

N/F WILSON HORACE GENE RISKY'S RANCH BLOCK 1, LOT 1 1.002 ACRES

N/F JOY TRUST LAMBER PH 1 BLOCK 1, LOT 1-B 1.523 ACRES

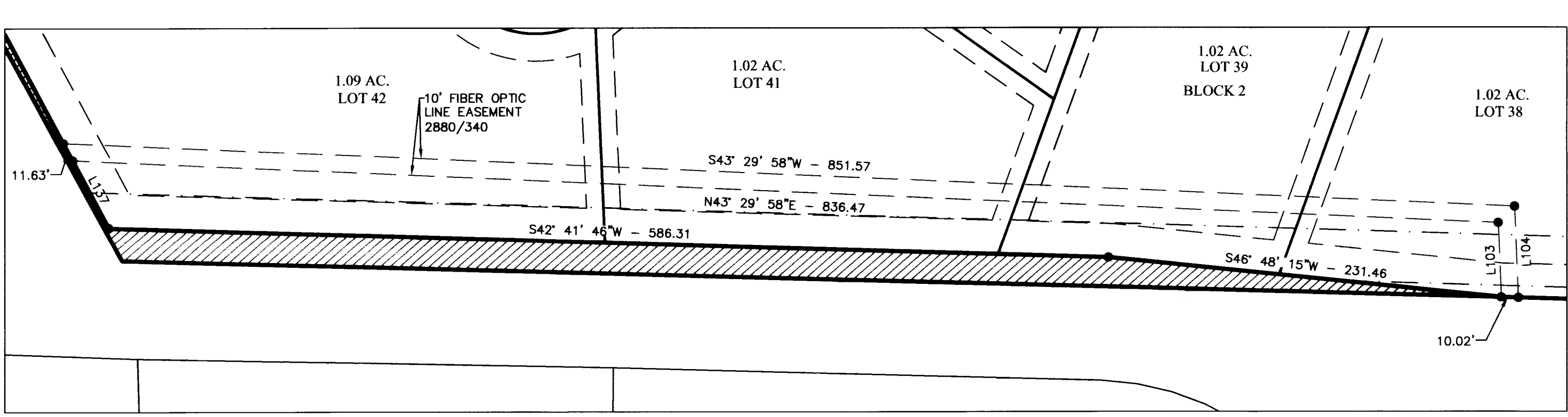
N/F JOY TRUST LAMBER PH 1 BLOCK 1, LOT 1-A 2.092 ACRES

N/F MEARS DOROTHY ANNE THOMAS J ALLCORN TRACT 9.7 4.846 ACRES

N/F PAYNE E L DR THOMAS J ALLCORN TRACT 10 100.49 ACRES

LINE #	LENGTH	DIRECTION
L1	307.87	S77°43'02"E
L2	242.92	S77°45'08"E
L3	8.44	N12°14'54"E
L4	70.00	N27°01'11"E
L5	122.42	N12°22'58"E
L6	103.06	S60°30'50"E
L7	145.00	S83°29'55"E
L8	63.19	S75°07'29"E
L9	86.61	N29°28'27"E
L10	74.19	N78°12'35"E
L11	73.49	N46°40'59"E
L12	48.90	N30°25'48"E
L13	78.53	N83°05'36"E
L14	110.04	S48°19'58"E
L15	37.81	N56°41'24"E
L16	136.77	N32°22'05"W
L17	36.85	N1°08'40"W
L18	54.59	N19°54'45"E
L19	69.80	S43°18'00"E
L20	36.96	N63°38'52"E
L21	52.24	N21°44'34"W
L22	20.05	N27°58'31"E
L23	32.84	N77°37'04"W
L24	3.69	S42°31'00"W
L25	4.81	S42°31'00"W
L26	4.77	S42°31'00"W
L27	3.69	S42°31'00"W
L28	31.61	S29°07'36"E
L29	24.58	S10°52'17"E
L30	56.89	N10°52'17"W
L31	32.27	N29°07'36"W
L32	217.60	N43°20'29"E
L33	106.15	N27°20'19"E
L34	125.06	N6°31'10"W
L35	121.13	S4°13'44"W
L36	153.74	S26°51'09"W
L37	91.60	S8°05'04"W
L38	134.07	S51°32'19"E
L39	159.06	N47°29'00"W
L40	157.17	N47°29'00"W

LINE #	LENGTH	DIRECTION
L41	144.16	N00°09'44"E
L42	13.41	S78°33'34"E
L43	236.30	N77°47'53"W
L44	231.46	S46°48'15"W
L45	100.45	N4°13'44"E
L46	154.07	N26°51'09"E
L47	51.81	N6°05'04"E
L48	57.24	N62°27'32"W
L49	136.27	N77°43'31"W
L50	143.43	N30°35'36"W
L51	122.81	N55°15'36"W
L52	264.19	S50°32'43"W
L53	49.95	S58°13'25"W
L54	74.63	S6°05'04"W
L55	153.40	S26°51'09"W
L56	68.02	S4°13'44"W
L57	69.64	N32°40'01"W
L58	141.11	N46°52'31"W
L59	115.51	S71°10'47"W
L60	25.81	S26°21'43"W
L61	69.52	N21°05'47"E
L62	21.41	S16°28'15"W
L63	131.58	S30°35'36"E
L64	303.29	N47°26'50"W
L65	97.22	S10°51'33"W
L66	139.29	S9°38'49"E
L67	207.01	S27°58'31"W
L68	165.06	S30°14'35"W
L69	211.06	S30°49'36"W
L70	95.53	S7°34'42"E
L71	19.35	S19°22'42"W
L72	73.82	S32°40'01"E
L73	140.00	S42°59'39"W
L74	302.29	S47°26'50"E
L75	45.94	N2°29'00"W
L76	25.25	N87°31'00"E
L77	39.56	N87°31'00"E
L78	25.25	N2°29'00"W
L79	39.56	N87°31'00"E
L80	42.43	N86°31'40"W
L81	70.29	S48°28'20"W
L82	43.00	N86°31'40"W
L83	42.43	N15°52'24"E
L84	70.01	N60°29'07"E
L85	42.43	N15°52'24"E
L86	317.45	N26°33'09"E
L87	224.01	N1035.00
L88	38.27	S50°00'00"W
L89	37.84	N15°52'24"E
L90	42.43	S74°07'36"E
L91	40.29	S59°07'36"E
L92	43.96	S51°22'31"E
L93	53.83	N51°22'31"W
L94	70.00	N41°05'02"E
L95	68.48	N40°56'28"E
L96	40.59	S74°07'36"E
L97	44.31	N15°43'35"E
L98	93.07	N82°49'14"E
L99	115.51	N66°24'50"E
L100	128.99	N42°43'33"E
L101	237.85	N43°00'25"E
L102	184.52	N43°01'28"E
L103	123.56	N41°54'42"E
L104	167.47	N40°31'27"E
L105	183.18	N40°51'50"E
L106	150.83	N47°42'58"W
L107	280.82	N47°04'37"W
L108	194.25	N45°17'51"W
L109	18.97	N50°37'11"E
L110	553.47	N42°43'33"E
L111	237.58	N43°00'25"E
L112	184.80	N43°01'28"E
L113	124.21	N41°54'42"E
L114	167.74	N40°31'27"E
L115	189.38	N40°51'50"E
L116	116.55	N16°22'50"E
L117	155.00	N42°33'10"E
L118	44.94	N77°06'25"W



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PHASE LINE
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

Filed for Record in:
BRAZOS COUNTY

On: Jul 01 2016 at 01:47P

As a
Plat

Document Number: 01268845

Amount: 73.00

Receipt Number - 578513

By:
Debbie Baker

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volumes and page
of the Official Public records of:

BRAZOS COUNTY

as stamped herein by me.
Jul 01 2016

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

FINAL PLAT
HERITAGE LAKE ESTATES
PHASE 2
39.407 ACRES
38.988 ACRES - 27 LOTS & COMMON AREA
0.419 ACRES R.O.W. DEDICATION
RICHARDSON PERRY LEAGUE, A-44
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 100'
MAY 2016

OWNER/DEVELOPER: KYLE DEVELOPMENT GROUP
PARTNERS, LTD
15 OAK CREST CIRCLE
MAGNOLIA, TX 77554

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

ENGINEER: Schultz Engineering, LLC
1786 NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
(979) 764-9900

SHEET 2 OF 2