

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

**Planning & Zoning
Commission
April 17, 2014**
*City Hall Council Chambers
1101 Texas Avenue
College Station, Texas*

**Workshop Meeting 6:00 PM
Regular Meeting 7:00 PM**



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
APRIL 17, 2014, AT 6:00 P.M.
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. Discussion of Minor and Amending Plats approved by Staff.
 - Final Plat ~ Amending Plat ~ West Park Lot 14R-A Block 3 **Case # 14-00900057 (M.Hester)**
4. Discussion of new development applications submitted to the City. [[New Development List](#)]
5. Presentation, possible action, and discussion regarding an overview of zoning districts. **(T.Rogers)**
6. Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). **(J.Schubert)**
7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, April 24, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – Rektorik)**
 - Thursday, May 1, 2014 ~ 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, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.
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.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 17, 2014, 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, possible action, and discussion on Absence Requests from meetings.
 - Jim Ross ~ April 3, 2014
 - 4.2 Consideration, possible action, and discussion to approve Meeting Minutes.
 - April 3, 2014 ~ Workshop
 - April 3, 2014 ~ Regular
 - 4.3 Presentation, possible action, and discussion on a Final Plat for Saddle Creek Phase 11 consisting of 19 single-family residential lots on approximately 34 acres generally located west of Duck Haven subdivision, approximately one mile south of Greens Prairie Road in the College Station's Extraterritorial Jurisdiction (ETJ). **Case #14-00900033 (M. Hester)**

- 4.4 Presentation, possible action, and discussion on a Final Plat for Castlegate II Section 104 consisting of 44 single-family residential lots on approximately 9.5 acres generally located northeast of the intersection of Victoria Avenue and Etonbury Avenue within the Castlegate II Subdivision. **Case #13-00900255 (J. Paz)**

Regular Agenda

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.
6. 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.
7. Adjourn.

2014 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, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Five-Year Comprehensive Plan Report	
<p>Summary:</p> <p>As called for in the Comprehensive Plan, complete a five-year evaluation and appraisal report to assess existing Plan and its success in achieving the community's goals.</p>	Project Dates:
Staff Assigned: J. Prochazka	Anticipated Completion: May 2014

Five-Year Comprehensive Plan Report Implementation	
<p>Summary:</p> <p>Begin implementation of items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Multi-Family & Mixed Use Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts for Urban and Urban Mixed Use designations to implement these future land use and character designations identified in the Comprehensive Plan.</p>	Project Dates:
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion:

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>Create and adopt a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue as identified in the Eastgate Neighborhood Plan.</p>	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion:

Wellborn Zoning Districts	
<p>Summary:</p> <p>Create and adopt new or modified zoning districts as identified in the Wellborn Community Plan.</p>	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Research and Education

College Station Population	
Summary: Overview of College Station's current population estimate and report on implications of exceeding the 100,000 mark.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Easterwood Airport Master Plan	
Summary: Report on Easterwood Airport Master Plan and consideration of potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Non-Residential Architecture Standards	
Summary: Review existing standards to evaluate if updates are needed to reflect current practices and allow more flexibility in design.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Planning & Development Services Organizational Review Implementation	
Summary: Continue implementation of the review by completing identified policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Recently-Adopted Zoning Districts	
Summary: Overview of the recently adopted zoning districts.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Review of Adopted Plans	
Summary: This item includes after action review of Northgate, BioCorridor, and Medical Districts, update on Water/Wastewater Master Plan, and update on implementation of adopted neighborhood and small area plans.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Sign Regulations	
Summary: Evaluate sign regulations related to electronic message boards.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Transportation Planning	
Summary: Update regarding Metropolitan Planning Organization (MPO) transportation planning initiatives.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

Name Jim Ross

Request Submitted on 4/3/2014

I will not be in attendance at the meeting on 4/3/2014
for the reason specified: (Date)

Track Meet

Signature Jim Ross

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
April 3, 2014, 6:00 p.m.
COLLEGE STATION UTILITIES TRAINING FACILITY
1603 GRAHAM ROAD
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Jerome Rektorik, Brad Corrier, Jane Kee, Casey Oldham

COMMISSIONERS ABSENT: Jodi Warner and Jim Ross

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Jason Schubert, Molly Hitchcock, Jennifer Prochazka, Adam Falco, Mark Beal, and Brittany Caldwell

1. Call the meeting to order.

Chairman Miles called the meeting to order at 6:03 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Consent Agenda Item 4.3.

3. Discussion of Minor and Amending Plats approved by Staff.

- Final Plat ~ Minor Replat ~ Caprock Crossing Block 2, Lots 1A-R1 & 2A-R1 **Case # 14-00900020 (J.Paz)**
- Final Plat ~ Minor Replat ~ Richards Subdivision Block 1, Lots 2R-1 & 2R-2 **Case # 14-00900044 (J.Paz)**

There was no discussion amongst the Commission regarding the above-mentioned Plats.

4. Discussion of new development applications submitted to the City. [[New Development List](#)]

There was general discussion amongst the Commission regarding development activity in the City.

5. Presentation, possible action, and discussion regarding an update on the City's Municipal Utility District Policy and Brazos County Municipal Utility District No. 1. (**L. Simms**)

Director Simms gave a presentation regarding the City's Municipal Utility District Policy and gave an overview of the Brazos County Municipal Utility District No. 1.

There was general discussion amongst the Commission regarding the presentation.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, April 10, 2014 ~ Joint City Council and P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
 - Thursday, April 17, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Miles reviewed the upcoming meeting dates with the Planning and Zoning Commission.

7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.

Principal Planner Prochazka gave a update on the 5-Year Comprehensive Plan Public Open House.

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.

There was no discussion amongst the Commission regarding future agenda items.

9. Adjourn.

The meeting was adjourned at 7:03 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
April 3, 2014, 7:00 p.m.
COLLEGE STATION UTILITIES TRAINING FACILITY
1603 GRAHAM ROAD
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Jerome Rektorik, Brad Corrier, Jane Kee, Casey Oldham

COMMISSIONERS ABSENT: Jodi Warner and Jim Ross

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Alan Gibbs, Jason Schubert, Molly Hitchcock, Jennifer Prochazka, Adam Falco, Mark Beal, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Miles called the meeting to order at 7:09 p.m.

2. **Hear Citizens**

No citizens spoke.

3. **Consent Agenda**

All items approved by Consent are approved with any and all staff recommendations.

3.1 Consideration, possible action, and discussion on Absence Requests from meetings.

- Jodi Warner ~ April 3, 2014

3.2 Consideration, possible action, and discussion to approve Meeting Minutes.

- March 20, 2014 ~ Workshop
- March 20, 2014 ~ Regular

3.3 Presentation, possible action, and discussion on a Final Plat for Creek Meadows Section 4 Phases 3A & 4 consisting of 39 single-family residential lots on approximately 9.13 acres generally located south of Greens Prairie Trail with a connection to Lowry Meadow Trail in the Creek Meadows Subdivision. **Case #12-00500192 (M. Hester)**

Commissioner Carrier motioned to approve Consent Agenda Items 3.1 – 3.3. Commissioner Rektorik seconded the motion, motion passed (5-0).

Regular Agenda

4. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.

No items were removed from the Consent Agenda.

5. Public hearing, presentation, possible action, and discussion on a Final Plat of the Northpoint Crossing Subdivision Lot 3, Block 1 being a replat of 0.345-Acre Tract JE Scott League A-50, North Park Lots 2-4, Block 1, and 0.055 acres of abandoned right-of-way (volume 10,788, page 243) consisting of one PDD lot on approximately 0.898 acres with 0.069 acres of right-of-way dedication located at 100 Texas Avenue, more generally located at the southwest corner of the intersection of Texas Avenue and Hensel Street. **Case#13-00900279 (J. Schubert)**

Principal Planner Schubert presented the replat and recommended approval.

Chairman Miles opened the public hearing.

No one spoke during the public hearing.

Chairman Miles closed the public hearing.

Commissioner Rektorik motioned to approve the replat. Commissioner Oldham seconded the motion, motion passed (5-0).

6. 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.

There was no discussion regarding future agenda items.

7. Adjourn.

The meeting was adjourned at 7:13 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

FINAL PLAT
for
Saddle Creek Ph 11
14-00900033

SCALE: Nineteen acres on approximately 34 acres

LOCATION: Generally located west of Duck Haven subdivision, approximately one mile south of Greens Prairie Road in the College Station's Extraterritorial Jurisdiction (ETJ).

ZONING: N/A (ETJ)

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

PROJECT MANAGER: Morgan Hester, Staff Planner
mhester@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.

DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Preliminary Plat:	The Master Plan for Saddle Creek was approved in 2006. The original Preliminary Plat was approved in October 2006 with revisions approved in January 2008, March 2009, August 2010, August 2012, and the latest revision in March 2014.
Site Development:	Vacant. Nineteen residential lots are proposed, ranging from 1.05 acres to 3.82 acres.

COMMENTS

Parkland Dedication:	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:	No greenway dedication is proposed or required.
Pedestrian Connectivity:	This tract is located in the ETJ and no specific facilities for pedestrian connectivity are proposed or required.
Bicycle Connectivity:	This tract is located in the ETJ and no specific facilities for bicycle connectivity are proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is classified as Rural on the Comprehensive Land Use Plan. While the subject property is being developed as a subdivision, the City does not have zoning or land use authority in the Extraterritorial Jurisdiction.
- 2. Compliance with Subdivision Regulations:** The Final Plat is in compliance with the Subdivision Regulations as they apply in the ETJ.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14.33</u>
DATE SUBMITTED:	<u>8.10.14</u>
TIME:	<u>10:15</u>
STAFF:	<u>[Signature]</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 10/24/2005

NAME OF PROJECT Saddle Creek Subdivision Phase 11

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) 690-2642 Fax Number (979) 690-2793

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) 690-2642 Fax Number (979) 690-2793

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 34.025 Total No. of Lots 19 R-O-W Acreage 5.327

Existing Use Vacant Proposed Use Residential

Number of Lots By Zoning District n/a / _____ / _____ / _____

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): _____

Date / Timeframe when submitted: 02/14

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):

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 _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>2787</u> Streets</p> <p><u>—</u> Sidewalks</p> <p><u>—</u> Sanitary Sewer Lines</p> <p><u>2761</u> Water Lines</p> <p><u>430</u> Channels</p> <p><u>335</u> Storm Sewers</p> <p><u>—</u> 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.



 Signature and title

2614

 Date

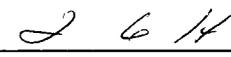
CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

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.



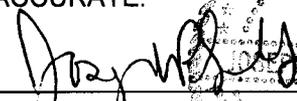
Property Owner(s)



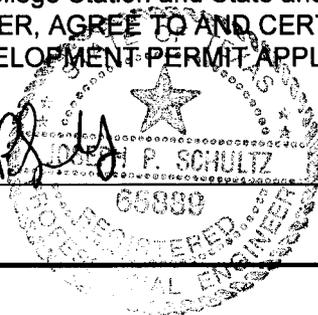
Date

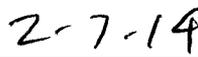
Engineer Certification:

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

The following CERTIFICATIONS apply to development in Special Flood Hazard Areas.

Required for Site Plans, Final Plats, Construction Plans, Fill / Grading Permits, and Clearing Only Permits:*

A. I, _____ certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, **shall not:**

- (i) increase the Base Flood elevation;
- (ii) create additional areas of Special Flood Hazard Area;
- (iii) decrease the conveyance capacity to that part of the Special Flood Hazard Area that is not in the floodway and where the velocity of flow in the Base Flood event is greater than one foot per second. This area can also be approximated to be either areas within 100 feet of the boundary of the regulatory floodway or areas where the depth of from the BFE to natural ground is 18 inches or greater;
- (iv) reduce the Base Flood water storage volume to the part of the Special Flood Hazard Area that is beyond the floodway and conveyance area where the velocity of flow in the Base Flood is equal to and less than one foot per second without acceptable compensation as set forth in the City of College Station Code of Ordinances, Chapter 13 concerning encroachment into the Special Flood Hazard Area; nor
- (v) increase Base Flood velocities.

beyond those areas exempted by ordinance in Section 5.11.3a of Chapter 13 Code of Ordinances.

Engineer

Date

Initial

* If a platting-status exemption to this requirement is asserted, provide written justification under separate letter in lieu of certification.

Required for Site Plans, Final Plats, Construction Plans, and Fill / Grading Permits:

B. I, _____, certify to the following:

- (i) that any nonresidential or multi-family structure on or proposed to be on this site as part of this application is designed to prevent damage to the structure or its contents as a result of flooding from the 100-year storm.

Engineer

Date

Additional certification for Floodway Encroachments:

C. I, _____, certify that the construction, improvement, or fill covered by this permit shall not increase the base flood elevation. I will apply for a variance to the Zoning Board of Adjustments.

Engineer

Date

Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).

Residential Structures:

D. I, _____, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Commercial Structures:

E. I, _____, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

Engineer / Surveyor

Date

OR

I, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

**FINAL PLAT MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
(Requirements based on field survey and marked by monuments and markers.)**

- Drawn on 24" x 36" sheet to scale of 100' per inch.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - Name and address of subdivider, recorded owner, planner, engineer and surveyor.
 - Proposed name of subdivision. (Subdivision name & street names will be approved through Brazos County 911.)
 - Date of preparation.
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Subdivision boundary indicated by heavy lines.
- If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- All applicable certifications based on the type of final plat.
 - Ownership and Dedication
 - Surveyor and/or Engineer
 - City Engineer (and City Planner, if a minor plat)
 - Planning and Zoning Commission (delete if minor plat)
 - Brazos County Clerk
 - Brazos County Commissioners Court Approval (ETJ Plats only)
- If submitting a replat where there are existing improvements, submit a survey of the subject property showing the improvements to ensure that no encroachments will be created.
- If using private septic systems, add a general note on the plat that no private sewage facility may be installed on any lot in this subdivision without the issuance of a license by the Brazos County Health Unit under the provisions of the private facility regulations adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.
- Location of the 100-Year Floodplain and floodway, if applicable, according to the most recent available data.
- Lot corner markers and survey monuments (by symbol) and clearly tied to basic survey data.
- Matches the approved preliminary plan or qualifies as minor amendments (UDO Section 3.3.E.2).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing

Proposed

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |

Existing

Proposed

N/A

N/A

Alleys.

Easements.

A number or letter to identify each lot or site and each block (numbered sequentially).

NA

NA

Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration.

Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:

Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).

N/A

Sewer Design Report.

N/A

Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)

Water Design Report and/or Fire Flow Report.

Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)

Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.

Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.

Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.

Drainage Report with a Technical Design Summary.

Erosion Control Plan (must be included in construction plans).

All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.

Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.

Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

NOTE:

1. We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
2. If the construction area is greater than 5 acres, EPA Notice of Intent (NOI) must be submitted prior to issuance of a development permit.

Print Form



CITY OF COLLEGE STATION

**FINAL PLAT
for
Castlegate II Sec 104
13-00900255**

SCALE: 44 lots on approximately 9.5 acres

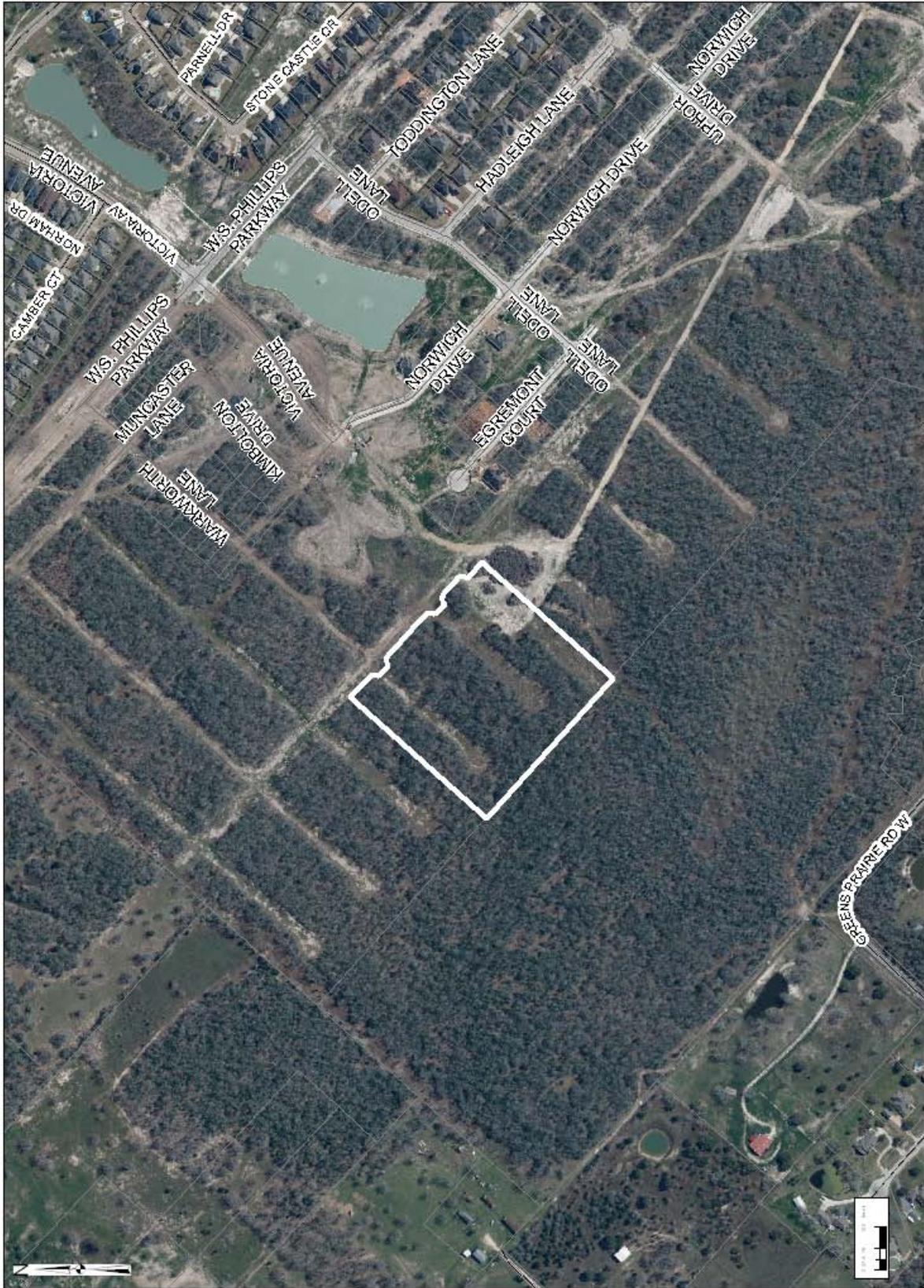
LOCATION: 2600 Kimbolton Drive

ZONING: GS General Suburban

APPLICANT: Wallace Phillips IV, 3-D Development LLC

PROJECT MANAGER: Jenifer Paz, Staff Planner
jpaz@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



Case: 13-255 FINAL PLAT	CASTLEGATE II SEC 104 2600 KIMBOLTON DR	DEVELOPMENT REVIEW 
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DEVELOPMENT HISTORY

Annexation:	1995
Zoning:	A-O Agricultural Open (upon annexation) to A-O Agricultural Open and R-1 Single-Family Residential (2007); R-1 Single-Family Residential renamed to GS General Suburban (Sept. 2013)
Preliminary Plat:	Castlegate II preliminary plat was approved in January 2011 and subsequently revised in March 2012.
Site Development:	Vacant

COMMENTS

Parkland Dedication:	Land dedication was provided with the first Final Plat of the Castlegate II subdivision and the developer constructed neighborhood park improvements. Community Parkland dedication fees of \$27,500 (44 lots X \$625) 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.
Bicycle Connectivity:	Bike lanes will be provided on both sides of Victoria Avenue.
Impact Fees:	The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per Living Unit Equivalent (LUE).

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the approved Preliminary Plat and the Subdivision Requirements contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-255</u>
DATE SUBMITTED:	<u>11-25-13</u>
TIME:	<u>1:20</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 N/A

NAME OF PROJECT Castlegate II Subdivision - Section 104

ADDRESS Intersection of W. S. Phillips Parkway and Victoria Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:

Southwest of Castlegate II Subdivision, Section 103

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 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 3-D Development, LLC E-mail dustyphillips52@yahoo.com
Street Address 4490 Castlegate 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 TX 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 10392 and Page No. 276

Total Acreage 9.526 Total No. of Lots 44 R-O-W Acreage 2.37

Existing Use Agricultural - Vacant Proposed Use Single Family Residential

Number of Lots By Zoning District 44 / R1 / /

Average Acreage Of Each Residential Lot By Zoning District:
0.163 / R1 / /

Floodplain Acreage n/a

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 Preliminary Plat

City Project Number (if known): 12-00500004

Date / Timeframe when submitted: January 2012

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):

none

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 12" Waterline

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1516</u> Streets</p> <p><u>1225</u> Sidewalks</p> <p><u>646</u> Sanitary Sewer Lines</p> <p><u>1610</u> Water Lines</p> <p><u>-</u> Channels</p> <p><u>262</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>_____ 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.

Walter H. [Signature]
Signature and title

11-25-13
Date

The following CERTIFICATIONS apply to development in Special Flood Hazard Areas.

Required for Site Plans, Final Plats, Construction Plans, Fill / Grading Permits, and Clearing Only Permits:*

A. I, _____, certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, **shall not:**

- (i) increase the Base Flood elevation;
- (ii) create additional areas of Special Flood Hazard Area;
- (iii) decrease the conveyance capacity to that part of the Special Flood Hazard Area that is not in the floodway and where the velocity of flow in the Base Flood event is greater than one foot per second. This area can also be approximated to be either areas within 100 feet of the boundary of the regulatory floodway or areas where the depth of from the BFE to natural ground is 18 inches or greater;
- (iv) reduce the Base Flood water storage volume to the part of the Special Flood Hazard Area that is beyond the floodway and conveyance area where the velocity of flow in the Base Flood is equal to and less than one foot per second without acceptable compensation as set forth in the City of College Station Code of Ordinances, Chapter 13 concerning encroachment into the Special Flood Hazard Area; nor
- (v) increase Base Flood velocities.

beyond those areas exempted by ordinance in Section 5.11.3a of Chapter 13 Code of Ordinances.

Engineer

Date

Initial

* If a platting-status exemption to this requirement is asserted, provide written justification under separate letter in lieu of certification.

Required for Site Plans, Final Plats, Construction Plans, and Fill / Grading Permits:

B. I, _____, certify to the following:

- (i) that any nonresidential or multi-family structure on or proposed to be on this site as part of this application is designed to prevent damage to the structure or its contents as a result of flooding from the 100-year storm.

Engineer

Date

Additional certification for Floodway Encroachments:

C. I, _____, certify that the construction, improvement, or fill covered by this permit shall not increase the base flood elevation. I will apply for a variance to the Zoning Board of Adjustments.

Engineer

Date

Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).

Residential Structures:

D. I, _____, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Commercial Structures:

E. I, _____, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

Engineer / Surveyor

Date

OR

I, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

DOS DORADO DEVELOPMENT LLC. REMAINDER OF 202.68 AC. TRACT 9658/213

DEEDS AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 202.65 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 101.322 ACRE TRACT DESCRIBED AS EXHIBIT "B" BY A DEED TO ESTER JANE GRANT MCDUGDAL RECORDED IN VOLUME 4027, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE ORIGINAL NORTH CORNER OF SAID 202.65 ACRE TRACT BEARS N 41° 56' 44" E FOR A DISTANCE OF 206.35 FEET.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF A CALLED 10.46 ACRE TRACT DESCRIBED AS TRACT 7 BY A DEED TO CHESTER BROWN RECORDED IN VOLUME 343, PAGE 22 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID REMAINDER OF 202.65 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 101.322 ACRE TRACT DESCRIBED AS EXHIBIT "B" BY A DEED TO ESTER JANE GRANT MCDUGDAL RECORDED IN VOLUME 4027, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE ORIGINAL NORTH CORNER OF SAID 202.65 ACRE TRACT BEARS N 41° 56' 44" E FOR A DISTANCE OF 206.35 FEET.

THENCE S 48° 02' 21" E ALONG THE COMMON LINE OF SAID REMAINDER OF 202.65 ACRE TRACT AND SAID REMAINDER OF 101.322 ACRE TRACT FOR A DISTANCE OF 472.20 FEET TO THE POINT OF BEGINNING OF THIS HEREBY DESCRIBED TRACT.

THENCE, THROUGH SAID 202.65 ACRE TRACT FOR THE FOLLOWING COURSE:

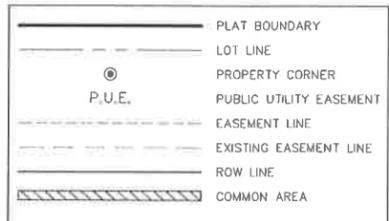
N 41° 56' 44" E FOR A DISTANCE OF 612.24 FEET TO A FUTURE SOUTHWEST CORNER OF ETONBURY AVENUE;
 S 48° 02' 21" E ALONG SAID FUTURE RIGHT-OF-WAY OF ETONBURY AVENUE FOR A DISTANCE OF 95.55 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 16" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS S 02° 02' 23" E - 35.36 FEET) TO THE END OF SAID CURVE;
 S 48° 02' 21" E ACROSS THE EXTENSION OF THE RIGHT-OF-WAY OF WARKWORTH LANE (50' R.O.W.) FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 59' 41" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS N 40° 56' 37" E - 35.36 FEET) TO THE END OF SAID CURVE;
 S 48° 02' 21" E ALONG SAID FUTURE RIGHT-OF-WAY OF ETONBURY AVENUE FOR A DISTANCE OF 191.10 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 16" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS S 02° 02' 23" E - 35.36 FEET) TO THE END OF SAID CURVE;
 S 48° 02' 21" E ACROSS THE EXTENSION OF THE RIGHT-OF-WAY OF KIMBLTON DRIVE (50' R.O.W.) FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 59' 41" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS N 40° 56' 37" E - 35.36 FEET) TO THE END OF SAID CURVE;
 S 48° 02' 21" E ALONG SAID FUTURE RIGHT-OF-WAY OF ETONBURY AVENUE FOR A DISTANCE OF 70.55 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 16" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS S 02° 02' 23" E - 35.36 FEET) TO THE END OF SAID CURVE;
 S 48° 02' 21" E ACROSS THE EXTENSION OF THE RIGHT-OF-WAY OF VICTORIA AVENUE (77' R.O.W.) FOR A DISTANCE OF 77.00 FEET.

THENCE, N 48° 02' 21" W ALONG THE COMMON LINE OF SAID REMAINDER OF 202.65 ACRE TRACT AND SAID REMAINDER OF 101.322 ACRE TRACT FOR A DISTANCE OF 492.20 FEET TO THE POINT OF BEGINNING CONTAINING 9.526 ACRES OF LAND, MORE OR LESS, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

GENERAL NOTES:

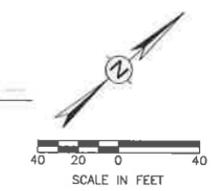
- THE BEARING SYSTEM SHOWN HEREON IS REFERRED TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM LAMBERT PROJECTION, CENTRAL ZONE, AND AS MONUMENTED ON THE GROUND.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- ALL LOTS ARE ZONED GS GENERAL SUBURBAN.
- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE 12-06-1041P LETTER OF MAP REVISION, DATED MAY 18, 2012.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- THIS PLAT IS IN THE SPRING CREEK IMPACT FEE AREA.

LEGEND



LINE #	LENGTH	DIRECTION
L1	50.00'	S48° 02' 21" E
L2	50.00'	S48° 02' 21" E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27	25.00	090°00'16"	25.00	35.36	S02°02'23"E
C2	39.27	25.00	089°59'41"	25.00	35.36	N40°56'37"E
C3	39.27	25.00	089°59'41"	25.00	35.36	S02°02'23"E
C4	39.27	25.00	089°59'41"	25.00	35.36	N40°56'37"E
C5	39.27	25.00	090°00'16"	25.00	35.36	S02°02'23"E
C6	21.03	25.00	048°11'23"	11.18	20.41	N47°51'03"W
C7	21.03	25.00	272°22'46"	44.72	86.87	S48°02'21"W
C8	21.03	25.00	048°11'23"	11.18	20.41	S89°02'28"W
C9	21.03	25.00	048°11'23"	11.18	20.41	S75°51'03"W
C10	21.03	25.00	272°22'46"	44.72	86.87	N48°02'18"W
C11	21.03	25.00	048°11'23"	11.18	20.41	N89°02'28"E



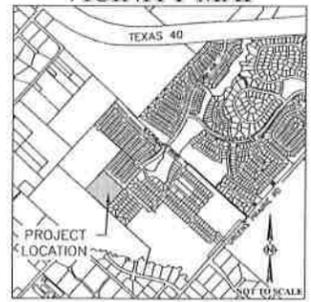
CERTIFICATE OF CITY ENGINEER

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.

CERTIFICATE OF PLANNING & 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____.

VICINITY MAP



FINAL PLAT
CASTLEGATE II SUBDIVISION
SECTION 104
 9.526 ACRES
 ROBERT STEVENSON LEAGUE, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 44 LOTS

OWNER/DEVELOPER:

J-D Development
 4490 Castlegate Drive
 College Station, TX 77845
 (979) 691-7250

SCALE: 1" = 40'
 January, 2014

ENGINEER:

Schultz Engineering, LLC
 TRIPLE NO. 1332F
 2730 LONGMIRE, SUITE A
 College Station, Texas 77845
 (979) 764-3000

SURVEYOR:

Brad Kerr, R.P.L.S. No. 4502
 Kerr Surveying, LLC
 809 N. Texas Ave.
 Bryan, TX 77801
 (979) 268-3195

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 ____.

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

County Clerk
 Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

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.

R.P.L.S. No. 4502

STATE OF TEXAS, COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace Phillips IV, 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS, COUNTY OF BRAZOS

I, Wallace Phillips IV, Manager of J-D Development, owner and developer of the land shown on this plat, and designated herein as the Castlegate II Subdivision, Section 104, 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 purpose and consideration herein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Wallace Phillips IV, Manager

N/E ESTER JANE GRANT MCDUGDAL REM. 101.322 ACRE TRACT EXHIBIT B 4027/29

