

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 34.90 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MICHAEL DAVIS, TRUSTEE RECORDED IN VOLUME 2910, PAGE 11 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 SET ON THE NORTHWEST CORNER OF SAID TRACT 3, OAK FOREST ESTATES, SECOND INSTALLMENT (308/223) AND THE SOUTHWEST CORNER OF SAID 0.75 ACRE PORTION OF SAID TRACT 3 AS DESCRIBED BY SAID DEED, 2910/11, AND THE NORTH CORNER OF A CALLED 1.393 ACRE PORTION OF SAID TRACT 3 AS DESCRIBED BY A DEED TO JAMES V. LOVELESS, JR. AND WIFE, KATHERYN LOVELESS RECORDED IN VOLUME 709, PAGE 552 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID TRACT 3 MARKING THE WEST CORNER OF SAID 0.75 ACRE TRACT BEARS: S 48° 21' 58" E FOR A DISTANCE OF 217.48 FEET, FROM WHICH, THE CITY OF BRYAN CONTROL MONUMENT GPS-121 BEARS: S 12° 33' 56" E FOR A DISTANCE OF 1708.76 FEET (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 - TEXAS STATE PLANE CENTRAL ZONE - GRID NORTH BEARING) TO THE PUBLISHED COORDINATES OF THE CITY OF BRYAN GPS MONUMENT GPS-121 AND AS ESTABLISHED BY GPS OBSERVATION);

THENCE: S 41° 37' 36" W ALONG THE COMMON LINE OF SAID 34.90 ACRE TRACT AND SAID TRACT 3 FOR A DISTANCE OF 311.87 FEET (PLAT CALL BEARING: S 41° 41' 05" W, 308/223) TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 1.393 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.7634 ACRE PORTION OF SAID TRACT 3 AS DESCRIBED BY A DEED TO JOHN R. HAGAN AND MARY ELLEN HAGAN RECORDED IN VOLUME 7352, PAGE 270 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 06° 03' 06" E CONTINUING ALONG THE COMMON LINE OF SAID 34.90 ACRE TRACT AND SAID TRACT 3 FOR A DISTANCE OF 207.75 FEET (PLAT CALL BEARING: S 03° 03' 06" E, 308/223) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 0.7634 ACRE TRACT;

THENCE: N 48° 53' 21" E THROUGH SAID 34.90 ACRE TRACT FOR A DISTANCE OF 552.54 FEET TO A 1/2 INCH IRON ROD SET ON THE COMMON LINE OF SAID 34.90 ACRE TRACT AND THE REMAINDER OF A CALLED 333.4 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CARRABBA FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 5807, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD SET MARKING THE NORTH CORNER OF SAID 34.90 ACRE TRACT, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 34.90 ACRE TRACT BEARS: S 41° 34' 22" W FOR A DISTANCE OF 402.69 FEET;

THENCE: S 48° 53' 21" E ALONG THE NORTHEAST LINE OF SAID 34.90 ACRE TRACT FOR A DISTANCE OF 399.80 FEET (DEED CALL: S 46° 50' 01" E - 400.00 FEET, 2910/11) TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF GREENBRIER PHASE 5 ACCORDING TO THE PLAT RECORDED IN VOLUME 12803, PAGE 154 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD SET MARKING THE EAST CORNER OF SAID 34.90 ACRE TRACT AND THE NORTH CORNER OF TRACT 4 OF SAID OAK FOREST ESTATES, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 48° 53' 21" E FOR A DISTANCE OF 7.36 FEET;

THENCE: S 41° 37' 36" W ALONG THE COMMON LINE OF SAID 34.90 ACRE TRACT AND SAID TRACT 4 FOR A DISTANCE OF 298.00 FEET (PLAT CALL: S 44° 41' 05" W - 295.72 FEET, 308/223) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID TRACT 3 AND THE WEST CORNER OF SAID TRACT 4;

THENCE: S 41° 37' 36" W ALONG THE COMMON LINE OF SAID 34.90 ACRE TRACT AND SAID TRACT 3 BEING THE NORTHWEST LINE OF SAID 0.75 ACRE TRACT, FOR A DISTANCE OF 150.66 FEET (DEED CALL: S 44° 41' 05" W - 150.68 FEET, 2910/11) TO THE POINT OF BEGINNING CONTAINING 8.488 ACRES OF LAND, AS SURVEYED ON THE GROUND APRIL, 2016. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011006246721 (CALCULATED USING GEOID12A).

**Legend**

Line Types	Proposed Conditions
---	Existing Conditions
W-B	Water Line (Size Noted)
S-B	Sanitary Sewer (Size Noted)
AE	Aerial Electrical
---	Contour
---	Easement
---	Property Line
⊕	Power Pole
⊗	Sewer Manhole

- General Notes:**
- Bearing system shown hereon is based on Grid North as established from G.P.S. observation.
  - This property is zoned A-0, Agricultural Open.
  - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
  - Lot 1 is within the 100-YR floodplain according to the DFRM for Brazos County, Texas and Incorporated areas, Map No. 4804IC0216F, effective April 2, 2014.
  - Lots 1 and 2 shall have a FF elevation of at least 287'.
  - Minimum building setback standards shall comply with those appropriate for the current zoning of the subject property as found in Sec. 65-181.
  - On \_\_\_\_\_, 20\_\_\_\_, the COB Planning and Zoning Commission granted a variance to lot width.
  - On \_\_\_\_\_, 20\_\_\_\_, the Bryan City Council approved the private road, Rose Point Ct.
  - The Rose Point Homeowners Association will be responsible for the maintenance of the private street, common areas, and stormwater drainage infrastructure; per \_\_\_\_\_.
  - Indemnity - The developer and the HOA hereby unconditionally and irrevocably agree to indemnify, defend and hold the city and city's officials, agents, employees and contractors harmless, from and against any loss, liability, demand, damage, judgment, suit, claim, deficiency, interests, fees, charge, cost or expense (including, without limitation, interest, court cost and penalties, attorney's fees and disbursement and amounts paid in settlement, or liabilities resulting from any change in federal, state or local law or regulation or interpretation hereof) of whatever nature, even when caused in whole or in part by the city's negligence or the joint or concurring negligence of the city and any other person or entity, which may result or to which the city and/or any of the city's officials, agents, employees, and contractors may sustain, suffer, incur or become subject to in connection with or arising in any way whatsoever out of the maintenance, repair, use, or occupation of the common facilities, or any other activity of whatever nature in connection therewith, or arising out of or by reason of any investigation, litigation, or other proceedings brought or threatened, arising out of or based upon the operation, management, maintenance, repair and use of the common facilities, or any other activity in the subdivision.

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	43.99'	S 41° 37' 36" W
L2	6.01'	S 41° 37' 36" W
L3	50.00'	N 48° 22' 24" W

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	28.43'	50.00'	32° 34' 36"	N 64° 39' 42" W	28.05'	14.61'
C2	58.05'	50.00'	66° 31' 20"	S 65° 47' 20" W	54.85'	32.80'
C3	149.14'	50.00'	170° 54' 04"	S 52° 55' 22" E	99.69'	628.38'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Michael Davis, Trustee, owner of the 34.90 acre tract shown on this plat, being the same tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 2910, Page 011, and designated as John Austin League, A-2, 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.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Michael Davis, Trustee, Owner

Notary Public, Brazos County, Texas

**CERTIFICATE OF THE 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, and that the metes and bounds describing said subdivision will describe closest geometric form.

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.

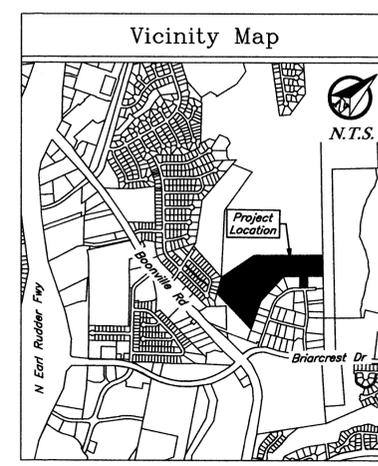
Chair, Planning & Zoning Commission Bryan, Texas

**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



**FINAL PLAT**

**Rose Point Subdivision**

8.488 Acres  
 Lots 1-3

RECEIVED  
 Portion of Tract  
 John Austin, Block 19, Lot 11  
 Bryan, Brazos County, Texas  
 October 2016

Owner:  
 Michael Davis, Trustee  
 729 S. Rosemary Dr.  
 Bryan, TX 77802

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

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