

W.S. PHILLIPS PARKWAY



0 40 80 120 Feet FULL SCALE DRAWING (22"X 34")
0 80 160 240 Feet HALF SCALE DRAWING (11"X 17")

LAND TITLE SURVEY PLAT
OF A
4.38 ACRE TRACT A
0.036 ACRE TRACT B
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY TEXAS

COORDINATES AND BEARINGS SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENTS CS94-137 (N:10185974.86, E:3574741.19) AND AS ESTABLISHED GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCE UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCE MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000930196043 (CALCULATED USING GEOD12B)

CM- CONTROLLING MONUMENTS FOUND AND USED TO ESTABLISH PROPERTY LINES. SEE METES AND BOUNDS PREPARED MAY, 2020 FOR MORE DESCRIPTIVE INFORMATION. BUILDING SETBACK LINES PER CITY OF COLLEGE STATION U.D.O

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY OF NO 171708 EFFECTIVE DATE: 05-14-2017. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS - ITEM 10d BLANKET EASEMENT TO THE CITY OF COLLEGE STATION, VOL. 3533 PG. 168 DOES APPLY TO THIS TRACT- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED ON THIS PLAT.

NOTES :
VOL. = VOLUME
PG. = PAGE
O.R.B.C.T. = OFFICIAL RECORD OF BRAZOS COUNTY TEXAS

1. BEARINGS FOR THIS SURVEY ARE BASED ON PLAT CALL FOR THE EAST LINE OF IN BRAZOS, COUNTY TEXAS.

2. CM DENOTES FOUND CONTROL MONUMENT UNLESS OTHERWISE NOTED.
- ⊙ WATER METER
 - ⊙ SANITARY SEWER CLEAN OUT
 - ⊙ SURVEY SPUR POINT
 - ⊙ SURVEY CONTROL POINT
 - ⊙ POWER POLE
 - ⊙ STORM WATER MAN HOLE
 - ⊙ FIRE HYDRANT
 - ⊙ LIGHT POLE
 - ⊙ GUY WIRE
 - ⊙ SEPTIC TANK

PLAT OF SURVEY

SHOWING 4.33 ACRE TRACT
ROBERT STEVENSON SURVEY, A-54 COLLEGE STATION,
RECORD IN BRAZOS COUNTY, TEXAS

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT.
AND THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT THAT ARE SHOWN HEREON. THIS TRACT DOES NOT LIE IN 100' YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS. PANEL NO. 4804100325E REVISED DATE 05-06-2012

SURVEYED: MAY 28, 2020
REVISED: AUGUST 09, 2021

JOEL D. HILLER RPLS
22811 BUCKTROUT LN.
Katy, Texas 77449



Joel D. Hiller
JOEL D. HILLER, RPLS
No. 5522, TEXAS

THIS SURVEY IS NOT TO BE REPRODUCED, ALTERED OR USED FOR ANY TRANSACTION OTHER THAN AS STATED HEREON.

N/F
AGNISE BAKER
REVOCABLE LIVING TRUST
CALLED 29.40 ACRE TRACT
ROBERT STEVENSON SURVEY, A-54
VOL. 2488 PG. 64 O.R.B.C.T.

WESTMINSTER SUBDIVISION PHASE II VOL. 2268 PG. 49 O.R.B.C.T.
DEED CALL: N 45°00'00" E 936.11' VOL. 10689 PG. 70 O.R.B.C.T.

BARRON CUT OFF ROAD
50' WIDE EASEMENT VOLUME 5333, PAGE 163 O.R.B.C.T.

ROW DEDICATION
0.11 ACRES
(4259.7 SQ. FT.)

N/F
LILLIAN BENFORD (50%) AND
CLIFTON BENFORD (50%)
CALLED 1.0 ACRE TRACT
ROBERT STEVENSON SURVEY, A-54
VOL. 12523, PG. 4 O.R.B.C.T.

N/F
LILLIAN BENFORD AND
CLIFTON BENFORD
CALLED 1.50 ACRE TRACT
ROBERT STEVENSON SURVEY, A-54
VOL. 8540, PG. 191 O.R.B.C.T.

N/F
BENNY J. GALLAWAY AND NANCY
MCALPIN GALLAWAY REMAINDER OF
5 ACRE TRACT A-54
VOL. 14180, PG.187 O.R.B.C.T.
4.300 ACRES
(188226.70) SQ. FT.

N/F
SAXE LAND & WILDLIFE, LTD
CALLED 0.4997 ACRE TRACT
VOL.10934 PG.118 O.R.B.C.T.

N/F
WESLEY LOTT
REM. CALLED 10 ACRE TRACT
ROBERT STEVENSON SURVEY, A-54
VOL. 127, PG.292 O.R.B.C.T.

LINE	BEARING	DISTANCE
L1	S 47°17'19" E	19.58'
L2	S 42°58'44" W	29.06'
L3	S 41°20'36" W	83.16'
L4	S 42°16'48" W	123.91'
L5	N 47°07'18" W	17.35'
L6	N 41°40'23" E	123.99'
L7	N 40°43'11" E	83.17'
L8	N 41°17'39" E	28.96'

MEASURED S 46° 55' 31" E 918.09'
DEED CALL: S 45°00'00" E 922.22' VOL. 10689, PG. 70 O.R.B.C.T.

544.13'

356.61'

20' SIDE SET BACK LINE

20' SIDE SET BACK LINE

N46° 45' 50"W
262.48'

S46° 46' 41"E
262.37'

N 40° 45' 18" E
83.10'

20' SIDE SET BACK LINE

DEED CALL: N 45°00'00" W 922.22' VOL. 10689 PG.70 O.R.B.C.T.
N 47° 17' 19" W 923.28'

50' BACK SET BACK LINE

S 40° 38' 44" W 230.41'

DEED CALL: S 45°00'00" W 236.11' VOL. 10689 PG. 70 O.R.B.C.T.