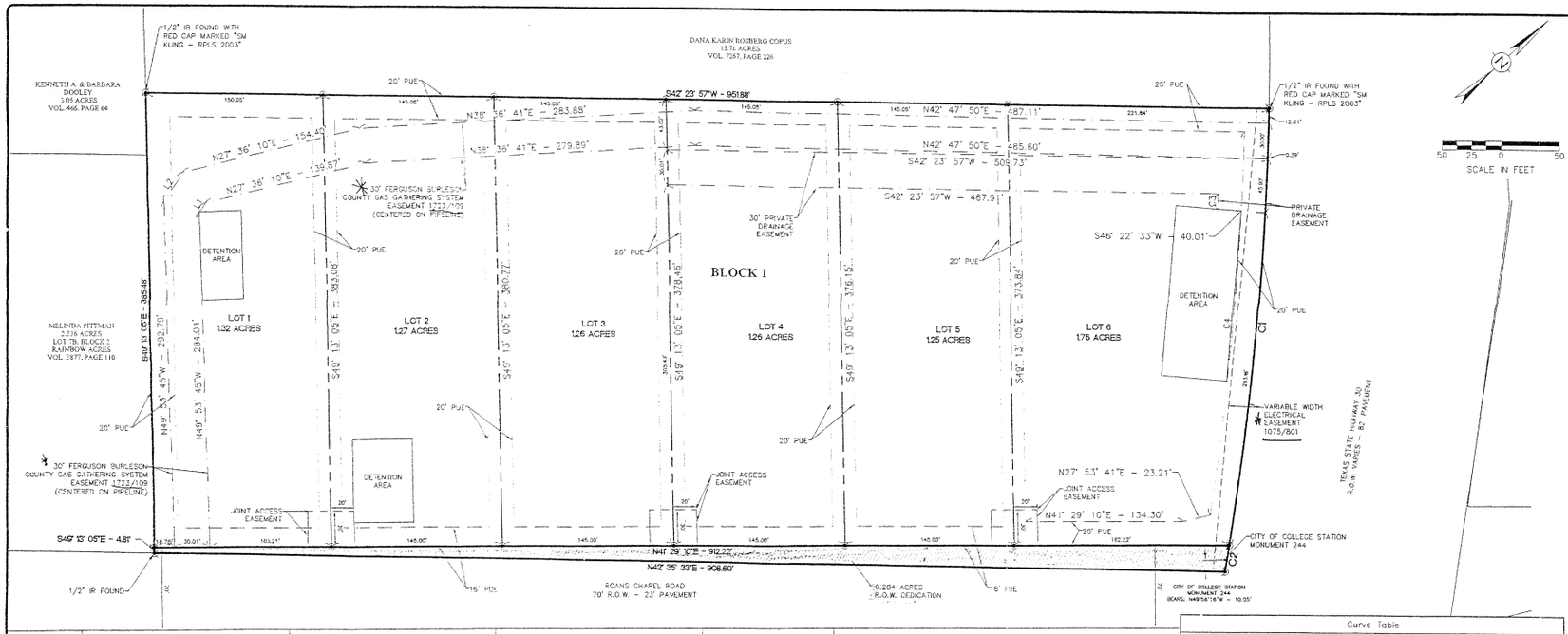


METES AND BOUNDS DESCRIPTION
8.407 ACRES

Being a tract of land containing 8.407 acres, in the Maria Kegans Survey, A-28 and being the remainder of a called 9.0 acre tract as recorded in Vol. 120, Page 300, and being the same tract of land as recorded in Vol. 319, Page 542, of the Brazos County Deed Records(B.C.D.R.) All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary based on found iron rods as surveyed on the ground on April 10th of 2014. This description is also referred to the plat prepared by ATM Surveying, Project No. 2014-0439, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with red plastic cap marked "SM KLING - RPLS 2003" found for the west corner of this tract, also being a point on the northeast line of the Kenneth A. & Barbara Dooley 3.05 acre tract, as recorded in Vol. 466, Page 64, of the B.C.D.R., also being the south corner of the Dana Karin Rosberg Copus called 15.78 acre tract, as recorded in Vol. 7267, Page 226, of the B.C.O.R.

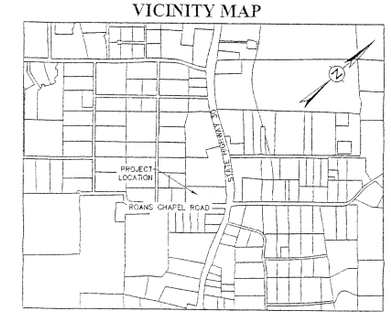
THENCE North 42°23'57" East, a distance of 951.88 feet along the common line between this tract and said Copus tract to a 1/2" iron rod with red plastic cap marked "SM KLING - RPLS 2003" found for the north corner of this tract, also being the east corner of said Copus tract, also being a point on the southwest line of State Highway 30(R.O.W. varies);

THENCE along the common line between this tract and said State Highway 30 around a curve to the right having a delta angle of 08°10'04", an arc distance of 394.85 feet, a radius of 2769.79 feet, and a chord of South 42°54'34" East, a distance of 394.52 feet to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, at the intersection of said State Highway 30, and the northwest line of Roans Chapel Road(60' R.O.W.)(approximate 60' R.O.W.);

THENCE South 42°35'33" West, a distance of 908.60 feet along the common line between this tract and said Roans Chapel Road to a 1/2" iron rod found for the south corner of this tract, also being the east corner of the Melinda Pittman called 2.536 acre tract, called Lot 7B, Block 2, of the Rainbow Acres, as recorded in Vol. 3877, Page 116, of the Brazos County Official Records;

THENCE North 49°13'05" West, a distance of 390.29 feet along the common line between this tract and said Pittman and said Dooley tracts to the PLACE OF BEGINNING containing 8.407 acres.

VICINITY MAP



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	372.19'	2769.79'	007°41'57"	186.38'	371.91'	N43°08'38"W
C2	22.66'	2769.79'	000°28'07"	11.33'	22.66'	N39°03'36"W
C3	13.11'	2729.79'	000°16'31"	6.56'	13.11'	N45°18'51"W
C4	326.69'	2923.96'	006°24'05"	163.51'	326.52'	N43°16'06"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.71'	N14° 49' 21"W
L2	29.83'	N14° 49' 21"W

JAMES T STUCKY & PHYLLIS LYNN 2.762ACRES LOT 1 DAWN'S MEADOWS VOL. 4154, PAGE 278

UNKNOWN OWNER 2.372 ACRES LOT 8 DAWN'S MEADOWS VOL. 10361, PAGE 021

WILLIAM J JR & VICKY L KOTELA 2.378 ACRES LOT 5 DAWN'S MEADOWS VOL. 6437, PAGE 216

JAMES D YOUNG 2.379 ACRES LOT 4 DAWN'S MEADOWS VOL. 11082, PAGE 151

BRAZOS COUNTY EMERGENCY SERVICES DISTRICT #3 0.34 ACRES LOT 3 DAWN'S MEADOWS VOL. 11192, PAGE 044

JERRY W & DAWN G MERKER 0.849 ACRES LOT 2 DAWN'S MEADOWS VOL. 7832, PAGE 123

NOTES:

1. THE CURRENT OWNERS OF THE ROANS CHAPEL COMMERCIAL SUBDIVISION ARE KWK VENTURES, LP AND JDMD DEVELOPMENT, LLC, 12633 SH 30, COLLEGE STATION, TEXAS, 77845.
2. THE BEARINGS OF THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010, AND BOUNDARY REFERENCED TO RODS FOUND ON THE GROUND REFERRED TO THE PREVIOUS DEED RECORDED VOL. 319, PAGE 542.
3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE COMMUNITY PANEL No. 48041C0225E EFFECTIVE DATE, 05/16/2012 AND 48041C0220F EFFECTIVE DATE, 04/02/2014.
4. CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
5. 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.
6. 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 21.064 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
7. OSSF SYSTEM & SPRAY FIELDS SHALL NOT BE LOCATED WITHIN DETENTION AREAS.
8. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
9. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
10. ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
11. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 16' PUBLIC UTILITY EASEMENT.
12. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
13. 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.
14. 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.
15. ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
16. BUILDING SETBACK ARE 25' ADJACENT TO ROANS CHAPEL ROAD AND 50' ALONG SH 30. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
17. THE LAND USE IS COMMERCIAL.
18. THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
19. THE FOLLOW EASEMENTS APPLY TO THIS TRACT:
    A. R.O.W. EASEMENT RECORDED IN VOL. 1075, PAGE 801 AS SHOWN.
    B. BLANKET EASEMENT GRANTED TO FERGUSON BURLESON COUNTY GAS GATHERING SYSTEM - RECORDED IN VOL. 1723, PAGE 109.
22. NO ACCESS WILL BE ALLOWED TO STATE HIGHWAY 30 FROM LOT 6, LOT 8 SHALL NOT ACCESS ROANS CHAPEL ROAD WITHIN 160' OF THE STATE HIGHWAY 6 INTERSECTION.
23. EVERY LOT SHALL PROVIDE STORM WATER DETENTION ON SITE OR BE INCLUDED IN A STORMWATER DETENTION FACILITY FOR MULTIPLE LOTS. THE LOCATION OF THE DETENTION AREAS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND THE ACTUAL LOCATION AND SIZE WILL BE DETERMINED BY THE STORM WATER DETENTION FACILITY DESIGN TO BE PROVIDED BY THE LOT OWNERS ENGINEER. STORM WATER DETENTION DESIGN SHALL BE SUBMITTED TO THE BRAZOS COUNTY ENGINEER FOR REVIEW.
24. PRIVATE DRAINAGE EASEMENTS AND DETENTION AREAS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR INDIVIDUAL LOT OWNERS.
25. DRIVEWAYS FOR EACH LOT ARE REQUIRED TO HAVE A PERMIT FROM THE BRAZOS COUNTY ROAD AND BRIDGE DEPARTMENT. ALL DRIVEWAY CONSTRUCTION TO BE IN ACCORDANCE WITH THEIR REQUIREMENTS. THE DRIVEWAY CULVERTS WILL BE INSTALLED IN THE RELOCATED ROADSIDE DITCH.
26. THE DEVELOPER WILL RELOCATE THE EXISTING UTILITIES FROM THE RIGHT-OF-WAY DEDICATION AREA.
27. A WAIVER TO BLOCK LENGTH, SECTION 12-8.4.2 WAS GRANTED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 5TH, 2015.
28. EXISTING UTILITIES WITHIN THE RIGHT OF WAY DEDICATION AREA WILL BE RELOCATED.
29. DRIVEWAY ACCESS WILL BE LOCATED AT THE JOINT ACCESS EASEMENT LOCATIONS.
30. FENCES, GRADING AND LANDSCAPE CANNOT IMPEDE THE FLOW OF PRIVATE DRAINAGE EASEMENT.
31. COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL. THIS EFFECTS ALL OF THE LOTS.

CERTIFICATE OF CITY ENGINEER

I, ALAN GIBBS, City Engineer of the City of College Station, Texas, hereby certify that the Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

Alan Gibbs
City Engineer
City of College Station KF

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, David Barrington, of JDMD Development, LLC, Owner and Developer of the 8.123 acre tract as shown on this plat and designated herein as Lots 1-6 Block 1, Roans Chapel Commercial Subdivision, in Brazos County, 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 therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

JDMD Development, LLC
D.B. Barrington, Partner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared D.B. Barrington known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 30th day of July 2015

RICHARD C. FLORES
Notary Public, State of Texas
My Commission Expires
March 29, 2016

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen 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 2 day of October 2015 AD in the Official Records of Brazos County, Texas, in Volume 12974 Page 126

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

Karen McQueen
County Clerk
Brazos County, Texas
By Debbie Beck
Deputy Clerk

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam C Wallace, Registered Professional Land Surveyor, No. 6132, 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.

Adam C Wallace
Adam C Wallace, R.P.L.S. No. 6132

STATE OF TEXAS
ADAM C. WALLACE
6132
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Doc# 01245226 BK Vol Pg 00 12974 126

Filed for Record in:
BRAZOS COUNTY

On: Oct 02,2015 at 03:15P

As a
Class

Document Number: 01245226

Amount 75.00

Receipt Number - 1537689
By
Dessie Baker

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

BRAZOS COUNTY

As stamped hereon by me.

Oct 02,2015

Karen McKeown, Brazos County Clerk
BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kenn Walsh, of KWK Ventures, L.P., Owner and Developer of the 8.123 acre tract as shown on this plat and designated herein as Lots 1-6 Block 1, Roans Chapel Commercial Subdivision, in Brazos County, 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 therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Kenn Walsh, Partner
KWK Ventures, L.P.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kenn Walsh known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 30th day of July 2015

Notary Public, Brazos County, Texas

RICHARD C. FLORES
Notary Public, State of Texas
My Commission Expires
March 29, 2016

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, Jane Lee 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 1st day of September 2015

Jane Lee
Chairman

CERTIFICATE OF COUNTY JUDGE

This subdivision was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on this 8th day of September 2015
Signed this the day of September 8th 2015

Duane Peters
County Judge, Brazos County

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT BOUNDARY
- ELECTRICAL EASEMENT
- PUBLIC UTILITY EASEMENT
- JOINT ACCESS EASEMENT
- PIPELINE EASEMENT
- PRIVATE DRAINAGE EASEMENT
- 1/2" IRON ROD W/MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET UNLESS OTHERWISE NOTED
- LOT LINE
- R.O.W. DEDICATION AREA

BASE FILE COPY
DO NOT REMOVE

FINAL PLAT
ROANS CHAPEL COMMERCIAL SUBDIVISION
LOTS 1-6, BLOCK 1; 8.123 ACRES
0.284 ACRES R.O.W. DEDICATION
MARIA KEGANS LEAGUE SURVEY, A-28
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
KWK Ventures, LP
12633 SH 30
College Station, Texas 77845

JDMD Development, LLC
3006 Hickory Glen
Bryan, Texas 77807

SURVEYOR:
ATM Surveying - Firm #101784-00
P.O. Box 1031
College Station, TX 77840
PHONE: (979)255-9291
EMAIL: Adam@atmsurveying.com

SCALE: 1" = 50'
JULY 2015

ENGINEER:
Schultz Engineering, LLC

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

RECORDED
10-2-15
12974/126