block and each lot must be at least 8,500 square feet in area.

The proposed Final Plat requires a waiver to Section 8.2.H.2 Platting and Replatting within Older Residential Subdivisions of the Unified Development Ordinance, regarding lot with requirements and lot size requirements for platting in older subdivisions. The average lot width within the subject block is almost 97 linear feet. The four lots being created require the following waivers:

Lot Number	Proposed Lot Width	Waiver Requested
Lot 27R	50 feet	46.9 feet
Lot 28R	50 feet	46.9 feet
Lot 29R	50 feet	46.9 feet
Lot 30R	50 feet	46.9 feet

The four lots being created require the following waivers to the 8,500 square foot lot size:

Lot Number	Proposed Lot Size	Waiver Requested
Lot 27R	7,507.18 square feet	992.82 square feet
Lot 28R	7,502.79 square feet	997.21 square feet
Lot 29R	7,498.40 square feet	1,001.6 square feet
Lot 30R	7,494 square feet	1,006 square feet

The subject property is within the Southside Area Neighborhood Plan boundary. Over the past year, residents and property owners in the area have worked toward completion of the Neighborhood Plan, including recommendations for land use. In this portion of the neighborhood, the existing Future Land Use and Character designation is Urban and Redevelopment. The draft Neighborhood Plan retains this designation, but more clearly outlines the type and intensity of appropriate redevelopment in this area. TxDOT has planned a grade-separated intersection at the southeast corner of George Bush Drive and Wellborn Road that will change not only the traffic patterns in the area, but also the character of the area. Grove Street will no longer connect to Wellborn Road; it will be a dead-end street. Prior to the grade-separated intersection being complete, the area is not yet appropriate for higher-density urban uses. In the interim, the recommendation of the Neighborhood Plan is that properties in this area be permitted to use standard R-1 Single-Family platting requirements, and not be restricted by Section 8.2.H.2 of the Unified Development Ordinance, which further restricts subdivision in older areas of the City.

In accordance with the Subdivision Regulations, when considering a waiver, the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

A special circumstance does exist for the property due to the draft Southside Area Neighborhood Plan.

- 2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

The waiver is necessary for the property to further subdivide in accordance with the draft Southside Area Neighborhood Plan. The building plots currently may only be utilized as two building plots allowing for two structures.

- 3) That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

The granting of the requested waivers will not be detrimental to the public health, safety, or welfare, nor will they be injurious to other properties in the area, or to the City in administering this chapter.

- 4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

The granting of the requested waivers will not affect the future orderly subdivision of property in the area. The West Park Addition was originally platted in 1938 and many of the lots have become commonly owned, which has increased the average lot width. Additionally, the Southside Area Neighborhood Plan has recommended that the properties in this area be permitted to use standard R-1 Single-Family platting requirements, and not be restricted by Section 8.2.H.2 of the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the waiver requests to lot width and lot size based on the draft Southside Area Neighborhood Plan recommendations. If the waiver requests are approved, Staff recommends approval of the Final Plat. If the waiver requests are denied, the Final Plat must be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	<u>12-113</u>
DATE SUBMITTED:	<u>5/23/12</u>
TIME:	<u>10:00</u>
STAFF:	<u>RK</u>

FINAL PLAT APPLICATION

(Check one) Minor (\$700) Amending (\$700) Final (\$932) Vacating (\$932) Replat (\$932)

Is this plat in the ETJ? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

\$700-\$932 Final Plat Application Fee (see above).

\$233 Waiver Request to Subdivision Regulations Fee (if applicable).

\$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).

Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.

Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)

Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.

Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).

Copy of original deed restrictions/covenants for replats (if applicable).

Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.

Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.

The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Grove Street Replat

ADDRESS 201 and 205 Grove Street

SPECIFIED LOCATION OF PROPOSED PLAT:

201 and 205 Grove Street

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Adam Wallace - ATM Surveying E-mail adam@atmsurveying.com
 Street Address 1403 Lemon Tree
 City College Station State TX Zip Code 77840
 Phone Number 979-676-0539 Fax Number _____

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name DONALD KEITH SEWELL E-mail keith@agshacks.com

Street Address 1113 Langford Street

City College Station State TX Zip Code 77840

Phone Number 979-204-2087 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

Do any deed restrictions or covenants exist for this property? Yes No

Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____

Total Acreage 0.6888 acres Total No. of Lots 4 R-O-W Acreage _____

Existing Use R-1 Proposed Use R-1

Number of Lots By Zoning District 4 / R-1 _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

R-1 / 0.1722 _____ / _____ / _____

Floodplain Acreage 0

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes

No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

n/a

Requested waiver to subdivision regulations and reason for same (if applicable):

We are requesting a waiver for the lot size exceeding average of lots on this block because the original lots in this subdivision were 50' wide, and that isn't being changed, just shifted.

Regarding the waiver request, explain how:

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

The costs involved with development decrease the properties effective use and would likely only allow the current unoccupied home to exist, lowering property values, and creating potential issues for neighboring properties, along with devaluing it, to which strict application of subdivision regulations would make it not feasible to develop.

2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

The waiver of lot size for this property is critical to the development of this property being worth the time and effort of improving it for the owner.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

The granting of this waiver will be in accordance with original plat of this entire subdivision, and this will result in higher quality homes, higher value for the property, and increased property value for all homes in the community.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

This lot's division exceeds the minimum requirements listed for R-1 which is the current zoning.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p style="text-align: center;">OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.

 owner

 Signature and title

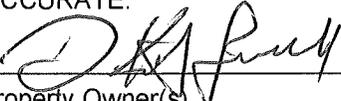
5-22-12

 Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction including NOI and SWPPP.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to _____ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.



Property Owner(s)

5-22-12

Date

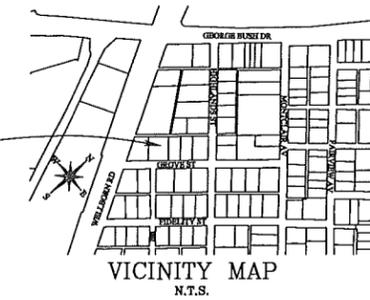
Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including NOI and SWPPP. Design will not preclude compliance with TPDES: i.e., projects over 10 acres may require a sedimentation basin.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

Engineer

Date

PROJECT LOCATION



METES AND BOUNDS DESCRIPTION
0.6888 ACRES
WEST PARK ADDITION
CITY OF COLLEGE STATION
BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.6888 acres, and being in the West Park Addition to the City of College Station, in Brazos County, Texas, as recorded in Vol. 102, Page 193, of the Brazos County Deed Record (B.C.D.R.), also being the same tract of land as recorded in Vol. 9958, Page 174, and Vol. 10665, Page 272, of the Brazos County Official Records (B.C.O.R.), All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83, and boundary based on found iron rods in said West Park Addition. This description is also referred to the plat prepared by ATM Surveying, Project No. 2012-0046-Grove, and being more particularly described as follows:

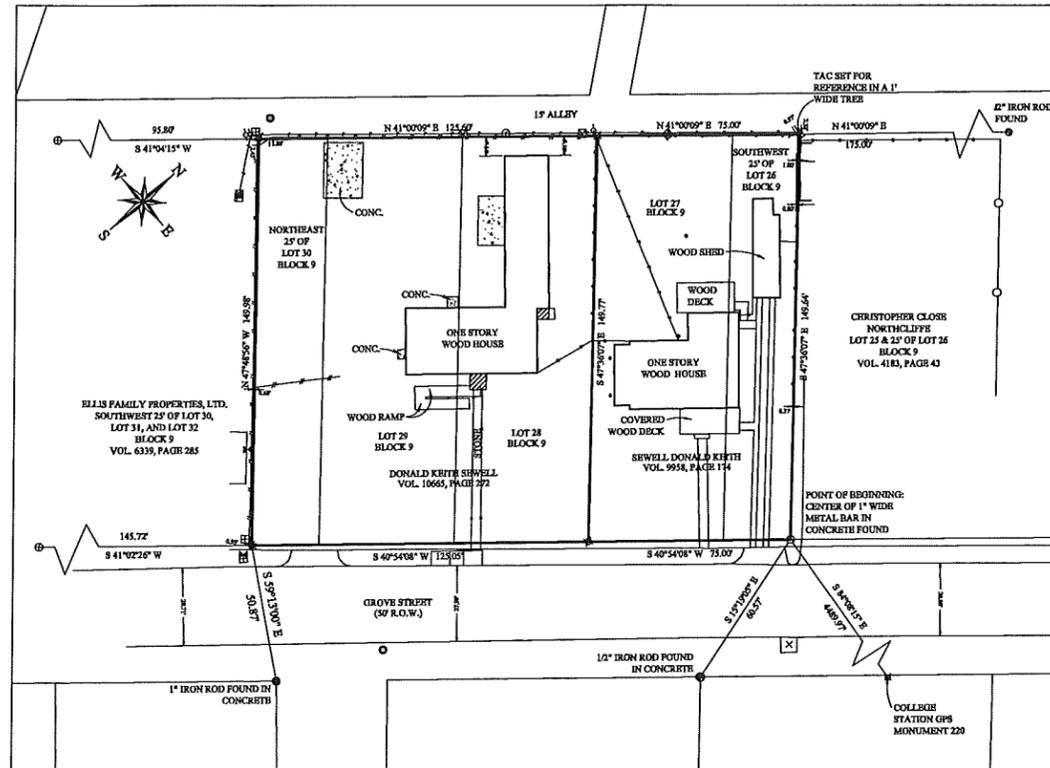
BEGINNING at the center of a 1" wide metal bar in concrete found for the east corner of the Donald Keith Sewell tract, recorded in Vol. 9958, Page 174, of the B.C.O.R., which is the east corner of the southwest 25' of Lot 26, Block 9, of said West Park Addition, also being the south corner of the Christopher Close Northcliffe tract, as recorded in Vol. 4183, Page 43, of the B.C.O.R., also being a point on the northwest line of Grove Street (50' R.O.W.);

THENCE South 40°54'08" West, a distance of 200.05 feet along the common line between this tract and said Grove Street right-of-way to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the south corner of this tract, also being the east corner of the Ellis Family Properties Ltd. Tract, as recorded in Vol. 6339, Page 285, of the B.C.O.R.;

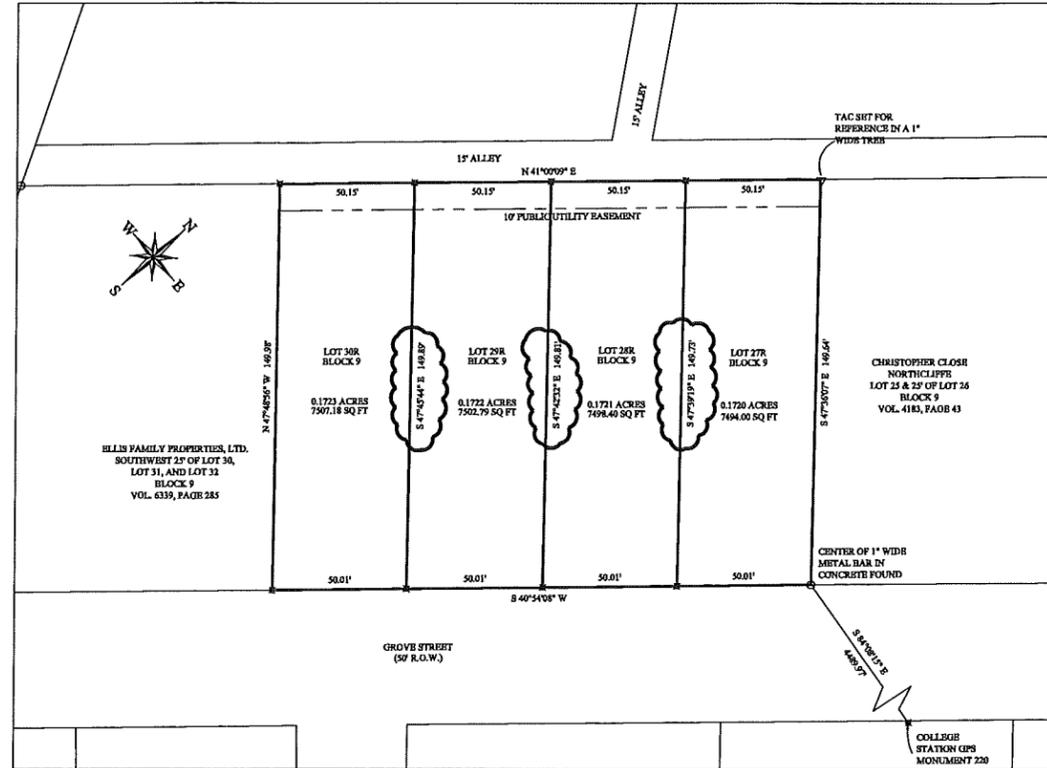
THENCE North 47°48'56" West, a distance of 149.58 feet to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract, also being the north corner of said Ellis tract, also being a point on the southeast line of a 15' alley according to said plat of the West Park Addition;

THENCE North 41°00'09" East, a distance of 200.60 feet along the common line between this tract and said 15' alley to a tac set for reference in a 1" wide tree for the north corner of this tract, also being the west corner of said Northcliffe tract;

THENCE South 47°50'07" East, a distance of 149.64 feet along the common line between this tract and said Northcliffe tract to the **PLACE OF BEGINNING** containing 0.6888 acres.



ORIGINAL PLAT



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Trey Queaman - Owner, Grant, donor and developer of the land shown on this plat, and designated herein as Lot 30A, 28A, 27A, Block 9, of the West Park Addition to the City of College Station, 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 purposes and consideration therein expressed. All such dedications shall be in full unless expressly provided otherwise.

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 _____, 20____.

CERTIFICATE OF THE COUNTY CLERK

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 _____, 20____, in the Deed Records of Brazos County, Texas, in Volume _____ Page ____.

CERTIFICATE OF CITY ENGINEER

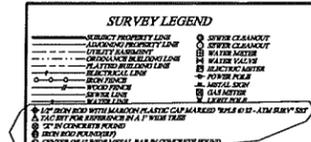
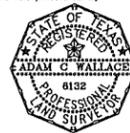
Before me, the undersigned authority, on this day personally appeared Trey Queaman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein stated.

CERTIFICATE OF SURVEYOR

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, in the State of Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

CERTIFICATE OF SURVEYOR

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 on May 11th, 2012.



- Survey Notes:
- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83, and boundary based on found iron rods in the West Park Addition, as recorded in Vol. 102, Page 193.
 - Drawing Scale is 1"=30'
 - Drawn by: Adam Wallace
 - Said lots do not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Flood No. 48041C0144C effective date, 07-02-1992.
 - Restrictions recorded in Vol. 102, Page 613, and voided in Vol. 266, Page 505.
 - This property is currently zoned R-1 - Single Family Residential.

8). Each lot will be required to provide a minimum of two(2) trees of at least 2 inches(2") in caliper or one (1) tree of four inch(4") caliper per Ordinance No. 3222.

ATM Surveying
P.O. Box 10513, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMSurveying.com
www.ATMsurveying.com

FINAL PLAT of
Lot 27R, 28R, 29R, 30R
Being a Replat of
25' of Lot 26, Lot 27, Lot
28, 29, and 25' of Lot 30,
Block 9
West Park Addition
0.6888 ACRES
COLLEGE STATION, BRAZOS COUNTY, TEXAS
STREET ADDRESS: 201 and 205 GROVE STREET May, 2012
SCALE: 1"=30'
OWNER/DEVELOPER: DONALD KEITH SEWELL
1113 Langford St.
College Station TX
(979) 204-2087

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291

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