

INTERNAL CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	16.09'	36°52'12"	N 66°44'45" W	15.81'
C2	30.00'	221.43'	253°44'23"	N 41°41'20" E	80.00'
C3	25.00'	16.09'	36°52'12"	S 29°52'34" E	15.81'

CONSTRUCTION STANDARDS & NOTES:

- WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION.
- LANTERN LANE WILL BE CONSTRUCTED TO COUNTY STANDARDS. LANTERN LANE WILL GENERALLY CONSIST OF A RURAL OPEN-DITCH CROSS-SECTION WITH 6" LIME STABILIZED SUBGRADE, 6" LIMESTONE BASE, & 1.5" HWAC SURF ACI.
- SANITARY SEWER SERVICE WILL BE BY ON-SITE SANITARY SEWER FACILITIES (OSSSF). ALL LOTS SERVED BY OSSSF MUST COMPLY WITH COUNTY AND 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 COUNTY ORDER ADMITTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.028 OF THE TEXAS WATER CODE.
- ALL LOTS WILL BE REQUIRED TO HAVE A SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSSF MAY BE CONSTRUCTED.
- OSSF DISPOSAL AREAS SHALL NOT ENCRoACH THE 100-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- OSSF SHALL BE DESIGNED WHERE NO DAMAGE WILL OCCUR TO THE SYSTEM DURING A FLOOD.
- A PROFESSIONAL ENGINEER MUST ADDRESS LAIRK FLOTATION.
- ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAIN.
- OSSF STORAGE TANKS SHALL NOT BE PERMITTED WITH THE 100-YEAR FLOODPLAIN.
- ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).

METES AND BOUNDS DESCRIPTION
OF A
12.058 ACRE TRACT
S.F. AUSTIN LEAGUE, A-63
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED BY THE S. 1/2, AUSTIN LEAGUE, A-63, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 12.06 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BONSCOTT-WALLIS, LLC RECORDED IN VOLUME 12545, PAGE 53 OF THE OFFICIAL 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 CORNER OF SAID 12.06 ACRE TRACT AND THE EAST CORNER OF A CALLED 2.31 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO REBECCA L. MCKAY RECORDED IN VOLUME 5897, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, THE "SW 1/4-53-W" MONUMENT BEARS: S 26° 46' 50" W FOR A DISTANCE OF 422.75 FEET.

THENCE: N 47° 58' 26" E ALONG THE SOUTHWEST LINE OF SAID 12.06 ACRE TRACT FOR A DISTANCE OF 686.81 FEET (DEED CALL: N 45° 29' 11" W - 686.86 FEET, 12545/53) TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 12.06 ACRE TRACT, A CALLED 2.27 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO EDUARDO CORONADO, JR. AND HILDA CORONADO RECORDED IN VOLUME 7169, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A CALLED 6.469 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO VIRGIL ERIC BARTON AND MARTHA CAROL BARTON RECORDED IN VOLUME 3050, PAGE 83 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A CALLED 3.03 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ALLEN HENRY MENEFEE AND WIFE, LINDA SUE MENEFFEE, RECORDED IN VOLUME 1760, PAGE 204 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 43° 16' 49" E ALONG THE COMMON LINE OF SAID 12.06 ACRE TRACT AND SAID 3.03 ACRE TRACT FOR A DISTANCE OF 264.25 FEET (DEED CALL: N 45° 38' 00" E - 264.34 FEET, 1760/204) TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 3.03 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 3.03 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO PATRICK J. WHELAN AND WIFE, CECILIA M. WHELAN RECORDED IN VOLUME 564, PAGE 603 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 43° 11' 23" E ALONG THE COMMON LINE OF SAID 12.06 ACRE TRACT AND SAID 3.03 ACRE TRACT FOR A DISTANCE OF 263.55 FEET (DEED CALL: N 45° 38' 00" E - 264.00 FEET, 564/603) TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 3.03 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 3.03 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO DAVID D. WEDERGEREN AND THERESE WEDERGEREN RECORDED IN VOLUME 7912, PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 43° 15' 25" E ALONG THE COMMON LINE OF SAID 12.06 ACRE TRACT AND SAID 3.03 ACRE TRACT FOR A DISTANCE OF 263.55 FEET (DEED CALL: N 45° 38' 48" E - 263.93 FEET, 7912/196) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF WALLIS ROAD MARKING THE EAST CORNER OF SAID 3.03 ACRE TRACT AND THE NORTH CORNER OF A SAID 12.06 ACRE TRACT;

THENCE: ALONG THE SOUTHWEST LINE OF WALLIS ROAD FOR THE FOLLOWING CALLS:
S 47° 55' 34" E FOR A DISTANCE OF 456.43 FEET (DEED CALL: S 45° 26' 36" E - 456.55 FEET, 12545/53) TO A 1/2 INCH IRON ROD FOUND BENT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 236.85 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 55' 24" FOR AN ARC DISTANCE OF 371.73 FEET (CHORD BEARS: S 02° 18' 59" W - 334.73 FEET) (DEED CALL CHORD: S 04° 48' 37" W - 334.54 FEET, 12545/53) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

THENCE: S 42° 03' 20" W ALONG THE NORTHWEST LINE OF WALLIS ROAD FOR A DISTANCE OF 533.49 FEET (DEED CALL: S 44° 33' 02" W - 533.62 FEET, 12545/53) TO THE POINT OF BEGINNING CONTAINING 12.058 ACRES OF LAND, AS SURVEYED ON THE GROUND MAY, 2015. SEE PLAT PREPARED MAY, 2015, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

THENCE: S 42° 03' 20" W ALONG THE NORTHWEST LINE OF WALLIS ROAD FOR A DISTANCE OF 533.49 FEET (DEED CALL: S 44° 33' 02" W - 533.62 FEET, 12545/53) TO THE POINT OF BEGINNING CONTAINING 12.058 ACRES OF LAND, AS SURVEYED ON THE GROUND MAY, 2015. SEE PLAT PREPARED MAY, 2015, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

PROJECT BENCHMARK
SWG A-53-W MONUMENT
BEARS: S 26°46'50" W
422.75'

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, Paul Bonarigo, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 12545, Page 53, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown for the purposes identified.

Owner: Paul Bonarigo

Given under my hand and seal of office this 4th day of November, 2015

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER
I, the undersigned, City Planner 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 14th day of June, 2016.

[Signature]
City Planner, 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 14th day of June, 2016.

[Signature]
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION
I, Bobby Cutler, Chairman of the Planning & Zoning Commission 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 14th day of June, 2016 and same was duly approved on the 14th day of June, 2016 by said Commission.

[Signature]
Chairman, Planning & Zoning Commission, Bryan, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT
(for subdivisions in territorial jurisdiction areas)
I, Duane Peters, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioner's Court on the 24th day of June, 2016.

[Signature]
County Judge, Brazos County, Texas

CERTIFICATION 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 14th day of June, 2016, in the Official Records of Brazos County, Texas, in Volume 1343, Page 142.

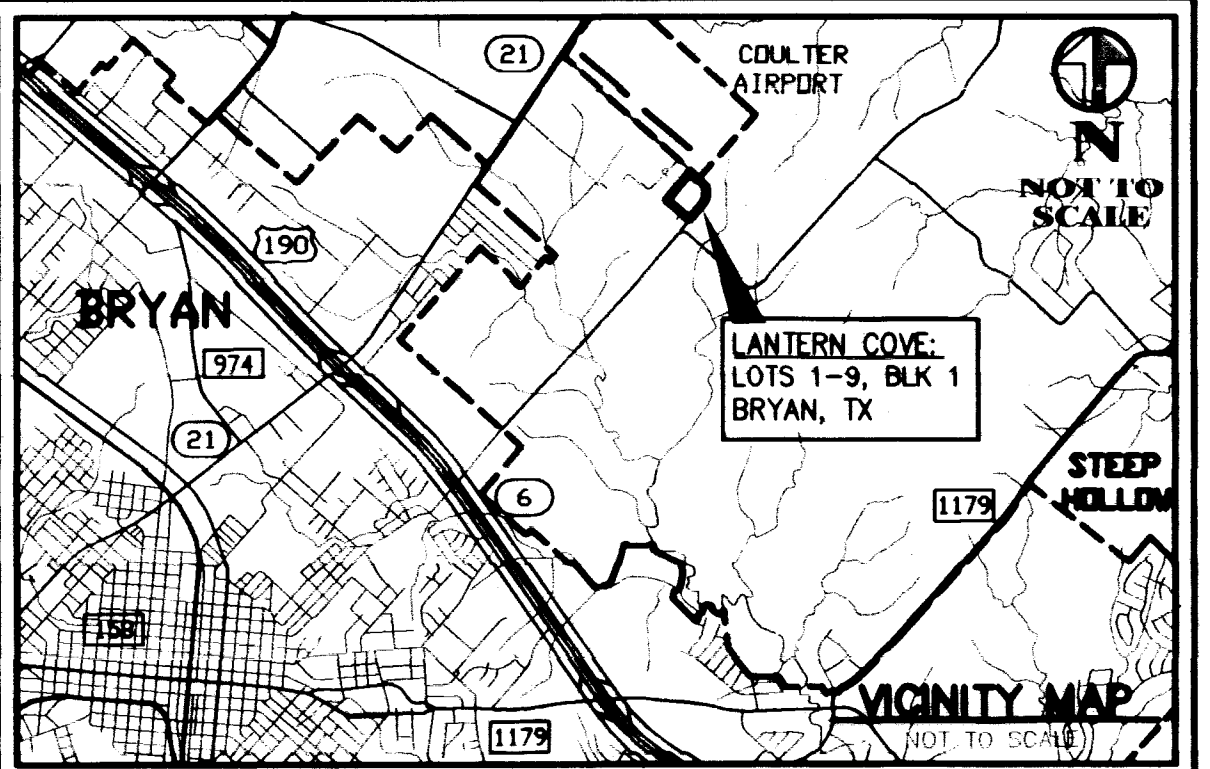
[Signature]
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, BRAD KERR, Registered Professional Land 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 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.

[Signature]
BRAD KERR, RPLS No. 4502

Filed for Record in:
BRAZOS COUNTY
On: Jun 14, 2016 at 09:58AM
As a
Plat
Document Number: 01266741
Amount: 73.00
Receipt Number - 576945
By:
Lauren Reistino

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.
Jun 14, 2016



FINAL PLAT NOTES:

- GENERAL:**
- NO PORTION OF THIS TRACT LIES WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0205F, APRIL 2, 2014.
 - BASES OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION PERFORMED BY KERR SURVEYING, LLC, UNDER THE DIRECTION OF BRAD KERR, RPLS 4502.
 - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 - THE EXISTING USE OF THIS TRACT IS VACANT/AGRICULTURAL WITH APPROXIMATELY 50% TREE COVERAGE WITH THE REMAINING OPEN PASTURE WITH SCATTERED TREES, AND SHRUBS. THE PROPOSED USE IS SINGLE FAMILY RESIDENTIAL. DRAINAGE, FROM THIS DEVELOPMENT, WILL DISCHARGE INTO AUSTINS CREEK.
 - UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS ADJACENT TO THE STREET RIGHT-OF-WAY ARE 16' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.
 - BLOCK LENGTHS ARE ILLUSTRATED ALONG THE CENTERLINE OF THE PROPOSED STREET.
 - THIS DOCUMENT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY (OF No. 140161) DATED JANUARY 15, 2015. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
CITY OF BRYAN (1235/369)
WIKON WATER SUPPLY CORP. (373/135)
CITY OF BRYAN (350/133)
CITY OF BRYAN (340/469)
WIKON WATER SUPPLY CORP. (310/107)
CITY OF BRYAN (176/409)
LOKNE STAR GAS Co. (102/15)
 - EASEMENT TO SOUTHWESTERN GAS PIPELINE, INC. (245/7332) DOES NOT CROSS THIS TRACT.
 - THE VISIBILITY CLEAR ZONE EASEMENT SHALL NOT BE OBSTRUCTED WITH ANY VEGETATION OR FENCING.
 - THE CENTERLINE OF LOTS 8 & 9, BLOCK ONE DRIVEWAYS SHALL BE LOCATE NO GREATER THAN 30' FROM THEIR RESPECTIVE NORTHEAST LOT CORNER. MAXIMUM DRIVEWAY WIDTHS OF 24'.
 - THIS SUBDIVISION IS LOCATED IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.
 - LOTS 1 THRU 7 SHALL TAKE ACCESS ONLY FROM LANTERN LANE.

HOMEOWNER'S ASSOCIATION (HOA):

- BUILDING SETBACKS ARE ESTABLISHED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION. THEY ARE GENERALLY AS FOLLOWS:
FRONT 50' (25' ALONG CUL-DE-SAC BULE)
STREET SIDE 25' (LOTS 1 & 7 ALONG WALLIS ROAD)
SIDE 20'
REAR 50'
- PRIVATE SIGN EASEMENTS SHALL BE MAINTAINED BY THE H.O.A.
- IT IS PERMISSIBLE FOR ROOF EAVES TO OVERHANG INTO THE SIDE SETBACK UP TO EIGHTEEN (18) INCHES.
- H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
- IF APPLICABLE, BASED ON THE REGULATIONS LISTED ON FORM FAA-7460, SECTION 77.9 - A THROUGH E, PROPERTY OWNERS WILL BE REQUIRED TO SUBMIT FORM FAA-7460 AND RECEIVE APPROVAL FROM THE FEDERAL AVIATION ADMINISTRATION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR STRUCTURES BUILT ON LOTS IN THIS SUBDIVISION.

SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

FINAL PLAT
OF
LANTERN COVE
LOTS 1-9, BLOCK ONE
TOTAL = 12.058 ACRES & 9 LOTS
S.F. AUSTIN LEAGUE, A-63
BRYAN E.T.J., BRAZOS COUNTY, TEXAS

LANDOWNER INFORMATION
BONSCOTT-WALLIS, LLC
C/O BENTLEY SCOTT
5110 WALLIS ROAD
BRYAN, TX 77802
PH: (703) 867-6783
EMAIL: BENTLEY.SCOTT@CBRE.COM
FILENAME: 0573FP1A | SCALE: 1"=50'
SUBMITTED DATE: 8/26/15
REVISIONS:
DRAWN BY: R.A.M.
CHECKED BY: BRAD KERR
FIELD BOOK: N/A | PAGES: N/A
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
304 - 0573
TEXAS FIRM REGISTRATION No. F-4695

