

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 81°11'26" E	69.88'
L2	S 31°25'25" W	34.70'
L3	N 58°34'35" E	50.00'
L4	N 31°25'25" W	21.02'
L5	N 58°34'35" E	33.72'
L6	N 26°44'06" E	62.38'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	90°00'00"	25.00'	39.27'	25.00'	N 13°34'35" E	E	35.36'
C2	31°50'30"	225.00'	125.04'	64.18'	N 42°39'20" E	E	123.44'
C3	18°07'14"	175.00'	55.35'	27.91'	N 35°47'33" E	E	55.12'
C4	88°25'54"	25.00'	38.59'	24.32'	N 12°47'33" E	E	34.87'
C5	97°19'48"	60.00'	101.92'	68.21'	S 08°20'37" W	W	90.10'
C6	150°10'47"	51.50'	134.99'	193.41'	N 37°20'28" W	W	99.53'
C7	72°06'36"	25.00'	31.46'	18.20'	S 76°22'34" E	E	29.43'
C8	97°19'48"	25.00'	42.47'	28.42'	S 08°20'37" W	W	37.54'
C9	88°25'54"	60.00'	92.61'	58.38'	N 12°47'33" E	E	83.68'

**Vicinity Map**

STATE OF TEXAS COUNTY OF BRAZOS  
 I, the undersigned, County Clerk, do hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the same records as:  
 BRAZOS COUNTY  
 as stated herein by me.  
 Jan 07, 2003

HONORABLE KAREN MCKEEN, COUNTY CLERK  
 BRAZOS COUNTY

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2, Bryan, Brazos County, Texas and being a portion of the called 12.757 acre tract described as Tract One conveyed to Richard H. Harrison, III, Trustee et al by Partition Deed recorded in Volume 1584, Page 324 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

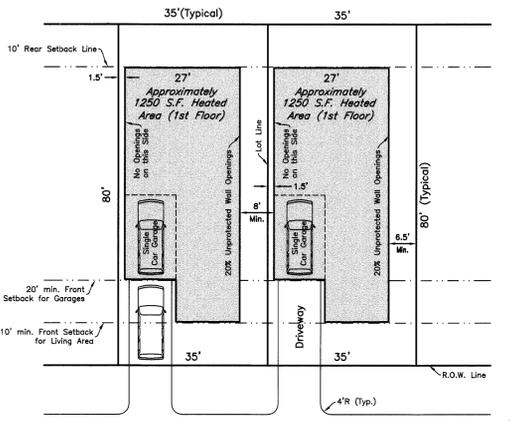
**BEGINNING:** at a found 1/2-inch iron rod marking the west corner of this tract, the north corner of the Weldon E. Jordan Family Limited Partnership 21.68 acre tract described in Volume 3623, Page 304 (O.R.B.C.) and being in a portion of the called 24.52 acre Frank Thurmond and Jerry Windham tract described in the deed recorded in Volume 429, Page 1247 of the Official Records of Brazos County, Texas (O.R.B.C.);  
**THENCE:** N 42° 32' 57" E along the common line of this tract and the said 24.52 acre tract for a distance of 208.13 feet to an axle found at a fence corner for corner;  
**THENCE:** into the interior of said 12.757 acre tract for the following ten (10) calls:  
 1) S 81° 11' 26" E for a distance of 69.88 feet to a 1/2-inch iron rod set for corner,  
 2) N 57° 00' 30" E for a distance of 256.65 feet to a 1/2-inch iron rod set for corner,  
 3) N 31° 25' 25" W for a distance of 34.70 feet to a 1/2-inch iron rod set for corner,  
 4) N 58° 34' 35" E for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,  
 5) N 31° 25' 25" W for a distance of 21.02 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right,  
 6) 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N 13° 34' 35" E at a distance of 35.36 feet to a 3/4-inch iron pipe set for the Point of Tangency;  
 7) N 58° 34' 35" E for a distance of 33.72 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,  
 8) 125.04 feet along the arc of said curve having a central angle of 31° 50' 30", a radius of 225.00 feet, a tangent of 64.18 feet and a long chord bearing N 42° 39' 20" E at a distance of 123.44 feet to a 3/4-inch iron pipe set for the Point of Tangency;  
 9) N 26° 44' 06" E for a distance of 62.38 feet to a 3/4-inch iron pipe set for corner,  
 10) 55.36 feet along the arc of said curve having a central angle of 18° 07' 14", a radius of 175.00 feet, a tangent of 27.91 feet and a long chord bearing N 35° 47' 33" E at a distance of 55.12 feet to a set 1/2-inch iron rod in the southwest right-of-way of State Highway No. 6 (Earl Rudder Freeway);

**THENCE:** S 31° 30' 31" E for a distance of 363.04 along the said line of State Highway No. 6 to a found 1/2-inch iron rod marking the east corner of the before-said 12.757 acre tract, said corner also being the north corner of Lot 1, Block One, Willow Estates, Phase III as recorded in Volume 694, Page 187 (O.R.B.C.);  
**THENCE:** S 42° 48' 03" W along the common line of said 12.757 acre tract and said Willow Estates, Phase III lot for a distance of 444.49 feet to a found 1/2-inch iron rod, said iron rod also marking the north corner of Enloe Addition as recorded in Volume 3914, Page 181 (O.R.B.C.);  
**THENCE:** S 42° 43' 16" W along the common line of this tract and the said Enloe Addition for a distance of 365.95 feet to a set 1/2-inch iron rod for corner, said iron rod also marking an angle in the northeast line of the said Weldon E. Jordan Family Limited Partnership 21.68 acre tract from whence a found 1/2-inch iron rod marking the west corner of a parkland dedication shown on the said Enloe Addition plat (3914/181) bears S 42° 43' 16" W at a distance of 71.13 feet for reference;  
**THENCE:** N 40° 19' 16" W along the common line of this tract and the northeast line of the said 21.68 acre tract for a distance of 400.49 feet to the POINT OF BEGINNING and containing 6.541 acres of land, more or less.

**CERTIFICATION OF THE SURVEYOR**

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Michael R. McClure 11/16/02  
 Michael R. McClure, R.P.L.S. No. 2859



**TYPICAL LOT PLAN ~ BLOCKS 3, 4 & 5**  
 Scale: 1" = 20'

NOTE: GARAGES ARE SHOWN AT FRONT LEFT CORNER OF RESIDENCE, BUT MAY BE SHIFTED TO MEET REQUIREMENTS OF OTHER FLOOR-PLANS. IN ALL CASES, THE FRONT SETBACK FOR THE GARAGE PORTION OF THE STRUCTURE IS 20'.

- GENERAL NOTES:**
- ZONING: Current Zoning: PD-H & PD-B
  - This property is not located within the 100-year flood plain as shown on the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100134 C, effective July 2, 1992.
  - BASIS OF BEARINGS:** Recovered iron rod monuments marking the east and west corners of the 12.757 acre Richard H. Harrison, III, Trustee, et al tract (Volume 1584, Page 324) and an assumed bearing of N 81°52'23" W were used as the Basis of Bearings for this survey.
  - Parkland Dedication Requirements will be satisfied through a Fee-Simple Dedication of Land and monetary payment of development fee.
  - On-site stormwater retention has been provided by the developer in the proposed park.
  - Driveway access to Lot 1, Block 5 shall be taken from the front of the lot.
  - 4" Wide Concrete sidewalks are proposed for both sides of all proposed streets in accordance with the City Ordinance.
  - Minimum Building Setback Requirements:  
 Front Setback: 10' to Living Area and 20' to Garage  
 Rear Setback: 10'  
 Side Setback: 1.5' on one side of lot and 6.5' on opposite side  
 Side Street Setback: as shown on plat
  - Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.
- Abbreviations:**  
 P.U.E. - Public Utility Easement  
 B.S.L. - Building Setback Line  
 E.E. - Electrical Easement  
 P.D.E. - Public Drainage Easement

10. (313.8) Indicates Minimum Finished Floor Elevation for structures adjacent to City Park. Elevation shown is 1.0 foot above the calculated 100-year water surface elevation of the retention pond within the park. The Spillway elevation is 311.5' (N.G.V.D.).

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS COUNTY OF BRAZOS  
 I, Karen McKeen, 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 7 day of March, 2003 in the Official Records of Brazos County, Texas in Volume 5044, Page 174.

Karen McKeen  
 County Clerk, Brazos County, Texas

**APPROVAL OF THE PLANNING & ZONING COMMISSION**

I, KIM C. CASH, Chairman of the Planning & Zoning of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 27 day of March, 2003 and same was duly approved on the 21 day of March, 2003 by said Commission.

Kim C. Cash  
 Chairman, Planning & Zoning Commission  
 Bryan, Texas

**APPROVAL OF THE PLANNING ADMINISTRATOR**

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 21 day of March, 2003.

Planning Administrator, 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 21 day of March, 2003.

City Engineer, Bryan, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS COUNTY OF BRAZOS  
 I, R.H. Harrison III, Trustee owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 1584, Page 324, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes intended.

R.H. Harrison III, Trustee

**STATE OF TEXAS COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared R.H. Harrison III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he subscribed the same for the purposes stated.

Notary Public, Brazos County, Texas

**FINAL PLAT**

**SYMPHONY PARK SUBDIVISION, PHASE TWO**

6.541 ACRES

LOTS 1-19, BLOCK 3, LOTS 1-5, BLOCK 4 & LOTS 1-7, BLOCK 5

JOHN AUSTIN LEAGUE, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2002  
 SCALE: 1" = 40'

Owner: R.H. Harrison III, Trustee  
 2721 Ogler Blvd.  
 Bryan, Texas 77802  
 (979) 776-6228

Surveyor: McClure Engineering, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

on lots 19 and 18