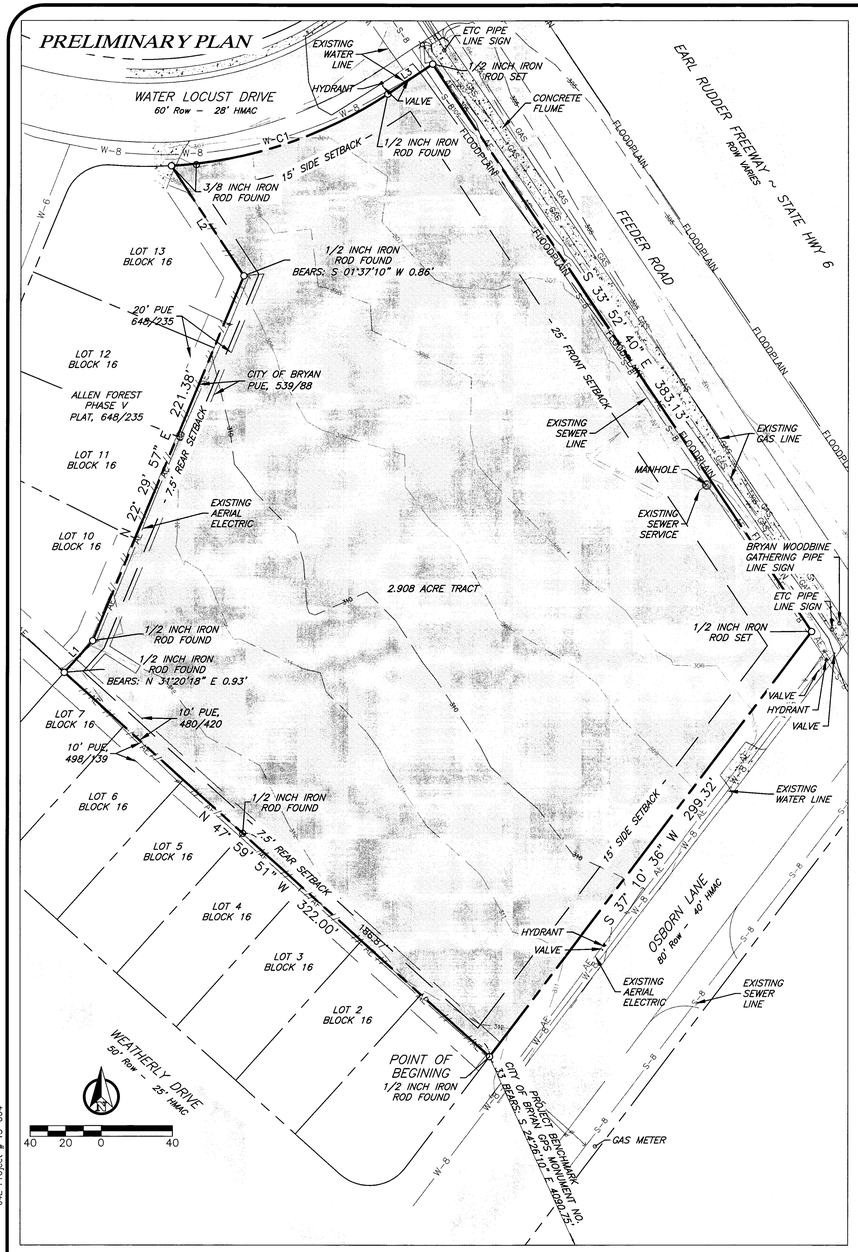
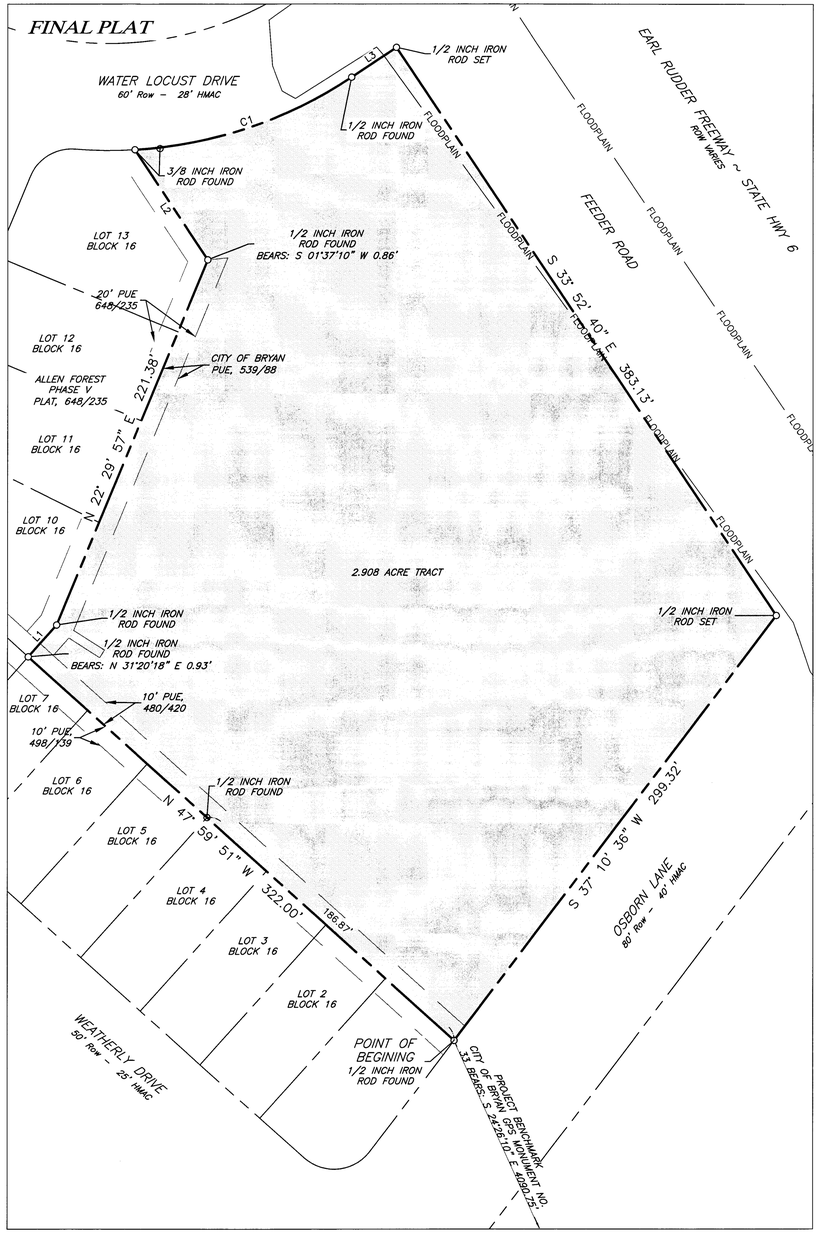
PRELIMINARY PLAN



FINAL PLAT



METES AND BOUNDS DESCRIPTION OF A 2.908 ACRE TRACT JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 2.8894 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ROGER B. WILLIAMS AND BELINDA K. WILLIAMS RECORDED IN VOLUME 5327, PAGE 159 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF OSBORN LANE (80' R.O.W.) MARKING THE SOUTH CORNER OF SAID 2.8894 ACRE TRACT AND THE EAST CORNER OF LOT 1, BLOCK 16, ALLEN FOREST PHASE V ACCORDING TO THE PLAT RECORDED IN VOLUME 648, PAGE 235 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 37° 10' 36" W FOR A DISTANCE OF 345.86 FEET AND THE CITY OF BRYAN GPS MONUMENT NO. 33 BEARS: S 24° 26' 10" E FOR A DISTANCE OF 4090.75 FEET;

THENCE: N 47° 59' 51" W ALONG THE NORTHEAST LINE OF SAID BLOCK 16, AT 186.87 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 322.00 FEET (PLAT CALL: N 47° 03' 24" W – 322.00 FEET, 498/139) TO A POINT MARKING THE SOUTHWEST CORNER OF SAID 2.8894 ACRE TRACT, THE NORTH CORNER OF LOT 7 OF SAID BLOCK 16, THE EAST CORNER OF LOT 8 OF SAID BLOCK 16 AND THE SOUTH CORNER OF LOT 10, BLOCK 16, ALLEN FOREST PHASE V ACCORDING TO THE PLAT RECORDED IN VOLUME 648, PAGE 235 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF FAIRCHILD DRIVE (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 10 AND THE NORTH CORNER OF LOT 9 OF SAID BLOCK 16 BEARS: N 47° 59' 51" W FOR A DISTANCE OF 116.11 FEET (PLAT CALL: N 47° 03' 24" W – 116.03 FEET, 648/235). A FENCE CORNER POST FOUND BEARS: N 77° 13' 19" E FOR A DISTANCE OF 0.37 FEET, A 1/2 INCH IRON ROD FOUND BEARS: N 31° 20' 18" E FOR A DISTANCE OF 0.93 FEET AND A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF WEATHERLY DRIVE (50' R.O.W.) MARKING THE COMMON CORNER OF SAID LOTS 7 AND 8 BEARS: S 41° 26' 03" W FOR A DISTANCE OF 105.86 FEET;

THENCE: N 42° 03' 18" E ALONG THE SOUTHEAST LINE OF SAID LOT 10 FOR A DISTANCE OF 23.85 FEET (PLAT CALL: N 46° 56' 36" E – 23.79 FEET, 648/235) TO A 1/2 INCH IRON ROD FOUND;

THENCE: N 22° 29' 57" E ALONG THE SOUTHEAST LINE OF SAID BLOCK 16 FOR A DISTANCE OF 221.38 FEET (PLAT CALL: N 27° 28' 55" E – 221.62 FEET, 648/235) TO A POINT MARKING THE EAST CORNER OF LOT 13 OF SAID BLOCK 16. FOR REFERENCE, A FENCE CORNER POST FOUND BEARS: S 33° 47' 15" E FOR A DISTANCE OF 0.33 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: S 01° 37' 10" W FOR A DISTANCE OF 0.86 FEET;

THENCE: N 33° 33' 26" W ALONG THE NORTHEAST LINE OF SAID BLOCK 16 FOR A DISTANCE OF 73.98 FEET (PLAT CALL: N 28° 41' 34" W – 73.99 FEET, 648/235) TO AN "X" SET IN CONCRETE ON THE SOUTH LINE OF WATER LOCUST DRIVE (60' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 13. SAID "X" SET MARKING THE BEGINNING OF A COUNTER–CLOCKWISE CURVE HAVING A RADIUS OF 245.41 FEET. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF SAID LOT 13 BEARS: S 89° 21' 18" W FOR A DISTANCE OF 33.63 FEET AND A 3/8 INCH IRON ROD FOUND BEARS: N 87° 28' 37" E FOR A DISTANCE OF 14.02 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 16' 34" FOR AN ARC DISTANCE OF 129.68 FEET (CHORD BEARS: N 71° 34' 41" E – 128.17 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

THENCE: N 56° 26' 34" E CONTINUING ALONG THE SOUTH LINE OF WATER LOCUST DRIVE FOR A DISTANCE OF 30.22 FEET (PLAT CALL: N 61° 18' 26" E – 29.79 FEET, 498/139) TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 (R.O.W. VARIES) MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF WATER LOCUST DRIVE BEARS: N 33° 52' 40" W FOR A DISTANCE OF 58.94 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: S 73° 56' 29" W FOR A DISTANCE OF 0.73 FEET;

THENCE: S 33° 52' 40" E ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 383.13 FEET (DEED CALL: S 28° 57' 10" E – 383.98 FEET, 5327/159) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF OSBORN LANE MARKING THE EAST CORNER OF SAID 2.8894 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 33° 52' 40" E FOR A DISTANCE OF 1174.97 FEET;

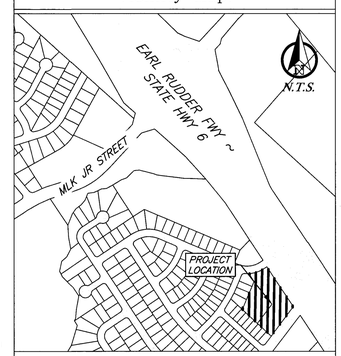
THENCE: S 37° 10' 36" W ALONG THE NORTHWEST LINE OF OSBORN LANE FOR A DISTANCE OF 299.32 FEET (DEED CALL: S 42° 19' 02" W – 299.12 FEET, 5327/159) TO THE POINT OF BEGINNING CONTAINING 2.908 ACRES OF LAND, AS SURVEYED ON THE GROUND JUNE, 2015. SEE PLAT PREPARED JUNE, 2015, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

N
40 20 0 40

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.85'	N 42° 03' 18" E
L2	73.98'	N 33° 33' 26" W
L3	30.22'	N 56° 26' 34" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	129.68'	245.41'	30° 16' 34"	N 71° 34' 41" E	128.17'	66.39'

Vicinity Map:



General Notes:

1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
2. This property is zoned C–3, Commercial.
3. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
4. This lot is within the 100–YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 4, 2014.
5. Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for the C–3 Zoning District.
6. Elevation datum: NAVD 1988 per City of Bryan GPS Mon. No. 33.
7. The following easements do not apply to this tract as shown hereon:

   Ferguson Crossing Pipe Line Co., 513/436
   Ferguson Crossing Pipe Line Co., 523/249

Legend

Line Types

- Proposed Conditions
- Existing Conditions
- W–6 — Water Line (Size Noted)
- S–6 — Sanitary Sewer (Size Noted)
- AE — AE — Aerial Electrical
- Contour
- Easement
- Wood Fence
- FLOODPLAIN — Floodplain Boundary
- Property Line

- Light Pole
- Power Pole
- Water Valve

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Roger N. Williams, co–owner of the 2.907 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 5327, Page 159, and designated herein as Allen Forest Phase 6 Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Roger N. Williams

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Roger N. Williams, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, _____ County, _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Belinda K. Williams, co–owner of the 2.907 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 5327, Page 159, and designated herein as Allen Forest Phase 6 Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Belinda K. Williams

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Brenda K. Williams, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, _____ County, _____

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 the property markers and monuments were placed under my supervision on the ground.

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

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

CERTIFICATE OF 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

APPROVAL OF 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_____ and same was duly approved on the _____ day of _____, 20_____ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

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 in Volume _____ Page _____.

County Clerk, Brazos County, Texas

PRELIMINARY PLAN & FINAL PLAT

Allen Forest Phase 6 Subdivision

2.908 Acres
John Austin League, A-2
Bryan, Brazos County, Texas
July 2015

Owner:
Roger N. Williams &
Belinda K. Williams
1532 Baker Avenue
Bryan, TX 77803

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J4E Project # 15–004 Crawford – Bryan PP&FP.dwg 6/30/15 J4 Engineering