



**INTERNAL CURVE DATA**

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	S 25.00° E	18.00'	S 65.71° W	18.00'
C2	S 50.00° E	36.00'	S 32.74° W	36.00'
C3	S 25.00° E	18.00'	S 65.71° W	18.00'

**CONSTRUCTION STANDARDS & NOTES:**

- MOORE CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION. ALL NEW WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO THE LATEST B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS AND SPECIFICATIONS. THESE WATERLINES WILL BE LOCATED IN THE PUBLIC UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A WATER HYDRAULIC STUDY WILL BE PROVIDED ILLUSTRATING SUCH.
- THE PROPOSED STREET WILL BE CONSTRUCTED TO A TYPICAL RURAL SECTION WITH OPEN DRAINAGE DITCHES. THE STORMWATER RUNOFF IN THE DITCHES WILL BE CAPTURED AND CONVEYED BY A STORM SEWER SYSTEM AND DISCHARGED TO THE EXISTING STORM DRAINAGE SYSTEM. THE STREET AND DRAINAGE SYSTEM WILL BE DESIGNED TO THE LATEST BRAZOS COUNTY DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS.
- 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 INCLUDES COMPLIANCE WITH COUNTY ORDER REGULATIONS BY THE COMMISSIONER COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.054 OF THE TEXAS WATER CODE.
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSSF MAY BE CONSTRUCTED.
- OSSF DISPOSAL AREAS SHALL NOT ENCRUSH 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 TANK 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 BRAZOS TEXAS UTILITIES (BTU). THE ELECTRICAL DISTRIBUTION SYSTEM WILL BE LOCATED IN THE 15' PUBLIC UTILITY EASEMENT LOCATED AT THE FRONT OF THE LOTS AND IN 10' PUBLIC UTILITY EASEMENTS AS REQUESTED BY BTU.
- ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED UNLESS A VARIANCE IS GRANTED BY THE BRAZOS COUNTY COMMISSIONER'S COURT.
- WATER AND STORM SEWER ALIGNMENTS SHOWN ARE FOR REFERENCE ONLY. A MASTER HYDRAULIC ANALYSIS, FOR EACH SYSTEM, WILL BE PROVIDED AT THE FINAL PLATTING STAGE THAT WILL DETERMINE LINE SIZE.
- LANTERN LANE WILL BE CONSTRUCTED TO COUNTY STANDARDS AND PUBLICLY MAINTAINED.
- EXISTING SEPTIC SYSTEM WILL NEED TO BE INSPECTED BY BRAZOS HEALTH DEPARTMENT PRIOR TO ISSUANCE OF BRAZOS HEALTH DEPARTMENT LETTER OF APPROVAL AND PRIOR TO ROADWAY CONSTRUCTION. ANY IDENTIFIED DEFICIENCIES WILL BE CORRECTED PRIOR TO ROADWAY CONSTRUCTION. NOTES ON CONSTRUCTION PLANS WILL CLEARLY IDENTIFY LOCATION OF SEPTIC SYSTEM TO CONTRACTOR. PROVISIONS IN PLANS WILL BE MADE SUCH THAT NO FLOWS FROM SEPTIC FIELDS WILL DRAIN TOWARD ROADWAY DITCH.

**METES AND BOUNDS DESCRIPTION**

12.036 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 IN THE S.F. AUSTIN LEAGUE, ABSTRACT NO. 63, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 12.08 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BERNEICE L. MCNAY RECORDED IN VOLUME 12545, PAGE 53 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 WILLIAM WALLIS ROAD MARKING THE SOUTH CORNER OF SAID 12.08 ACRE TRACT AND THE EAST CORNER OF A CALLED 2.371 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BERNEICE L. MCNAY RECORDED IN VOLUME 12545, PAGE 53 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, THE "S/4" A-53-W" MARKING BEARING: S 25° 46' 30" W FOR A DISTANCE OF 423.75 FEET;

THENCE N 47° 58' 28" W ALONG THE SOUTHWEST LINE OF SAID 12.08 ACRE TRACT FOR A DISTANCE OF 569.7 FEET (DEED CALL: N 47° 58' 11" W - 569.7 FEET, 12545-03) TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 12.08 ACRE TRACT, A CALLED 3.27 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO EDUARDO M. VILLALBA AND HELEN A. WELLS RECORDED IN VOLUME 11916, PAGE 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A CALLED 6.488 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO VIRGIL ERIC & MARTHA BARTON RECORDED IN VOLUME 3000, 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 & LINDA SUE MENEFFE RECORDED IN VOLUME 11916, PAGE 204 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 43° 16' 49" E ALONG THE COMMON LINE OF SAID 12.08 ACRE TRACT AND SAID 3.03 ACRE TRACT FOR A DISTANCE OF 284.20 FEET (DEED CALL: N 43° 26' 00" E - 284.20 FEET, 12545-03) 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 MRS. CECILIA M. WHELAN RECORDED IN VOLUME 564, PAGE 903 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 43° 11' 23" E ALONG THE COMMON LINE OF SAID 3.03 ACRE TRACT AND SAID 3.03 ACRE TRACT FOR A DISTANCE OF 284.20 FEET (DEED CALL: N 43° 38' 48" E - 284.20 FEET, 12545-03) 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 MRS. CECILIA M. WHELAN RECORDED IN VOLUME 7912, PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 43° 18' 25" E ALONG THE COMMON LINE OF SAID 12.08 ACRE TRACT AND SAID 3.03 ACRE TRACT FOR A DISTANCE OF 284.20 FEET (DEED CALL: N 43° 18' 25" E - 284.20 FEET, 12545-03) TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 3.03 ACRE TRACT AND THE NORTH CORNER OF A SAID 12.08 ACRE TRACT;

THENCE ALONG THE SOUTHWEST LINE OF WALLIS ROAD FOR THE FOLLOWING CALLS:

S 47° 55' 34" E FOR A DISTANCE OF 436.43 FEET (DEED CALL: S 47° 25' 36" E - 436.43 FEET, 12545-03) TO A 1/2 INCH IRON ROD FOUND BEHIND 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' 58" W - 334.73 FEET/DEED CALL CHORD: S 04° 48' 32" W - 334.74 FEET, 12545-03) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

THENCE N 42° 02' 20" W ALONG THE NORTHWEST LINE OF WALLIS ROAD FOR A DISTANCE OF 533.49 FEET (DEED CALL: S 44° 32' 02" W - 533.49 FEET, 12545-03) TO THE CENTER-TO-CENTER POINT OF A 12.08 ACRE TRACT OF LAND AS SURVEYED ON THE GROUND MAY, 2015. SEE PLAT PREPARED MAY, 2015, FOR MORE DESCRIPTIVE INFORMATION, BEARING SYSTEM WHICH IS BASED ON GRID NORTH AS ESTABLISHED FROM



**FINAL PLAT NOTES:**

GENERAL:

- NO PORTION OF THIS TRACT DOES LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY SHOWN ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48042-C, ISSUED APRIL 2, 2014.
- BASE OF BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION PERFORMED BY KERR SURVEYING, L.L.C. 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 PASTURES WITH SCATTERED TREES AND SHRUBS. THE PROPOSED USE IS SINGLE FAMILY RESIDENTIAL. DRAINAGE, FROM THIS DEVELOPMENT, WILL DISCHARGE INTO AUSTIN CREEK.
- UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS ADJACENT TO THE STREET FRONT-UP-WAY ARE 15' 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 Mc. KENZIE DATED JANUARY 15, 2015. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
  - CITY OF BRYAN (1235/296)
  - WISDOM WATER SUPPLY CORP. (373/335)
  - CITY OF BRYAN (330/333)
  - CITY OF BRYAN (240/466)
  - WISDOM WATER SUPPLY CORP. (310/407)
  - CITY OF BRYAN (176/409)
  - LOME STAR GAS Co. (102/15)
- EASEMENT TO SOUTHWESTERN GAS PIPELINE, INC. (2357/332) 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 LOCATED NO GREATER THAN 30' FROM THEIR RESPECTIVE NORTHEAST LOT CORNER. MINIMUM 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.

**HOMEOWNERS ASSOCIATION (HOA):**

- BUILDING SETBACKS ARE ESTABLISHED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION. THEY ARE GENERALLY AS FOLLOWS:
 

SINGLE-FAMILY	
FRONT	50' (25' ALONG COA-SE-SAC BRAC)
STREET SIDE	25' (LOTS 1 & 7 ALONG WALLIS ROAD)
SIDE	20'
REAR	50'
- ALL COMMON AREAS ARE OWNED AND 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, L.L.C.**  
409 NORTH TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

**FINAL PLAT**  
OF  
**LANTERN COVE**  
LOTS 1-9, BLOCK ONE  
TOTAL = 12.08 ACRES & 9 LOTS  
S.F. AUSTIN LEAGUE, A-63  
BRYAN E.T.J., BRAZOS COUNTY, TEXAS

**LANDSCAPE REGISTRATION**  
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