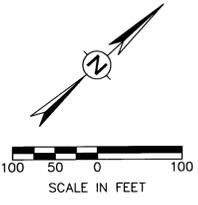


LEGEND

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



LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	20.07'	S27° 58' 31"W	L26	15.41'	S37° 41' 05"W
L2	219.75'	S34° 38' 30"W	L27	7.61'	N12° 27' 10"E
L3	144.19'	S29° 09' 44"W	L28	21.02'	S52° 23' 57"E
L4	52.24'	S21° 44' 34"E	L29	20.85'	N52° 23' 57"W
L5	38.96'	S63° 38' 52"W	L30	105.91'	N47° 58' 18"E
L6	89.07'	N43° 16' 00"W	L31	105.91'	S47° 58' 18"W
L7	173.09'	N81° 22' 33"W	L32	8.13'	S12° 27' 10"W
L8	54.59'	S19° 54' 45"W	L33	113.28'	N67° 30' 46"W
L9	39.80'	S11° 08' 40"E	L34	134.91'	S25° 58' 04"W
L10	136.77'	S32° 22' 05"E	L35	101.15'	S76° 39' 02"E
L11	37.81'	S56° 41' 24"W	L36	39.23'	S58° 04' 20"E
L12	110.04'	N48° 18' 56"W	L37	106.25'	S14° 45' 19"W
L13	78.53'	S83° 05' 36"W	L38	44.40'	S5° 49' 14"W
L14	48.80'	S30° 25' 48"W	L39	63.82'	S55° 22' 27"E
L15	73.49'	S46° 40' 59"W			
L16	74.19'	S78° 12' 35"W			
L17	89.61'	S28° 28' 27"W			
L18	63.19'	N75° 07' 29"W			
L19	145.00'	N83° 29' 55"W			
L20	182.84'	S12° 40' 59"W			
L21	103.08'	N60° 30' 50"W			
L22	121.41'	S37° 36' 03"W			
L23	222.42'	S12° 22' 56"W			
L24	70.00'	S27° 01' 11"W			
L25	8.44'	S12° 14' 54"W			

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	42.15'	165.00'	014°38'15"	21.19'	42.04'	N70°17'57"W
C2	39.38'	25.00'	090°15'03"	25.11'	35.43'	N32°40'21"W
C3	116.70'	265.00'	025°13'55"	59.31'	115.76'	N29°04'08"E
C4	39.23'	25.00'	089°54'58"	24.96'	35.33'	N82°38'34"E
C5	43.40'	235.00'	010°34'52"	21.76'	43.34'	S57°41'23"E
C6	30.47'	165.00'	010°34'52"	15.28'	30.43'	N57°41'23"W
C7	39.31'	25.00'	090°05'02"	25.04'	35.38'	N07°21'26"W
C8	229.24'	1035.00'	012°41'24"	115.09'	228.77'	N31°20'23"E
C9	226.74'	565.00'	022°59'37"	114.92'	225.22'	N36°29'29"E
C10	97.35'	1007.00'	009°32'30"	48.71'	97.31'	N44°13'08"E
C11	28.96'	25.00'	095°41'03"	16.14'	27.12'	N78°17'30"E
C12	257.28'	60.00'	245°41'03"	92.85'	100.82'	N14°42'30"W
C13	40.53'	25.00'	092°53'39"	26.30'	36.24'	S01°06'13"E
C14	43.25'	937.00'	002°38'41"	21.63'	43.25'	S46°39'57"W
C15	254.83'	635.00'	022°59'37"	129.16'	253.13'	S36°29'29"W
C16	213.73'	965.00'	012°41'24"	107.30'	213.30'	S31°20'23"W
C17	147.53'	335.00'	025°13'55"	74.88'	146.34'	S29°04'08"E
C18	39.16'	25.00'	089°44'57"	24.89'	35.28'	S57°19'39"W

METS AND BOUNDS DESCRIPTION OF A 45.10 ACRE TRACT OF RICHARDSON PERRY LEAGUE, A-44 BRAZOS COUNTY, TEXAS

BEING AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARDSON PERRY LEAGUE, ABSTRACT NO. 44 BRAZOS COUNTY, TEXAS SAID TRACT BEING A PORTION OF A 6.921 ACRE TRACT OF LAND DESCRIBED BY A DEED TO THE KYLE FAMILY LIVING TRUST RECORDED IN VOLUME 344, PAGE 226 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF A 4.895 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE KYLE FAMILY LIVING TRUST RECORDED IN VOLUME 344, PAGE 226 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AS DESCRIBED BY A DEED TO THE KYLE FAMILY LIVING TRUST RECORDED IN VOLUME 344, PAGE 226 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST CORNER OF THE 1/2 ACRES OF RIGHT-OF-WAY DEDICATION OF STEEP HOLLOW ROAD, BEING THE SOUTHWEST CORNER OF SAID 4.895 ACRE TRACT FOR A DISTANCE OF 188.14 FEET TO A 5/8 INCH IRON ROD MARKING THE EAST CORNER OF SAID 4.895 ACRE TRACT AND THE SOUTH CORNER OF A 3.209 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THOMAS H. DAVIS AND WIFE, BEIRD AND DAVIS RECORDED IN VOLUME 3114, PAGE 171 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 37° 47' 53" W ALONG THE SOUTHWEST LINE OF SAID 4.895 ACRE TRACT FOR A DISTANCE OF 375.06 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 4.895 ACRE TRACT AND THE SOUTH CORNER OF A 3.209 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THOMAS H. DAVIS AND WIFE, BEIRD AND DAVIS RECORDED IN VOLUME 3114, PAGE 171 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID 3.209 ACRE TRACT AND SAID REMAINDER OF 123.95 ACRES TRACT FOR THE FOLLOWING CALLS:

N 24° 39' 41" E FOR A DISTANCE OF 648.86 FEET TO A 5/8 INCH IRON ROD FOUND;

N 42° 26' 58" E FOR A DISTANCE OF 310.24 FEET TO A 5/8 INCH IRON ROD FOUND;

S 47° 37' 02" E FOR A DISTANCE OF 342.52 FEET TO A 5/8 INCH IRON ROD FOUND;

N 42° 26' 58" E FOR A DISTANCE OF 905.52 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 4.895 ACRE TRACT OF LAND DESCRIBED BY A DEED TO E.L. PAYNE AND WIFE, CAROLYN PAYNE RECORDED IN VOLUME 241, PAGE 47 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, BEING THE EAST CORNER OF SAID 4.895 ACRE TRACT AND THE SOUTH CORNER OF SAID 3.209 ACRE TRACT AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 37' 02" E ALONG THE SOUTHWEST LINE OF SAID 4.895 ACRE TRACT FOR A DISTANCE OF 342.52 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT (CALLED 102 ACRES TRACT OF LAND DESCRIBED BY SAID DEED TO E.L. PAYNE AND WIFE, CAROLYN PAYNE RECORDED IN VOLUME 241, PAGE 47 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, BEING THE EAST CORNER OF SAID 4.895 ACRE TRACT AND THE SOUTH CORNER OF SAID 3.209 ACRE TRACT AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT);

THENCE: THROUGH SAID 71.28 ACRE TRACT FOR THE FOLLOWING CALLS:

S 39° 09' 09" W FOR A DISTANCE OF 192.4 FEET TO A 1/2 INCH IRON ROD SET;

S 17° 26' 30" W FOR A DISTANCE OF 263.2 FEET TO A 1/2 INCH IRON ROD SET;

S 17° 26' 30" W FOR A DISTANCE OF 263.2 FEET TO A 1/2 INCH IRON ROD SET;

S 69° 08' 34" E FOR A DISTANCE OF 304.16 FEET TO A 1/2 INCH IRON ROD SET;

S 21° 39' 31" W FOR A DISTANCE OF 30.5 FEET TO A 1/2 INCH IRON ROD SET;

S 34° 36' 30" W FOR A DISTANCE OF 219.75 FEET TO A 1/2 INCH IRON ROD SET;

S 29° 49' 44" W FOR A DISTANCE OF 144.19 FEET TO A 1/2 INCH IRON ROD SET;

S 21° 44' 34" E FOR A DISTANCE OF 52.24 FEET TO A 1/2 INCH IRON ROD SET;

S 43° 38' 52" W FOR A DISTANCE OF 38.96 FEET TO A 1/2 INCH IRON ROD SET;

N 41° 46' 00" W FOR A DISTANCE OF 89.07 FEET TO A 1/2 INCH IRON ROD SET;

N 81° 22' 33" W FOR A DISTANCE OF 173.09 FEET TO A 1/2 INCH IRON ROD SET;

S 19° 54' 45" W FOR A DISTANCE OF 54.59 FEET TO A 1/2 INCH IRON ROD SET;

S 11° 08' 40" E FOR A DISTANCE OF 39.80 FEET TO A 1/2 INCH IRON ROD SET;

S 32° 22' 05" E FOR A DISTANCE OF 136.77 FEET TO A 1/2 INCH IRON ROD SET;

S 56° 41' 24" W FOR A DISTANCE OF 37.81 FEET TO A 1/2 INCH IRON ROD SET;

N 48° 18' 56" W FOR A DISTANCE OF 110.04 FEET TO A 1/2 INCH IRON ROD SET;

S 83° 05' 36" W FOR A DISTANCE OF 78.53 FEET TO A 1/2 INCH IRON ROD SET;

S 30° 25' 48" W FOR A DISTANCE OF 48.80 FEET TO A 1/2 INCH IRON ROD SET;

S 46° 40' 59" W FOR A DISTANCE OF 74.19 FEET TO A 1/2 INCH IRON ROD SET;

S 76° 12' 35" W FOR A DISTANCE OF 74.19 FEET TO A 1/2 INCH IRON ROD SET;

S 29° 27' 27" W FOR A DISTANCE OF 89.61 FEET TO A 1/2 INCH IRON ROD SET;

N 75° 07' 29" W FOR A DISTANCE OF 63.19 FEET TO A 1/2 INCH IRON ROD SET;

N 83° 29' 55" W FOR A DISTANCE OF 145.00 FEET TO A 1/2 INCH IRON ROD SET;

S 12° 40' 59" W, PASS THE COMMON LINE OF SAID 71.28 ACRE TRACT AND SAID 4.895 ACRE TRACT, CONTINUE ON THROUGH SAID 4.895 ACRE TRACT FOR A TOTAL DISTANCE OF 165.4 FEET TO A 1/2 INCH IRON ROD SET;

THENCE: THROUGH SAID 4.895 ACRE TRACT AND SAID 4.895 ACRE TRACT FOR THE FOLLOWING CALLS:

N 48° 39' 50" W FOR A DISTANCE OF 103.08 FEET TO A 1/2 INCH IRON ROD SET;

S 37° 36' 03" W FOR A DISTANCE OF 221.41 FEET TO A 1/2 INCH IRON ROD SET;

S 12° 22' 56" W FOR A DISTANCE OF 222.42 FEET TO A 1/2 INCH IRON ROD SET;

N 77° 37' 40" W FOR A DISTANCE OF 193.75 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 165.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 38' 15" FOR AN ARC DISTANCE OF 42.15 FEET (CHORD BEARS N 70° 17' 57" W - 42.04 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 27° 01' 11" W FOR A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD SET;

S 12° 14' 54" W FOR A DISTANCE OF 8.44 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF STEEP HOLLOW ROAD MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 75° 34' 34" W ALONG THE NORTHEAST LINE OF STEEP HOLLOW ROAD FOR A DISTANCE OF 234.47 FEET TO A 5/8 INCH IRON ROD FOUND ON THE COMMON CORNER OF SAID 4.895 ACRE TRACT AND SAID 71.28 ACRE TRACT;

THENCE: N 77° 56' 01" W CONTINUING ALONG THE NORTHEAST LINE OF STEEP HOLLOW ROAD FOR A DISTANCE OF 42.6 FEET TO THE POINT OF BEGINNING CONTAINING 45.10 ACRES OF LAND AS SURVEYED ON THE 10TH OCTOBER, 2013. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Don Kyle, of Kyle Family Living Trust, Owner and developer of the land as shown on this plat, being a portion of the remainder of a called 71.28 acre tract, called 5.921 acre tract, and called 6.320 acre tract, of the Official Records of Brazos County, Texas, and designated herein as the Heritage Lake Estates, Phase 1, in Brazos County, Texas, and whose names is subscribed hereto, hereby dedicate to the use of the public forever all streets, 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.

Don Kyle
Kyle Family Living Trust

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/she 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

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of _____, 20__.

Chair, Planning & Zoning Commission
Bryan, Texas

CERTIFICATE OF COUNTY COURT

I, _____, County Judge Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Commissioners Court of Brazos County, Texas, on the ____ day of _____, 20__.

Signed this the day of _____, 20__.

County Judge, Brazos County

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20__.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20__.

City Engineer, Bryan, Texas

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.

Brad Kerr, R.P.L.S. No. 4502

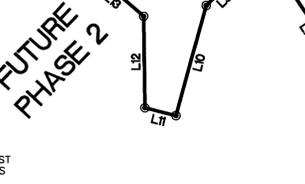
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

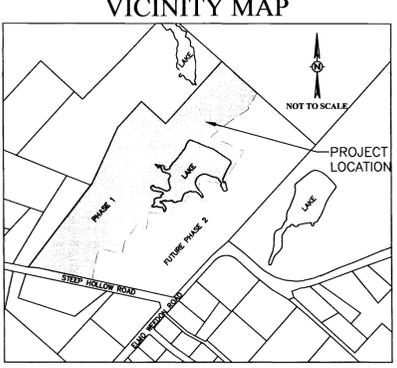
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of _____, 20__ in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

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

County Clerk, Brazos County, Texas



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NOS. 4804102250-E, EFFECTIVE DATE: MAY 16, 2012.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
 - NO DRIVEWAY ACCESS IS ALLOWED FROM THE LOTS ONTO ELLEN WELDON ROAD OR STEEP HOLLOW ROAD. SOLE DRIVEWAY ACCESS SHOULD BE PROVIDED FROM INTERNAL STREETS IN THE DEVELOPMENT.
 - MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOME OWNER'S ASSOCIATION (HOA).
 - THE ACCESS AND MAINTENANCE EASEMENT ON LOT 17 SHALL BE FOR HOA ACCESS AND MAINTENANCE OF THE COMMON AREA.
 - THE LAND USE SHALL BE RESIDENTIAL.
 - MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS WILL BE BY THE HOME OWNER'S ASSOCIATION (HOA) AND THE INDIVIDUAL LOT OWNERS. BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS.
 - THIS PROPERTY IS WITHIN BRYAN ISD.
 - ON FEBRUARY 6, 2014, THE BRYAN PLANNING AND ZONING COMMISSION APPROVED AN EXCEPTION FROM THE MINIMUM 150-FOOT LOT WIDTH STANDARD OF THE SUBDIVISION ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 110) FOR PROPOSED LOT 1 IN BLOCK 1 AND LOTS 12, 13 AND 14 IN BLOCK 3 OF HERITAGE LAKE ESTATES SUBDIVISION - PHASE 1 (CASE NO. P14-01).
 - THE FOLLOWING BLANKET EASEMENTS APPLY:
 - CITY OF BRYAN, 98/26
 - WIXON WATER SUPPLY, 511/760
 - FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 1723/87
 - FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 2047/266
 - GTE SOUTHWEST, INC. EASEMENT, 2880/340 DOES APPLY TO THIS TRACT AS SHOWN HEREON.
 - CITY OF BRYAN EASEMENT, 2880/340 DOES APPLY TO THIS TRACT AS SHOWN HEREON.
 - 70' WIDE ACCESS EASEMENT PER DEED, 3114/179 DOES APPLY TO THIS TRACT AS SHOWN HEREON.
 - REFER TO SHEET 2 OF 2 FOR DRAINAGE EASEMENT INFORMATION.
 - THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS WITH THE ADDITIONAL REQUIREMENT THAT THE PAVEMENT SURFACE BE 2" OF HOT MIX ASPHALTIC CONCRETE TO MEET CITY OF COLLEGE STATION REQUIREMENTS.
 - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL COMEY RINOFF 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.
 - LOTS ARE TO BE SEWERED 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 21.08A OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENDOURCH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' 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.
 - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 - 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.
 - ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
 - 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 OR THIS PLAT.
 - 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED, EXCEPT ALONG CRECK.



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

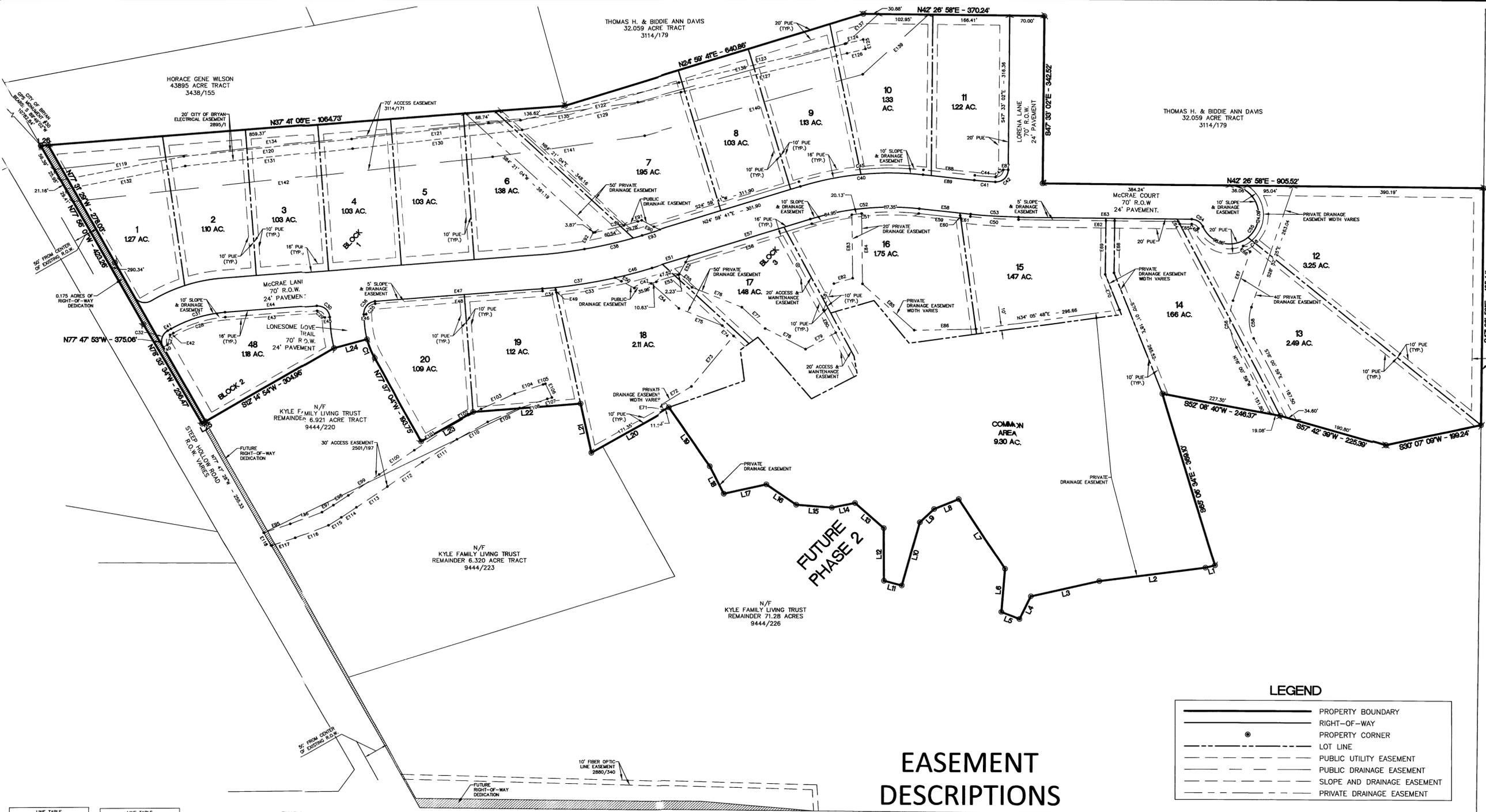
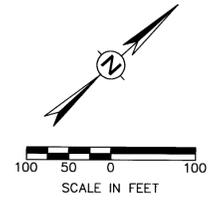
OWNER/DEVELOPER:
KYLE FAMILY LIVING TRUST
15 00 CREST CIRCLE
MAGNOLIA, TX 77354

SCALE: 1" = 100'
APRIL 2014
ENGINEER:
Schultz Engineering, LLC

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. TEXAS AVE.
BRYAN, TX 77803
(979) 268-3195

TPBE NO. 12327
2730 LONGMIRE, SUITE A
COLLEGE STATION, TEXAS 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

SHEET 1 OF 2



EASEMENT DESCRIPTIONS

LEGEND

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

DR. E. L. PAYNE
100.49 ACRE TRACT
241/007

LINE #	LENGTH	DIRECTION
L1	20.09'	S27° 58' 31"W
L2	219.75'	S34° 36' 30"W
L3	144.19'	S29° 09' 44"W
L4	52.24'	S21° 44' 34"E
L5	38.96'	S63° 38' 52"W
L6	89.60'	N43° 18' 00"W
L7	173.09'	N81° 22' 33"W
L8	54.59'	S19° 54' 45"W
L9	39.85'	S1° 08' 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° 05' 36"W
L14	48.90'	S30° 25' 48"W
L15	73.49'	S46° 40' 38"W
L16	74.19'	S78° 12' 35"W
L17	89.61'	S29° 28' 27"W
L18	63.19'	N73° 07' 29"W
L19	145.00'	N83° 29' 36"W
L20	182.64'	S12° 40' 39"W
L21	103.08'	N60° 30' 59"W
L22	221.16'	S37° 35' 53"W
L23	122.42'	S12° 22' 39"W
L24	70.00'	S27° 01' 19"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'	S52° 23' 57"E
L29	20.85'	N52° 23' 57"W
L30	105.91'	N47° 59' 18"E
L31	105.91'	S47° 59' 18"W
L32	8.13'	S12° 27' 10"W
L33	113.28'	N87° 30' 46"W
L34	92.91'	S25° 58' 04"W
L35	101.15'	S78° 39' 02"E
L36	39.23'	S58° 04' 20"E
L37	106.23'	S14° 45' 18"W
L38	44.40'	S5° 49' 14"W
L39	63.62'	S55° 29' 27"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	42.15'	165.00'	014°38'15"	21.07'	42.04'	N70°17'57"W
C2	39.38'	25.00'	090°15'03"	25.11'	35.43'	N32°40'21"W
C3	116.70'	285.00'	025°13'55"	59.21'	115.76'	N25°04'08"E
C4	39.23'	25.00'	089°54'58"	24.96'	35.33'	N82°38'34"E
C5	43.40'	235.00'	010°34'52"	21.70'	43.34'	S57°41'23"E
C6	30.47'	165.00'	010°34'52"	15.24'	30.43'	N07°21'26"W
C7	39.31'	25.00'	090°05'02"	25.14'	35.38'	N07°21'26"W
C8	229.24'	1035.00'	012°41'24"	114.39'	228.77'	N31°20'23"E
C9	226.74'	965.00'	022°59'37"	114.39'	225.22'	N36°29'29"E
C10	97.35'	1007.00'	005°32'20"	48.11'	97.31'	N45°13'08"E
C11	28.66'	25.00'	085°41'03"	16.11'	27.12'	N75°17'30"E
C12	257.28'	80.00'	245°41'03"	92.94'	100.82'	N14°42'30"W
C13	40.53'	25.00'	092°53'39"	26.39'	38.24'	S01°06'13"E
C14	43.25'	937.00'	002°38'41"	21.41'	43.25'	S46°39'57"W
C15	254.83'	635.00'	022°59'37"	129.16'	253.13'	S36°29'29"W
C16	213.73'	985.00'	012°41'24"	107.50'	213.30'	S31°20'23"E
C17	147.53'	335.00'	025°13'55"	74.94'	146.34'	S25°04'08"E
C18	38.18'	25.00'	089°44'57"	24.86'	35.28'	S57°19'39"W

LINE #	LENGTH	DIRECTION
E40	10.00'	N12° 12' 07"E
E41	7.61'	S12° 27' 10"W
E42	7.61'	N12° 27' 10"E
E43	189.96'	N37° 41' 05"W
E44	189.96'	S37° 41' 05"W
E45	10.00'	N37° 36' 03"E
E46	5.00'	N37° 36' 03"W
E47	344.69'	N37° 41' 05"E
E48	344.69'	S37° 41' 05"W
E49	5.03'	N60° 30' 50"W
E50	45.21'	N69° 59' 41"E
E51	79.70'	N24° 59' 41"W
E52	42.43'	N20° 00' 19"W
E53	49.70'	N24° 59' 41"E
E54	77.34'	S84° 21' 04"W
E55	38.50'	N84° 21' 04"E
E56	270.42'	S24° 59' 41"W
E57	260.42'	N24° 59' 41"E
E58	105.91'	N47° 59' 18"E
E59	86.12'	S47° 59' 18"W

LINE #	LENGTH	DIRECTION
E60	5.15'	S55° 54' 12"E
E61	21.02'	S47° 59' 18"W
E62	328.07'	S42° 26' 58"W
E63	355.73'	N42° 26' 58"E
E64	5.69'	N76° 00' 59"W
E65	24.95'	S42° 26' 58"W
E66	18.44'	S80° 39' 11"W
E67	106.72'	N28° 52' 25"W
E68	106.78'	S47° 22' 25"E
E69	110.39'	N47° 59' 18"E
E70	78.18'	N70° 01' 18"W
E71	12.12'	N77° 43' 31"W
E72	73.02'	N10° 39' 55"E
E73	134.88'	N8° 13' 14"W
E74	31.45'	S84° 21' 04"W
E75	95.92'	S63° 35' 28"W
E76	110.03'	N63° 35' 28"E
E77	64.85'	N84° 21' 04"E
E78	93.21'	N88° 54' 41"E
E79	70.65'	N13° 20' 58"E

LINE #	LENGTH	DIRECTION
E80	53.07'	N76° 39' 02"W
E81	58.09'	N26° 23' 47"W
E82	40.41'	N25° 58' 04"E
E83	128.97'	N48° 44' 20"W
E84	143.80'	S48° 44' 20"E
E85	142.44'	N83° 49' 01"E
E86	105.91'	S47° 59' 18"W
E87	10.00'	S42° 26' 58"W
E88	105.91'	N47° 59' 18"E
E89	12.12'	N77° 43' 31"W
E90	42.43'	N69° 59' 41"E
E91	8.26'	N24° 59' 41"E
E92	38.33'	N20° 00' 19"W
E93	38.26'	S24° 59' 41"E
E94	57.36'	N23° 44' 59"E
E95	70.86'	N21° 05' 44"E
E96	76.30'	N87° 33' 27"E
E97	27.54'	N10° 33' 27"E
E98	36.59'	N82° 52' 04"E
E99	76.30'	N8° 14' 05"E
E100	87.86'	N7° 35' 04"E

LINE #	LENGTH	DIRECTION
E101	86.30'	N8° 20' 29"E
E102	74.85'	N12° 22' 59"E
E103	74.79'	N18° 28' 53"E
E104	61.40'	N24° 03' 02"E
E105	5.07'	N25° 55' 32"E
E106	30.44'	S73° 50' 06"E
E107	9.74'	S25° 55' 32"W
E108	59.45'	S24° 03' 02"W
E109	71.73'	S18° 28' 53"W
E110	72.19'	S12° 22' 59"W
E111	85.04'	S8° 20' 29"W
E112	87.83'	S7° 35' 04"W
E113	76.64'	S8° 14' 05"W
E114	37.20'	S8° 32' 50"W
E115	30.83'	S10° 33' 27"W
E116	74.32'	S11° 31' 27"W
E117	52.02'	S23° 44' 59"W
E118	30.60'	N77° 37' 04"W
E119	256.91'	N31° 08' 29"E
E120	347.18'	N35° 57' 42"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C27	23.63'	15.00'	090°15'03"	15.07'	21.26'	N32°40'21"W
C28	112.30'	255.00'	025°13'55"	57.07'	111.39'	N25°04'08"E
C29	23.54'	15.00'	089°54'58"	14.98'	21.20'	N82°38'34"E
C30	39.23'	25.00'	089°54'58"	24.96'	35.33'	S82°38'34"E
C31	116.70'	285.00'	025°13'55"	59.21'	115.76'	S25°04'08"W
C32	39.38'	25.00'	090°15'03"	25.11'	35.43'	S32°40'21"E
C33	135.83'	1045.00'	007°29'34"	13.55'	27.10'	S36°56'18"W
C34	27.10'	1040.00'	001°29'34"	13.55'	27.10'	S36°56'18"W
C35	31.45'	20.00'	N90°05'02"	20.03'	28.30'	S07°21'26"E
C36	39.31'	25.00'	N90°05'02"	25.04'	35.38'	N07°21'26"W
C37	150.62'	1035.00'	N98°20'16"	75.44'	150.49'	N33°30'56"E
C38	121.48'	985.00'	N97°12'45"	60.82'	121.40'	S28°36'03"W
C39	94.21'	835.00'	N95°46'23"	47.15'	94.17'	N27°52'52"E
C40	254.83'	635.00'	S22°59'37"	129.16'	253.13'	N36°29'29"E
C41	43.25'	937.00'	S02°38'41"	21.43'	43.25'	N46°39'57"E
C42	40.53'	25.00'	S92°53'39"	26.39'	38.24'	N01°06'13"W
C43	24.32'	15.00'	S92°53'39"	15.78'	21.74'	S01°06'13"E
C44	42.79'	937.00'	S02°38'41"	21.40'	42.79'	S46°39'57"W
C45	258.85'	645.00'	S22°59'37"	131.19'	257.11'	S36°29'29"W
C46	78.61'	1035.00'	004°21'07"	39.33'	78.59'	S27°10'14"W

FINAL PLAT

HERITAGE LAKE ESTATES

45.10 ACRES

PHASE 1 - 44.93 ACRES

0.175 ACRES R.O.W. DEDICATION

OWNER/DEVELOPER:
KYLE FAMILY LIVING TRUST
15 OAK CREST CIRCLE
MAGNOLIA, TX 77354

SCALE: 1" = 100'
APRIL 2014
ENGINEER:

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3199

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SHEET 2 OF 2