



**METES AND BOUNDS DESCRIPTION OF AN 8.488 ACRE TRACT OF 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 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 LINE OF TRACT 3, OAK FOREST ESTATES, SECOND INSTALLMENT (308/223) AND THE SOUTHWEST CORNER OF SAID 34.90 ACRE TRACT, SAID IRON ROD SET MARKING THE WEST CORNER OF A CALLED 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 LINE OF WOOD OAKS DRIVE (50' R.O.W.) 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' 58" E FOR A DISTANCE OF 1708.76 FEET (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 - TEXAS STATE PLANE CENTRAL ZONE - GRID NORTH BASED ON 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 44° 41' 05" W, 308/223) TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 1.393 ACRE PORTION OF SAID TRACT 3 AS DESCRIBED BY SAID DEED, 2910/11, AND THE NORTH CORNER OF A CALLED 0.75 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 0.75 ACRE TRACT;

THENCE: N 48° 25' 38" W 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. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING A NORTHWEST CORNER OF SAID 34.90 ACRE TRACT BEARS: S 41° 34' 22" W FOR A DISTANCE OF 402.69 FEET;

THENCE: S 41° 37' 36" E 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 150.68 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 2018, DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011006248721 (CALCULATED USING GEOID12A).

**Legend**

**Line Types**

- Proposed Conditions
- Existing Conditions
- Water Line (Size Noted)
- Sanitary Sewer (Size Noted)
- 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. 48041C0216F, 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. 62-161.
- On December 15, 2016, the COB Planning and Zoning Commission granted a variance to lot width.
- On February 14, 2017, 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.
- 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, interest, fee, charge, cost or expense (including, without limitation, interest, court cost and penalties, attorney's fees and disbursement and amount 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, Julie Davis, owner of the 8.488 acre tract shown on this plat, being a portion of the same tract of land as conveyed to Michael Davis, Trustee, 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.

Julie Davis  
Julie Davis, Owner

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Surveyor No. 4502, in the State of Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20th day of September, 2017.

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

**CERTIFICATION OF THE CITY PLANNER**

I, MAHELI ZIMMERMAN, 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 20th day of September, 2017.

MAHELI ZIMMERMAN  
City Planner, Bryan, Texas

**CERTIFICATION OF THE COUNTY CLERK**

I, Karen McDermott, 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 20th day of September, 2017, in the Official Records of Brazos County in Volume 14252, Page 160.

Karen McDermott  
County Clerk, Brazos County, Texas

**CERTIFICATION OF THE CITY ENGINEER**

I, W. Paul Kagan, 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 20th day of September, 2017.

W. Paul Kagan  
City Engineer, Bryan, Texas

Notary Public, Brazos County, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, BOBBY GINTER, 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 20th day of September, 2017, and same was duly approved on the 20th day of September, 2017, by said Commission.

BOBBY GINTER  
Chair, Planning and Zoning Commission Bryan, Texas

**CERTIFICATION OF THE COUNTY CLERK**

I, Karen McDermott, 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 20th day of September, 2017, in the Official Records of Brazos County in Volume 14252, Page 160.

Karen McDermott  
County Clerk, Brazos County, Texas

**Vicinity Map**

**FINAL PLAT**

**Rose Point Subdivision**

8.488 Acres  
Lots 1-3  
Portion of Tract  
John Austin, Block 19, Lot 11  
Bryan, Brazos County, Texas  
September 2017

Owner:  
Julie Davis  
24202 N. Riding Dr.  
Tomball, TX 77375

Engineer:  
Kerr Surveying, LLC  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
400 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195

**APPROVAL OF THE CITY CLERK**

I, Karen McDermott, 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 20th day of September, 2017, in the Official Records of Brazos County in Volume 14252, Page 160.

Karen McDermott  
County Clerk, Brazos County, Texas