

LAND TITLE SURVEY PLAT
OF A
19.69 ACRE TRACT
THOMAS CARUTHERS SURVEY, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 06-19-01
PLAT DATE: 06-19-01
JOB NUMBER: 01-0637
CAD NUMBER: 01-0637
CDS FILE: 01-0637 (00)
PREPARED BY: KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3193

BUYER	EUGENE BERNARD SAVAGE
TITLE	UNIVERSITY TITLE
COMPANY	
O.F. No.	011531

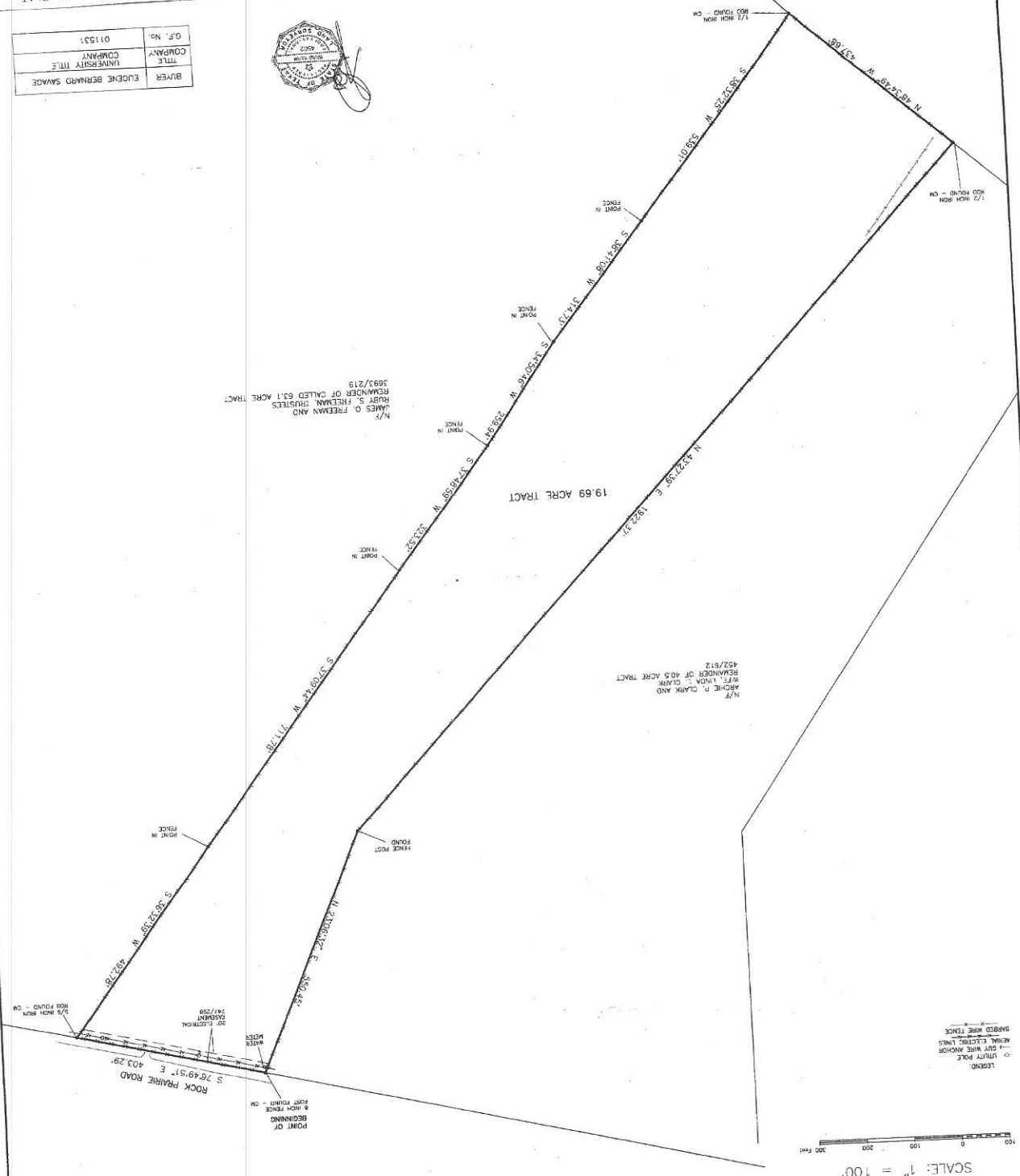


OBSERVATION:
BEARING FROM MONUMENT HEREON IS BACK ON
GRID NORTH AS ESTABLISHED FROM GPS
ELECTRONIC SURVEY TO CITY OF COLLEGE
STATION, 74/10/01, DOES NOT CROSS THIS TRACT.
SURVEY SYSTEM: 21/06/21/01
2. PERSONS BUREAU COUNTY GAS
CONVEYING SURVEY 5/10/21/01
3. PERSONS BUREAU COUNTY GAS
4. CITY OF BROWN COUNTY GAS
DO NOT CROSS THIS TRACT
THE FOLLOWING SURVEY DOCUMENTS
USED TO ESTABLISH PROPERTY LINES
CM - CONTROLLING MONUMENT FOUND AND
FOR MORE DISCREPANCY INFORMATION
SEE NOTES AND BOUNDS PREPARED JUNE, 2001.

N/S
JAMES O. FREEMAN AND
RUBY S. FREEMAN, TRUSTEES
REMAINDER OF CALLED 63.1 ACRE TRACT
0993/219

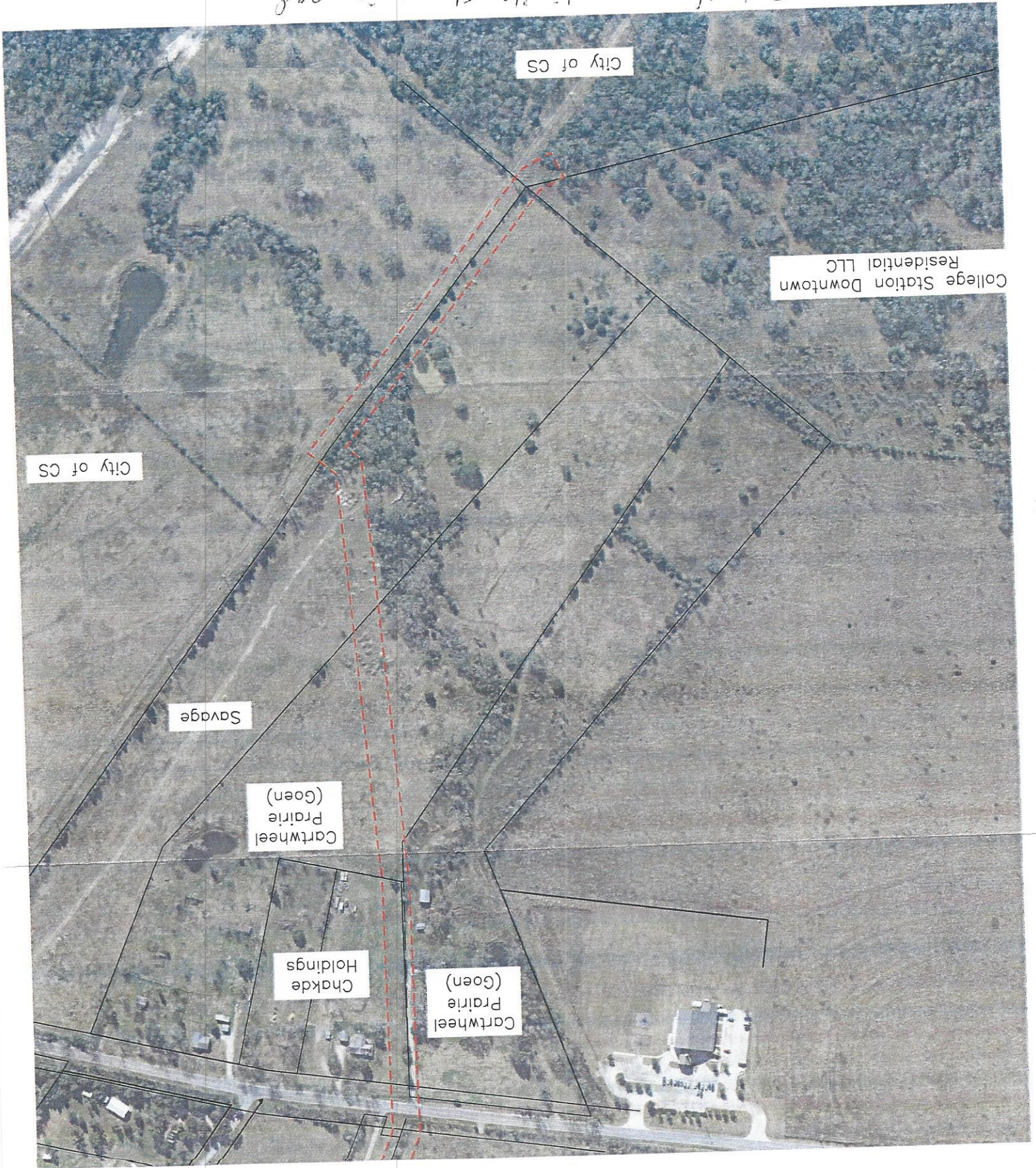
N/S
ARCHE P. CLARK AND
WIFE, LINDA L. CLARK
REMAINDER OF 40.5 ACRE TRACT
452/612

N/S
WIFE, STYL D. RITCHIE
44.60 ACRE TRACT
237/29



SURVEYOR'S CERTIFICATE
NO. 4522 DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY PERSONAL
SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING
ACT, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS.
EUGENE BERNARD SAVAGE
REGISTERED SURVEYOR
LAND SURVEYOR NO. 4522

70' wide survey limits shown in red.
Easement requests will be narrower. 24





Land Use Legend

- Medical Office
- Civic
- Commercial Mixed Use
- Residential Mixed Use
- High Density Residential
- Special Residential
- Senior Attached Residential
- Single Family Residential
- General Commercial
- Medical District Boundary
- Park
- Regional Preservation



Disclaimer:
This information represents a Concept of the proposed plan elements of the Medical District Town Center. Until adopted by the City of College Station, the information is not a contract and does not constitute a commitment by the City of College Station. The City of College Station reserves the right to change this plan and change any or all of the elements contained herein. All information is provided for informational purposes only and is not intended to be used for any purpose other than that for which it was prepared or any representation for any purpose, including but not limited to, accuracy, completeness or suitability.

SLA Studio+Land
Houston, Texas
Cortiers Real Estate
College, Station Texas



Option 2 - Land Use Plan

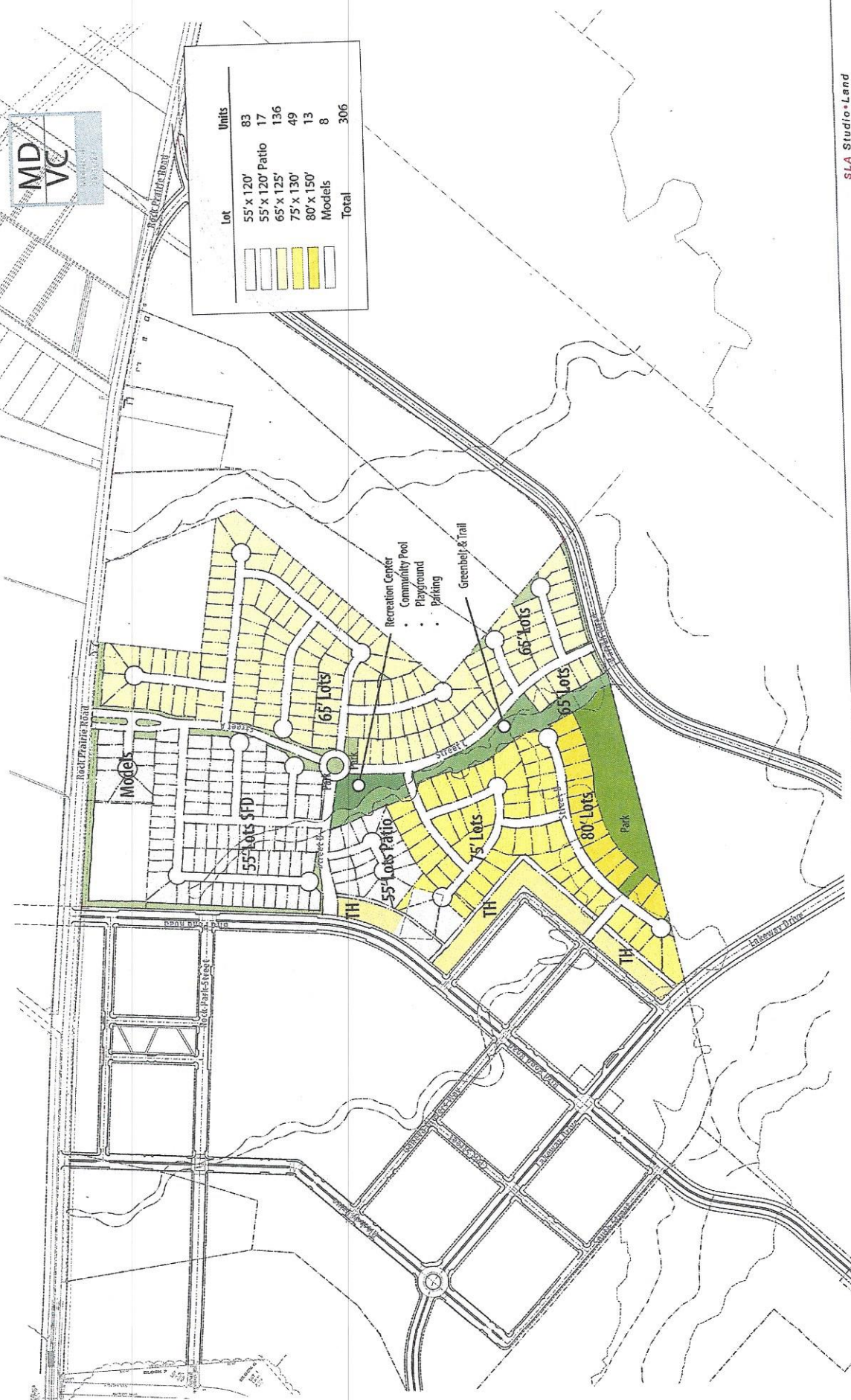
Medical District Village Center

Conceptual Master Plan

Revised: May 8, 2014

MD
VC

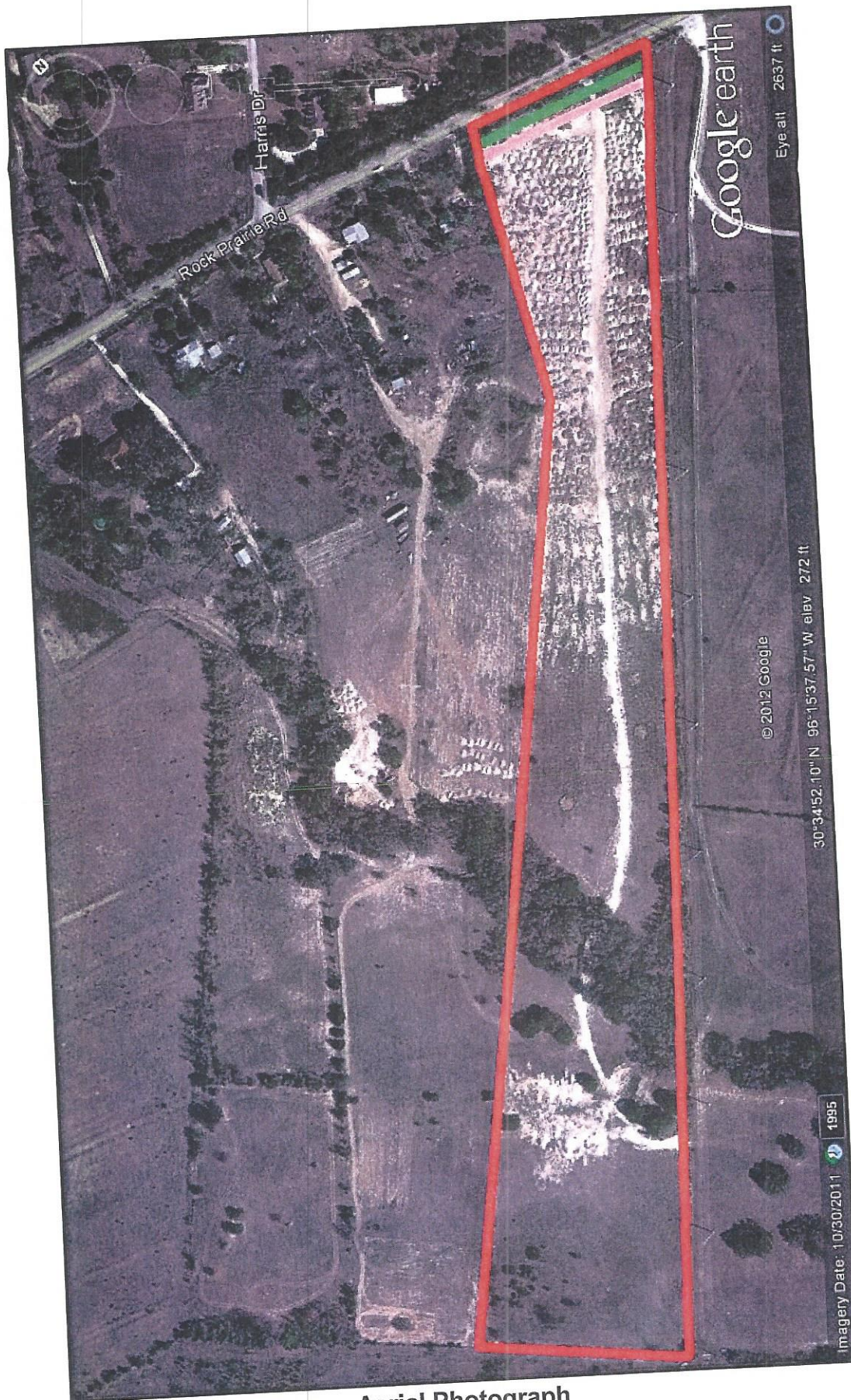
Lot	Units
55' x 120'	83
55' x 120' Patio	17
65' x 125'	136
75' x 130'	49
80' x 150'	13
Models	8
Total	306



Medical District Village Center **Residential Land Use Options Plan**

June 9, 2014
Revised July 7, 2014

SLA Studio+Land
Houston, Texas
Corrigan Real Estate
College Station, Texas



Aerial Photograph

Whole Property Boundary in Red
 Approximate Fee Simple Acquisition Line in Green – Approximate Proposed Easement Line in Pink



SOUTHEAST ALONG ROCK PRAIRIE ROAD WITH SUBJECT ON THE RIGHT



NORTHWEST ALONG ROCK PRAIRIE ROAD WITH SUBJECT ON THE LEFT



LOOKING NORTHWEST ALONG ACQUISITION AREA



LOOKING SOUTHEAST ALONG ACQUISITION AREA (WITH VIEW OF CATTLE PENS BISECTED BY ACQUISITION)

InterFlood



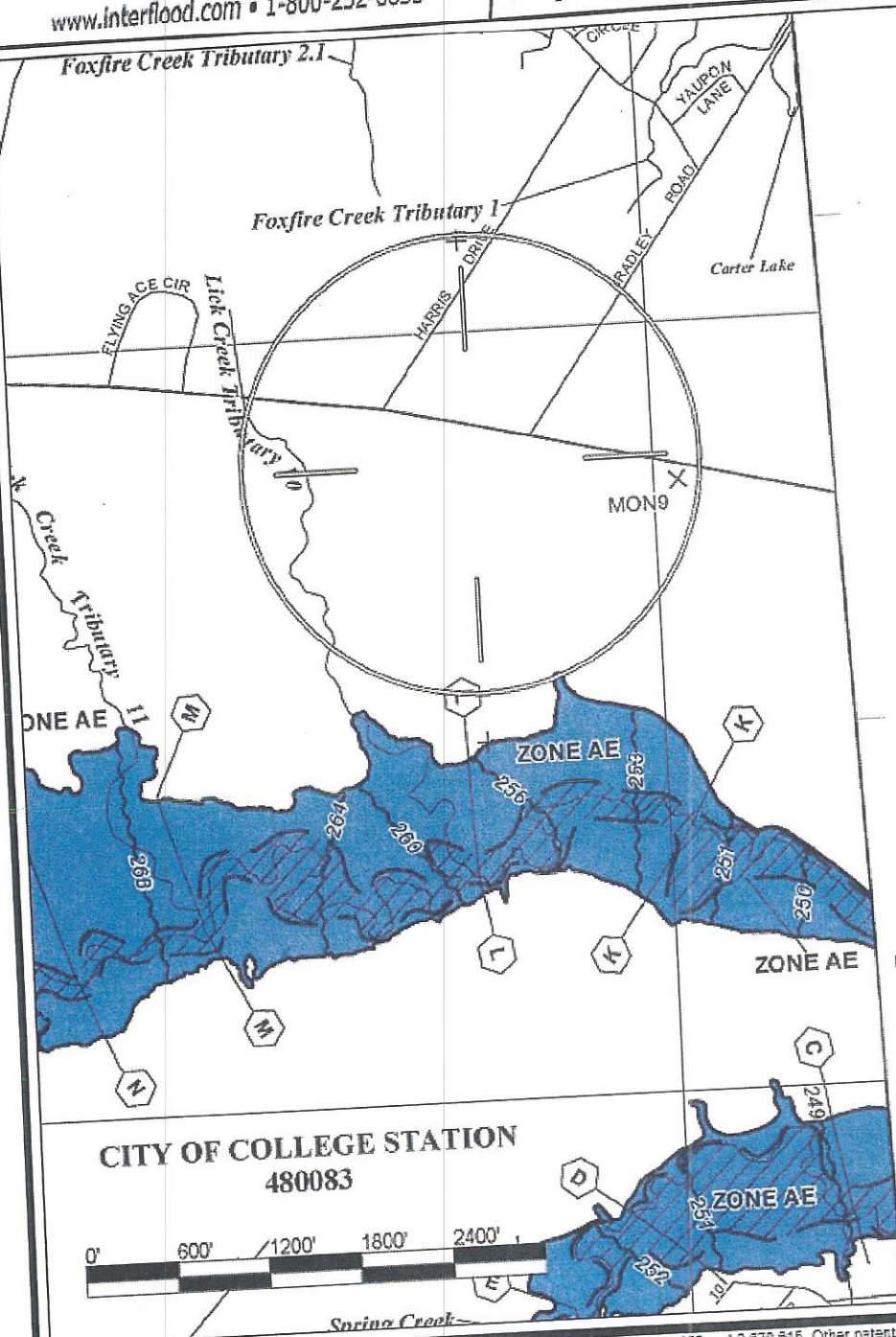
www.interflood.com • 1-800-252-6633

Prepared for:

Holtkamp Realty Consultants

South side of Rock Prairie Road, just west of Bradley Road

College Station, TX 77845-5961



FLOODSCOPE

Flood Hazards Map

Map Number
48041C0310E

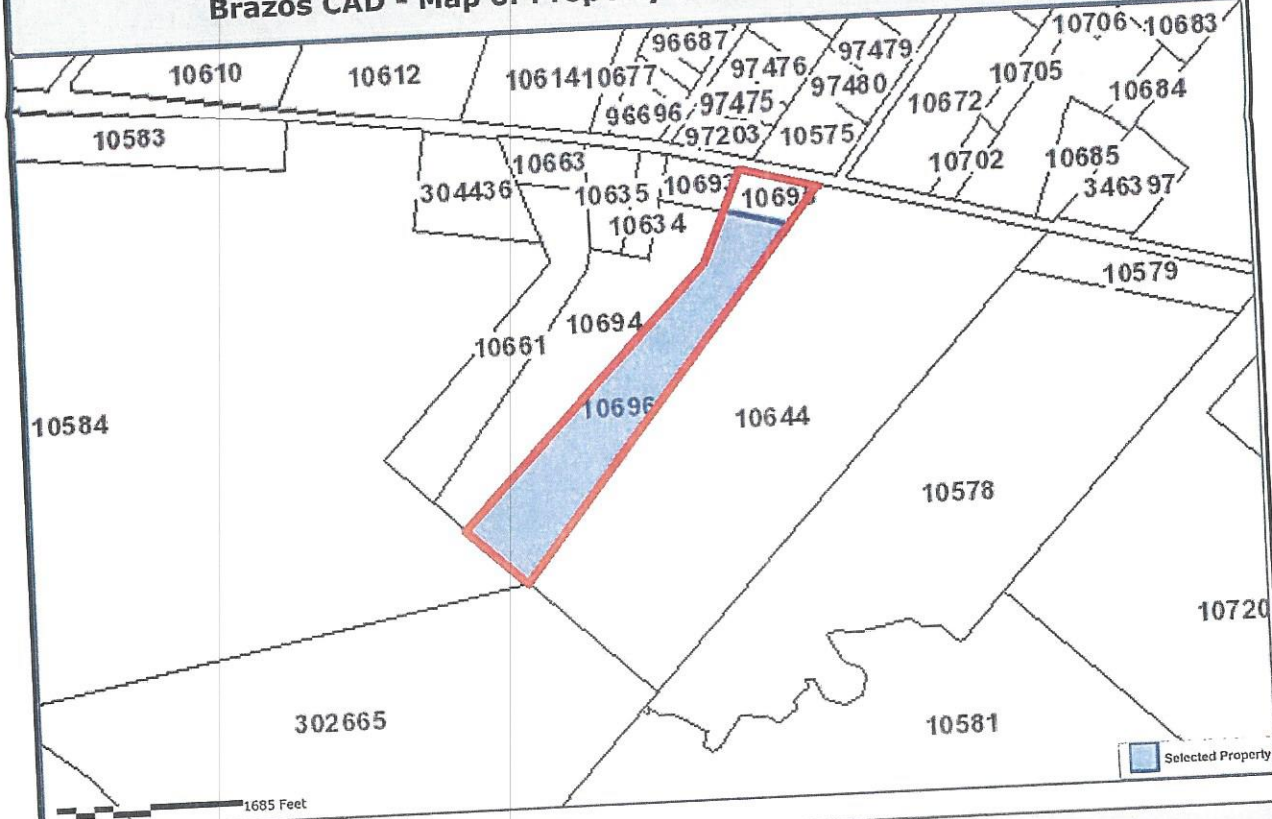
Effective Date
May 16, 2012

Powered by FloodSource
877.77.FLOOD
www.floodsource.com

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FLOOD HAZARD MAP

Brazos CAD - Map of Property ID 10696 for Year 2012



Property Details

Account

Property ID: 10696

Geo ID: 000901-0051-0011

Type: Real

Legal Description: A000901, THOMAS CARRUTHERS (ICL), TRACT 51.11, 17.45 ACRES

Location

Situs Address: ROCK PRAIRIE RD

Neighborhood: C-E;

Mapsc:

Jurisdictions: C2, CAD, G1, S2, ZRFND

Owner

Owner Name: SAVAGE EUGENE BERNARD III & GRACE LYNN
Mailing Address: FAMILY TRUST, 4104 PICADILLY CIR, , COLLEGE STATION, TX 77845-4724

Property

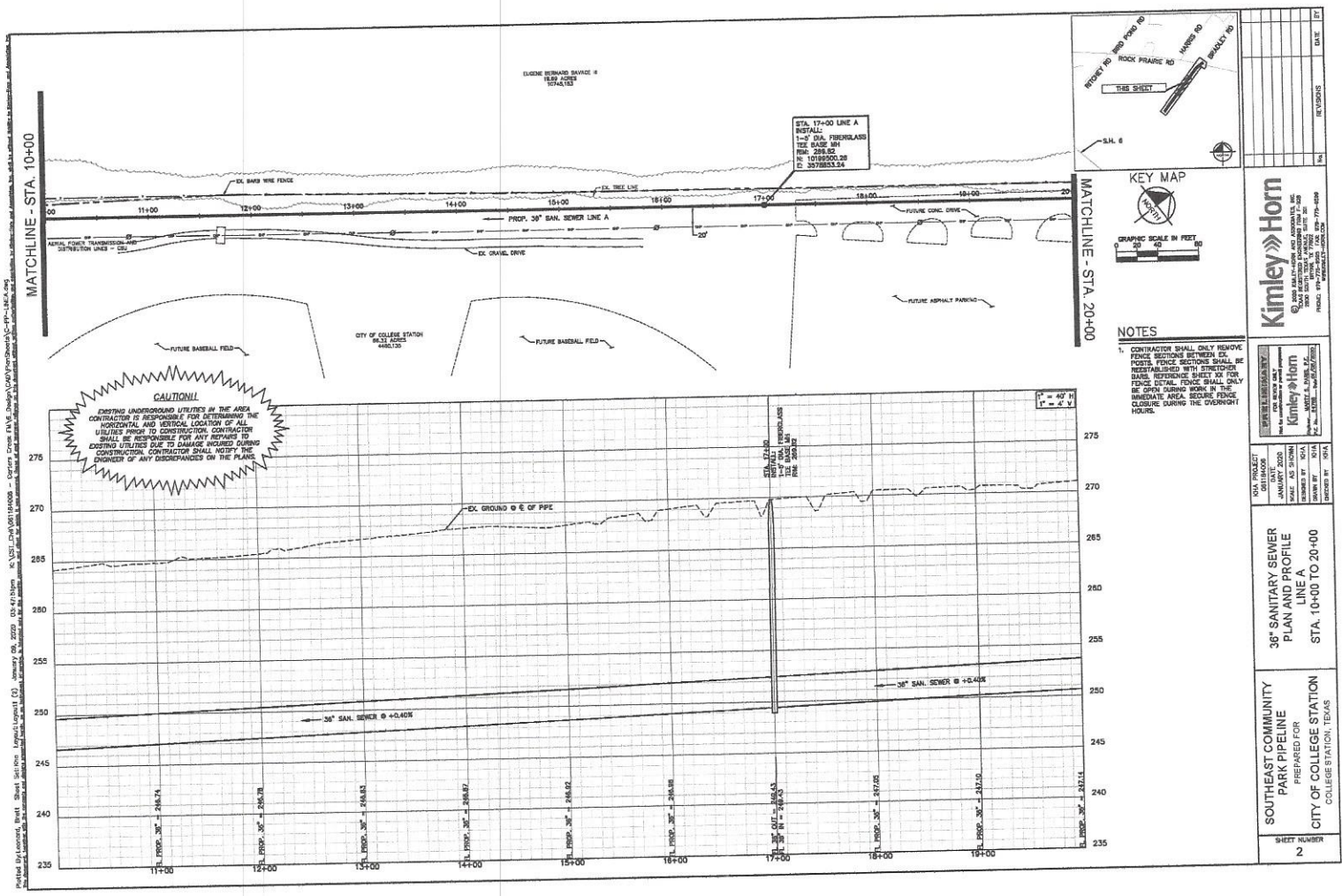
Appraised Value: \$2390

<https://propaccess.trueautomation.com/Map/View/Map/65/10696/2012>

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Brazos County Appraisal District expressly disclaims any and all liability in connection herewith.

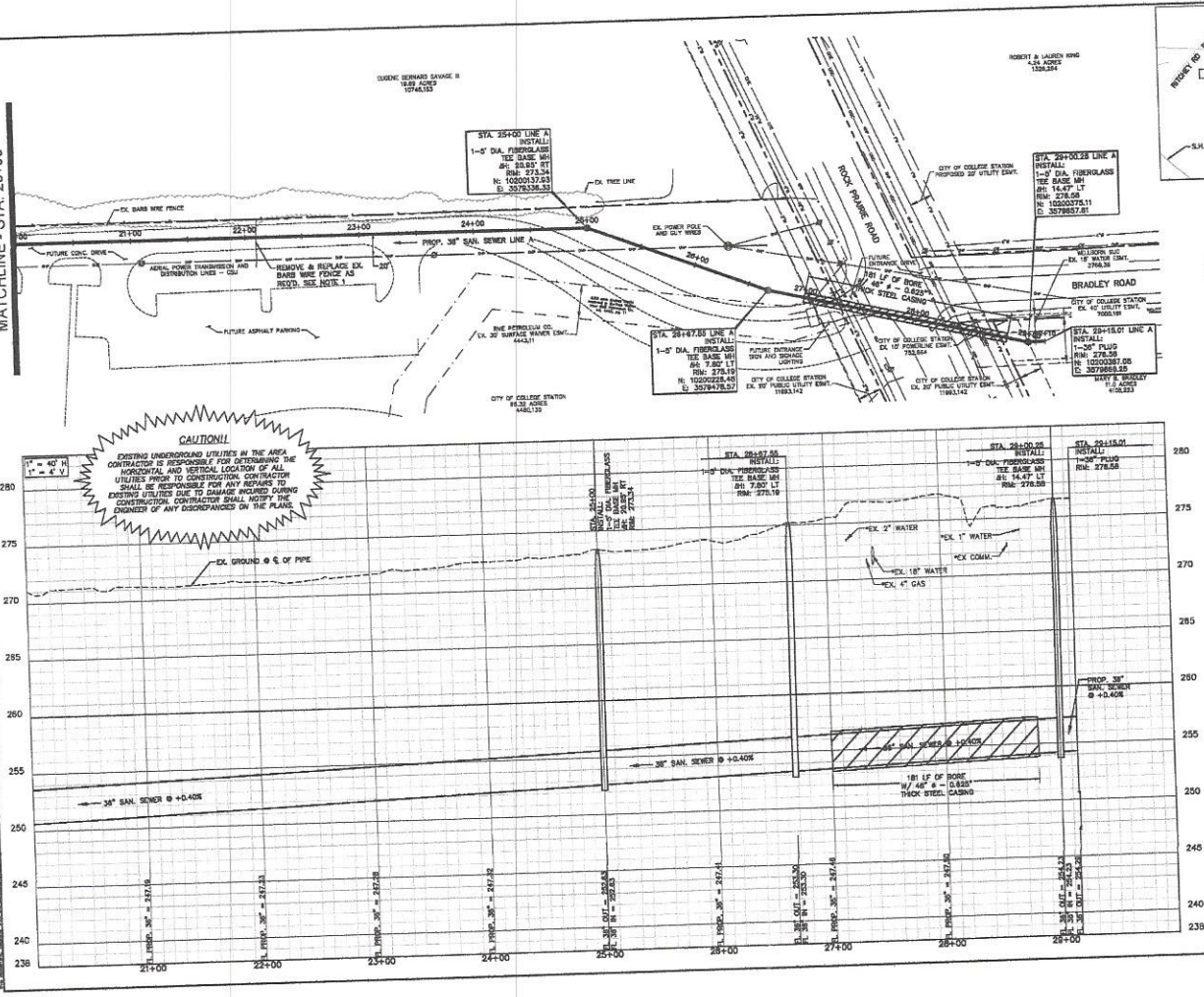
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PropertyACCESS (LPS)
www.trueautomation.com

TAX PLAT



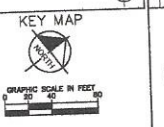
Revised 01/20/2010
SHEET 3 OF 3
SOUTHEAST COMMUNITY PARK PIPELINE
36" SANITARY SEWER
STATION 20+00 TO 28+00
CITY OF COLLEGE STATION, TEXAS
PREPARED FOR
CITY OF COLLEGE STATION
COLLEGE STATION, TEXAS
SHEET NUMBER
3
DATE
1/14/2010
REVISIONS
NO
DATE
BY

MATCHLINE - STA. 20+00



NOTES

1. CONTRACTOR SHALL ONLY REMOVE FENCE SECTIONS BETWEEN EXISTING FENCE SECTIONS. FENCE SECTIONS SHALL BE REESTABLISHED WITH STRETCHER BARS. REFERENCE SHALL BE TO THE FENCE DETAIL. FENCE SHALL ONLY BE OPEN DURING WORK IN THE IMMEDIATE AREA. SECURE FENCE CLOSURE DURING THE OVERNIGHT HOURS.



Kimley-Horn	
SOUTHEAST COMMUNITY PARK PIPELINE	
36" SANITARY SEWER	
PLAN AND PROFILE	
LINE A	
STA. 20+00 TO 28+00	
CITY OF COLLEGE STATION, TEXAS	
SHEET NUMBER 3	
DATE 1/14/2010	
REVISIONS	
NO	
DATE	
BY	