

SCALE: 1" = 100 FEET

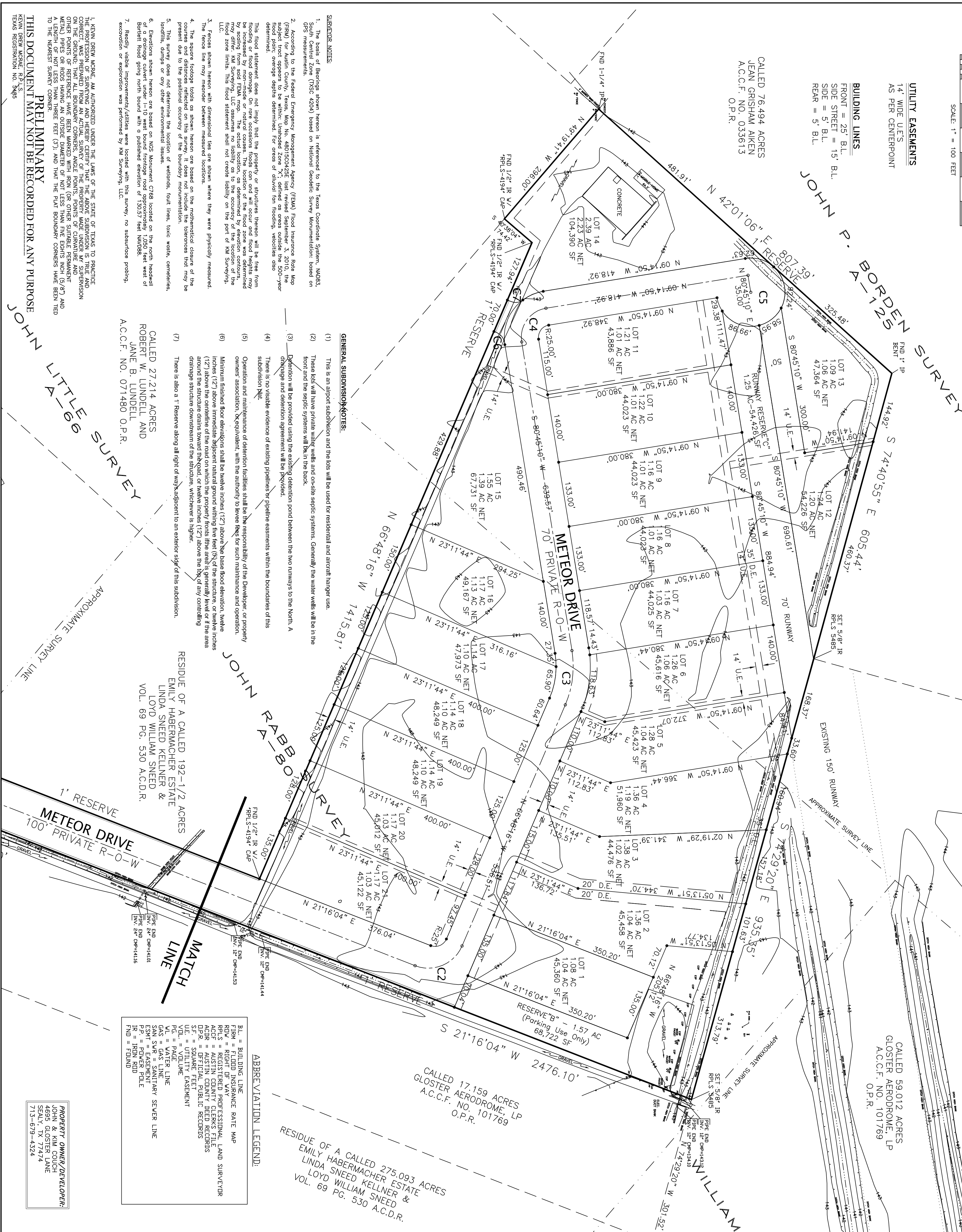
PRELIMINARY PLAT GLOSTERSHIRE 21 RESIDENTIAL LOTS - 1 BLOCK - 2 RESERVES

A 42.631 ACRE SUBDIVISION CONSISTING OF TWENTY ONE (21) RESIDENTIAL LOTS, ONE (1) BLOCK AND TWO (2) RESERVES, BEING A PORTION OF TRACT CALLED JOHN P. BORDEN SURVEY, A-125, 155.552 ACRES OF LAND BEING IN THE JOHN P. BORDEN SURVEY, ABSTRACT 66, AUSTIN COUNTY, TEXAS.

UTILITY EASEMENTS
14' WIDE U.T.E.S.
AS PER CENTERPOINT

BUILDING LINES
FRONT = 25' B.L.
SIDE STREET = 15' B.L.
SIDE = 5' B.L.
REAR = 5' B.L.

CALLED 76.494 ACRES
JEAN GRISHAM AKEN
A.C.C.F. NO. 033613
O.P.R.



GENERAL SUBDIVISION NOTES:

- (1) This is an airport subdivision and the lots will be used for residential and aircraft hangar use.
- (2) These lots will have private water wells and on-site septic systems. Generally the water wells will be in the front and the septic systems will be in the back.
- (3) Definition will be provided using the existing definition pond between the two runways to the North. A change and definition agreement will be provided.
- (4) There is no visible evidence of existing pipelines or pipeline easements within the boundaries of this subdivision here.
- (5) Operation and maintenance of retention facilities shall be the responsibility of the Developer, or property owners' association, or equivalent, with the authority to have these for such maintenance and operation.
- (6) Minimum finished floor elevations shall be twelve inches (12") above the base flood elevation. Twelve inches (12") above immediate adjacent natural ground within the feet (5%) of the structure, or twelve inches (12") above the highest adjacent natural ground within the feet (5%) of the structure, or twelve inches (12") above the highest adjacent natural ground within the feet (5%) of the structure, or twelve inches (12") above the highest adjacent natural ground within the feet (5%) of the structure, whichever is higher.
- (7) There is also a 1' Reserve along all rights of ways adjacent to an exterior side of this subdivision.

CALLLED 27.214 ACRES
ROBERT W. LUNDELL AND
JANE B. LUNDELL
A.C.C.F. NO. 071480 O.P.R.

RESIDUE OF A CALLED 192-1/2 ACRES
EMILY HABERMACHER ESTATE
LINDA SNEED KELLNER &
LOYD WILLIAM SNEED
VOL. 69 PG. 530 A.C.D.R.

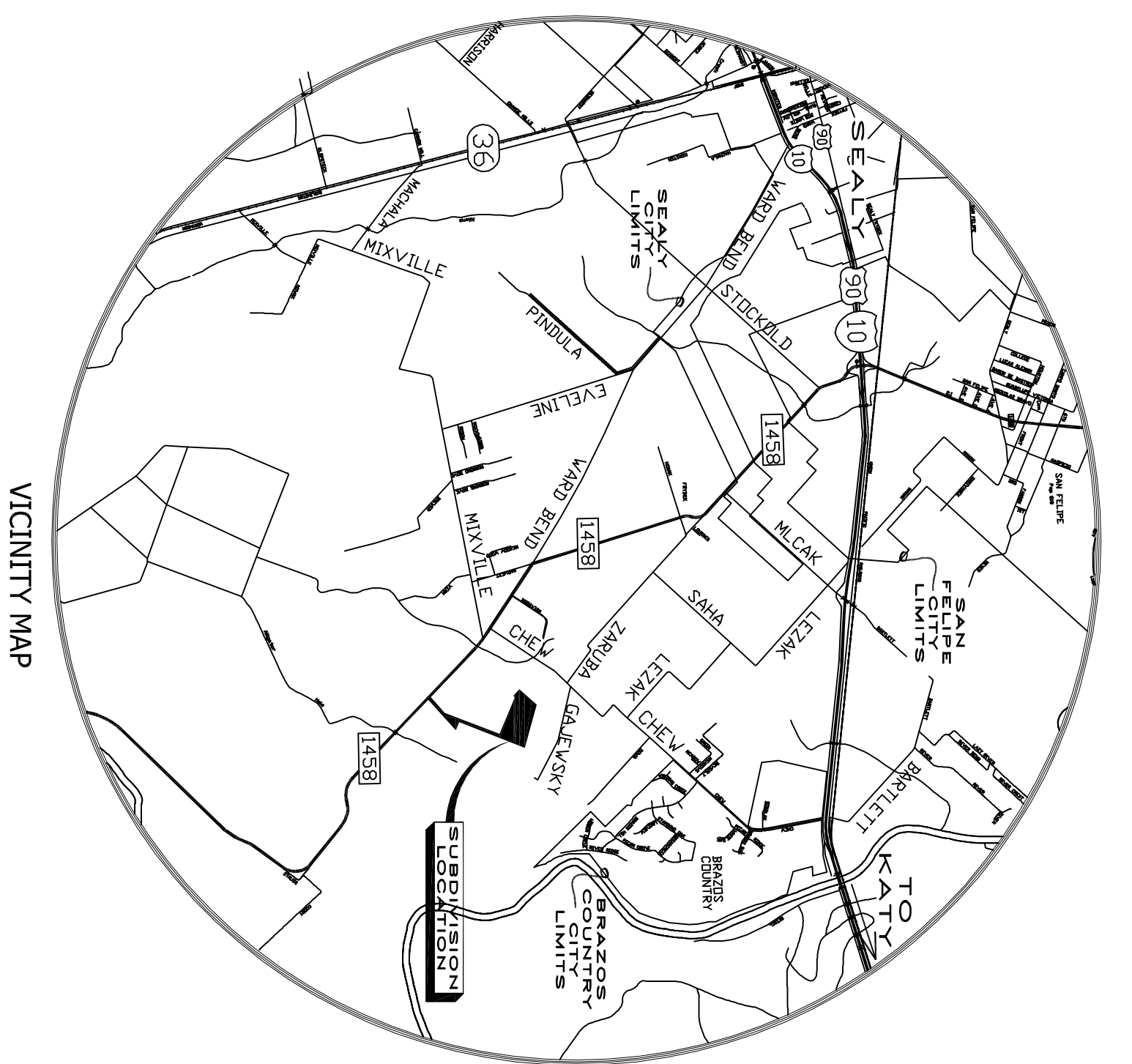
CALLLED 17.159 ACRES
GLOSTER AERODROME, LP
A.C.C.F. NO. 101769
O.P.R.

RESIDUE OF A CALLED 275.093 ACRES
EMILY HABERMACHER ESTATE
LINDA SNEED KELLNER &
LOYD WILLIAM SNEED &
VOL. 69 PG. 530 A.C.D.R.

ABBREVIATION LEGEND:

BL.	=	BUILDING LINE
CD	=	CEMENTED DRIVE
RM	=	REGISTERED PROFESSIONAL LAND SURVEYOR
PL	=	PLAT
ACC	=	AUSTIN COUNTY CLERK'S FILE
ACC	=	AUSTIN COUNTY CLERK'S FILE
ACC	=	AUSTIN COUNTY CLERK'S FILE
DPR	=	DEED PUBLIC RECORDS
SF	=	SQUARE FEET
UE	=	UTILITY EASEMENT
PG	=	PAGE
VL	=	WATER LINE
SN	=	SANITARY SEWER LINE
ESNT	=	EASEMENT
RF	=	POWER POLE
IR	=	IRREGULAR
FND	=	FINDING

PROPERTY OWNER/DEVELOPER:
JOHN & KIM COUGH
4695 GLOSTER LANE
SEALY, TX 77474
713-673-4524



METES AND BOUNDS DESCRIPTION
42.631 ACRES IN THE JOHN P. BORDEN SURVEY, A-125, 155.552 ACRES OF LAND BEING IN THE JOHN P. BORDEN SURVEY, ABSTRACT 66, AUSTIN COUNTY, TEXAS.

- (1) THENCE North 47°26'00" West, 738.56 feet along the common line of said called residue tract and said called 42.627 acre tract to an angle point in said line, from which a 1/2 inch iron nail was stamped "RPLS 419" March 5th 1972. West 539.39 feet.
- (2) THENCE North 21°16'04" East, continuing along said common line, at a distance of 884.25 feet pass a 1/2 inch iron nail set stamped "RPLS 419" March 5th 1972. West 111.11 feet, continuing along said common line to a 1/2 inch iron nail set stamped "RPLS 419" March 5th 1972. West 386.39 feet.
- (3) THENCE North 09°14'50" West, 415.81 feet continuing along said common line to a 1/2 inch iron nail set stamped "RPLS 419" March 5th 1972. West 386.39 feet.
- (4) THENCE North 09°14'50" West, 415.81 feet continuing along said common line to a 1/2 inch iron nail set stamped "RPLS 419" March 5th 1972. West 386.39 feet.
- (5) THENCE North 09°14'50" West, 415.81 feet continuing along said common line to a 1/2 inch iron nail set stamped "RPLS 419" March 5th 1972. West 386.39 feet.
- (6) THENCE North 09°14'50" West, 415.81 feet continuing along said common line to a 1/2 inch iron nail set stamped "RPLS 419" March 5th 1972. West 386.39 feet.
- (7) THENCE South 74°42'00" East, 655.44 feet continuing along said common line to a 1/2 inch iron nail set stamped "RPLS 419" March 5th 1972. West 386.39 feet.
- (8) THENCE South 74°42'00" East, 655.44 feet continuing along said common line to a 1/2 inch iron nail set stamped "RPLS 419" March 5th 1972. West 386.39 feet.
- (9) THENCE South 74°42'00" East, 655.44 feet continuing along said common line to a 1/2 inch iron nail set stamped "RPLS 419" March 5th 1972. West 386.39 feet.
- (10) THENCE South 74°42'00" East, 655.44 feet continuing along said common line to a 1/2 inch iron nail set stamped "RPLS 419" March 5th 1972. West 386.39 feet.
- (11) THENCE North 47°26'00" West, 738.56 feet along the common line of said called residue tract and said called 42.627 acre tract to an angle point in said line, from which a 1/2 inch iron nail was stamped "RPLS 419" March 5th 1972. West 539.39 feet.
- (12) THENCE North 47°26'00" West, 738.56 feet along the common line of said called residue tract and said called 42.627 acre tract to an angle point in said line, from which a 1/2 inch iron nail was stamped "RPLS 419" March 5th 1972. West 539.39 feet.

PRELIMINARY PLAT

GLOSTERSHIRE

42.631 ACRES - 21 LOTS - 2 RESERVES

JOHN P. BORDEN SURVEY, A-125,
JOHN RABB SURVEY, A-80 AND THE
JOHN LITTLE SURVEY, A-66, AUSTIN COUNTY

KM Surveying, LLC
3902C REESE ROAD - SUITE 100
ROSENBERG, TEXAS 77471
361-234-6622
www.kmsurveying.com

WILSON ENGINEERING COMPANY, PLLC.
208 FOUNTAIN STREET
SEALY, TEXAS 77474
PHONE: 979-682-3246
FAX: 979-682-3279
www.wilsoneng.com

Engineer: SAW
Surveyor: KDM

Drawn By: DWR
Scale: 1" = 100'

Date: 12-23-2015
Job Number: 15060
Sheet: 1 of 2