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By:
Kerr Surveying, LLC

STATE OF TEXAS COUNTY OF BRAZOS
I, Thomas Kerr, Jr., a duly sworn and qualified Surveyor in and for the State of Texas, do hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the Official Public Records of BRAZOS COUNTY as stamped herein by me.
Jul 29 2014
Karen McQueen Brazos County Clerk
BRAZOS COUNTY

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY CORNER
- - - LOT LINE
- - - PUBLIC UTILITY EASEMENT
- - - PUBLIC DRAINAGE EASEMENT
- - - SLOPE AND DRAINAGE EASEMENT
- - - PRIVATE DRAINAGE EASEMENT

EASEMENT DESCRIPTIONS

LINE #	LENGTH	DIRECTION
L1	20.05'	S27° 58' 31"W
L2	219.75'	S34° 36' 30"W
L3	144.19'	S28° 09' 44"W
L4	52.24'	S21° 44' 34"E
L5	38.96'	S63° 38' 52"W
L6	89.60'	N43° 16' 00"W
L7	173.09'	N81° 22' 33"W
L8	54.59'	S18° 54' 45"W
L9	39.85'	S1° 06' 40"E
L10	136.77'	S32° 22' 09"E
L11	37.81'	S56° 41' 24"W
L12	110.04'	N48° 19' 58"W
L13	78.53'	S83° 25' 36"W
L14	48.90'	S30° 25' 36"W
L15	73.49'	S46° 40' 59"W
L16	74.19'	S76° 12' 35"W
L17	89.61'	S28° 28' 27"W
L18	83.19'	N75° 07' 29"W
L19	145.00'	N83° 27' 55"W
L20	182.64'	S12° 40' 59"W
L21	103.08'	N60° 30' 50"W
L22	221.16'	S37° 36' 03"W
L23	122.42'	S12° 22' 56"W
L24	70.00'	S27° 01' 11"W
L25	8.44'	S12° 14' 54"W

LINE #	LENGTH	DIRECTION
L26	15.41'	S37° 41' 05"W
L27	7.61'	N12° 27' 10"E
L28	21.02'	S50° 23' 57"E
L29	30.86'	N52° 23' 57"W
L30	105.91'	N47° 59' 16"E
L31	105.91'	S47° 59' 16"W
L32	8.12'	S12° 27' 10"W
L33	113.28'	N87° 30' 45"W
L34	92.91'	S25° 58' 04"W
L35	101.15'	S76° 39' 02"E
L36	39.23'	S66° 04' 20"E
L37	106.25'	S14° 45' 19"W
L38	44.40'	S5° 49' 14"W
L39	63.82'	S50° 29' 27"E

LINE #	LENGTH	DIRECTION
L40	10.00'	N12° 12' 07"E
L41	7.61'	S12° 27' 10"W
L42	7.61'	N12° 27' 10"E
L43	116.70'	S25° 13' 55"E
L44	189.96'	N37° 41' 05"E
L45	189.96'	S37° 41' 05"W
L46	10.00'	N37° 36' 03"E
L47	34.89'	N37° 41' 05"E
L48	34.89'	S37° 41' 05"W
L49	5.03'	N60° 30' 50"W
L50	226.74'	S22° 59' 37"E
L51	97.35'	S00° 32' 20"E
L52	28.66'	S25° 01' 03"E
L53	257.28'	S00° 41' 03"E
L54	40.53'	S25° 01' 03"E
L55	43.25'	S37° 36' 03"E
L56	254.83'	S35° 00' 00"E
L57	147.53'	S35° 00' 00"E
L58	39.16'	S27° 44' 57"E

LINE #	LENGTH	DIRECTION
L59	5.10'	S55° 54' 12"E
L60	21.02'	S47° 59' 16"W
L61	328.07'	S42° 28' 58"W
L62	40.41'	N25° 58' 04"E
L63	355.73'	N42° 26' 58"E
L64	5.69'	N76° 01' 58"W
L65	24.95'	S42° 28' 58"W
L66	18.44'	S80° 39' 11"W
L67	106.72'	N28° 52' 25"W
L68	106.72'	S28° 52' 25"W
L69	110.39'	N47° 22' 28"W
L70	52.40'	N70° 01' 18"W
L71	12.12'	N77° 43' 31"W
L72	42.43'	N20° 00' 19"W
L73	134.88'	N8° 13' 14"W
L74	77.54'	S84° 21' 04"W
L75	85.02'	S83° 35' 28"W
L76	110.03'	N83° 35' 28"E
L77	84.85'	N84° 21' 04"E
L78	93.21'	N88° 54' 41"E
L79	71.41'	N4° 56' 15"E

LINE #	LENGTH	DIRECTION
L80	42.62'	N76° 39' 02"W
L81	56.09'	N28° 23' 47"W
L82	74.80'	N12° 22' 56"E
L83	74.79'	N18° 28' 53"E
L84	61.40'	N24° 03' 02"E
L85	5.07'	N25° 55' 32"E
L86	30.44'	S73° 50' 06"E
L87	9.74'	S25° 55' 32"W
L88	59.45'	S24° 03' 02"W
L89	71.73'	S18° 28' 53"W
L90	350.60'	S35° 45' 02"W
L91	72.19'	S12° 22' 59"W
L92	249.16'	S31° 06' 29"W
L93	36.33'	N20° 00' 19"W
L94	37.20'	S8° 32' 50"W
L95	30.83'	S10° 33' 27"W
L96	57.36'	S24° 56' 41"W
L97	70.86'	N21° 05' 44"E
L98	27.54'	N10° 33' 27"E
L99	36.59'	N8° 32' 50"E
L100	87.86'	N7° 35' 04"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C27	23.63'	15.00'	090°15'03"	15.07'	21.28'	N32°40'21"W
C28	112.30'	255.00'	020°30'23"	23.30'	46.58'	N26°14'52"E
C29	23.54'	15.00'	089°54'58"	14.98'	21.20'	N28°38'34"E
C30	39.23'	25.00'	089°54'58"	24.96'	35.33'	S82°38'34"W
C31	116.70'	265.00'	025°13'55"	59.31'	115.76'	S25°04'06"W
C32	39.38'	25.00'	090°15'03"	25.11'	35.43'	S32°40'21"E
C33	138.83'	1045.00'	007°38'11"	68.01'	135.74'	S32°38'09"W
C34	27.10'	1040.00'	007°38'11"	13.85'	27.10'	S34°56'18"W
C35	31.45'	20.00'	090°05'02"	20.03'	28.30'	S07°21'28"W
C36	39.37'	25.00'	090°05'02"	25.04'	35.38'	N07°21'28"W
C37	150.62'	1035.00'	008°20'18"	75.44'	150.49'	N33°30'58"E
C38	121.48'	985.00'	007°12'45"	60.82'	121.40'	S28°36'03"W
C39	94.21'	935.00'	005°48'23"	47.15'	94.17'	N27°52'52"E
C40	254.83'	635.00'	022°59'37"	129.16'	253.13'	N36°29'29"E
C41	43.25'	937.00'	002°38'41"	21.63'	43.25'	N46°39'57"E
C42	40.53'	25.00'	092°53'39"	26.30'	36.24'	N01°06'13"E
C43	24.32'	15.00'	092°53'39"	15.78'	21.74'	S01°06'13"E
C44	42.79'	927.00'	002°38'41"	21.40'	42.79'	S46°39'57"W
C45	258.85'	845.00'	022°59'37"	131.19'	257.11'	S36°29'29"W
C46	78.61'	1035.00'	004°21'03"	39.33'	78.59'	S27°10'14"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C47	48.59'	1065.00'	002°30'23"	23.30'	46.58'	N26°14'52"E
C48	282.28'	70.00'	214°40'54"	224.18'	133.64'	S00°47'35"W
C49	17.20'	15.00'	089°41'03"	9.68'	16.27'	S75°17'30"W
C50	97.83'	1012.00'	009°32'20"	48.85'	97.79'	S45°13'08"W
C51	222.73'	555.00'	022°59'37"	112.88'	221.24'	S36°29'29"W
C52	226.74'	565.00'	022°59'37"	114.92'	225.22'	N46°19'06"E
C53	97.35'	1007.00'	009°32'20"	48.71'	97.31'	N45°13'08"E
C54	28.66'	25.00'	089°41'03"	16.14'	27.12'	N75°17'30"E
C55	257.28'	60.00'	245°41'03"	92.85'	100.82'	N14°42'30"W
C56	98.74'	120.00'	047°08'34"	52.36'	95.97'	N32°26'42"E
C58	65.82'	90.00'	047°08'34"	34.90'	63.96'	S32°26'42"E

FINAL PLAT
HERITAGE LAKE ESTATES
 45.10 ACRES
 PHASE 1 - 44.93 ACRES
 0.175 ACRES R.O.W. DEDICATION

OWNER/DEVELOPER:
 KYLE DEVELOPMENT GROUP PARTNERS, LTD
 15 OAK CREST CIRCLE
 MAGNOLIA, TX 77354

SCALE: 1" = 100'
 JULY 2014
 ENGINEER:

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

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SHEET 2 OF 2