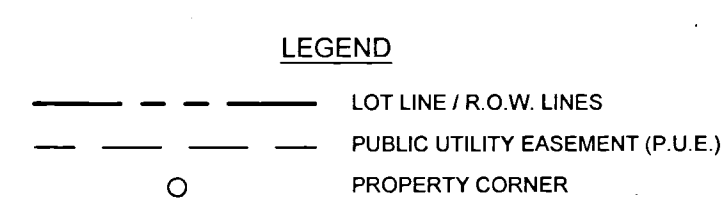


- GENERAL NOTES:**
- PER CITY OF BRYAN ORDINANCE NO. 2305, THIS PROPERTY HAS BEEN ANNEXED INTO THE CITY OF BRYAN ON OCTOBER 9, 2018.
  - THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 48041C0285E (DATED MAY 16, 2012).
  - THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-151.
  - THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY TUMLINSON LAND SURVEYING, DATED MARCH 29, 2019.
  - SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXTENSION OF THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG JONES ROAD. 979-209-5900
  - DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF BRYAN. 979-209-5900
  - ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION 979-821-5784
  - ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
  - DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
  - ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
  - THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF FACILITIES WITHIN THE R.O.W. AND WITHIN PUBLIC UTILITY EASEMENTS. SUBDIVISION'S HOMEOWNER'S ASSOCIATION (HOA) TO MAINTAIN ALL COMMON AREAS, SIDEWALKS, STORM SEWER, DRAINAGE AND DETENTION AREAS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	39.14	25.00	89.71	N87° 55' 16"E	35.26
C14	39.27	25.00	90.00	S2° 13' 31"E	35.36
C15	39.27	25.00	90.00	S87° 46' 29"W	35.36
C16	39.40	25.00	90.29	N2° 04' 44"W	35.45
C17	39.14	25.00	89.71	N87° 55' 16"E	35.26
C18	39.27	25.00	90.00	S2° 13' 31"E	35.36
C19	39.27	25.00	90.00	S87° 46' 29"W	35.36
C20	39.40	25.00	90.29	N2° 04' 44"W	35.45
C21	39.14	25.00	89.71	N87° 55' 16"E	35.26
C22	39.27	25.00	90.00	S2° 13' 31"E	35.36
C23	17.31	25.00	39.67	N62° 36' 34"E	16.97
C24	7.24	51.00	8.13	N78° 22' 39"E	7.23
C25	52.21	51.00	58.65	N44° 59' 03"E	49.96
C26	34.05	51.00	38.25	N3° 28' 04"W	33.42
C27	47.12	51.00	52.93	N49° 03' 33"W	45.46
C28	10.12	51.00	11.37	N81° 12' 36"W	10.10
C29	17.31	25.00	39.67	N67° 03' 37"W	16.97
C30	39.40	25.00	90.29	N2° 04' 44"W	35.45



Certificate of ownership and dedication.

STATE OF TEXAS  
 COUNTY OF BRAZOS

I (We) Carly D. Smith the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Carly D. Smith Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Carly D. Smith known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 28<sup>th</sup> day of February, 2020.

Certification of the surveyor.

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, 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 describes a closed geometric form.

Tyler Tumlinson Registered Professional Land Surveyor, #6410

Certification by the clerk.

I, \_\_\_\_\_, County Clerk of Brazos County, Texas, do 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 describes a closed geometric form.

Karen M. Reed County Clerk Brazos County, Texas

Approval of the planning and zoning commission.

I, Bobby, 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 27<sup>th</sup> day of April, 2019 and same was duly approved on the 20<sup>th</sup> day of February, 2020 by said Commission.

Bobby Chair, Planning & Zoning Commission Bryan, Texas

Approval of the city planner.

I, Heidi Zimmann, 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 16<sup>th</sup> day of March, 2020.

Heidi Zimmann City Planner, Bryan, Texas

Approval of the city engineer.

I, W. Paul Kasper, 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 16<sup>th</sup> day of March, 2020.

W. Paul Kasper City Engineer, Bryan, Texas

**METES AND BOUNDS DESCRIPTION**

**13.01 ACRE TRACT**  
 T. J. Wooten Survey  
 A - 59  
 Brazos County, Texas

Being a 13.01 acre tract of land out of the T. J. Wooten Survey, Abstract No. 59, Brazos County, Texas and being out of and a part of the remainder of that certain called 43.78 acre tract of land described to Reveille Air Inc., recorded in Volume 14743, Page 50 of the Official Records of Brazos County, Texas, said 13.01 acres being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with yellow cap found at the southern most corner of the above mentioned remainder tract, same being the eastern most corner of a 1.79 acre tract dedicated for right of way purposes, located on the northwest line of a called 10.10 acre tract to DJBIT INC. (11221/259), located on the northeast line of Jones Road,

THENCE along the southeast line of said remainder tract, common boundary with said 10.10 acre tract N 42°46'29" E a distance of 750.00 feet to a 1/2 inch iron rod with yellow cap set for the southern most corner and **POINT OF BEGINNING** of this;

THENCE crossing said remainder tract the following courses and distances:

N 48°23'37" W a distance of 100.02 feet to a 1/2 inch iron rod with yellow cap set,  
 N 48°41'04" W a distance of 48.63 feet to a 1/2 inch iron rod with yellow cap set,  
 N 47°13'32" W a distance of 452.96 feet to a 1/2 inch iron rod with yellow cap set,  
 S 43°04'03" W a distance of 9.08 feet to a calculated angle point,  
 N 48°23'36" W a distance of 150.05 feet to a 1/2 inch iron rod with yellow cap set on the northwest line of said remainder tract, located on the southeast line of a called 42 acre tract to Carl Jane Wick, (126828/271), for the western most corner of this;

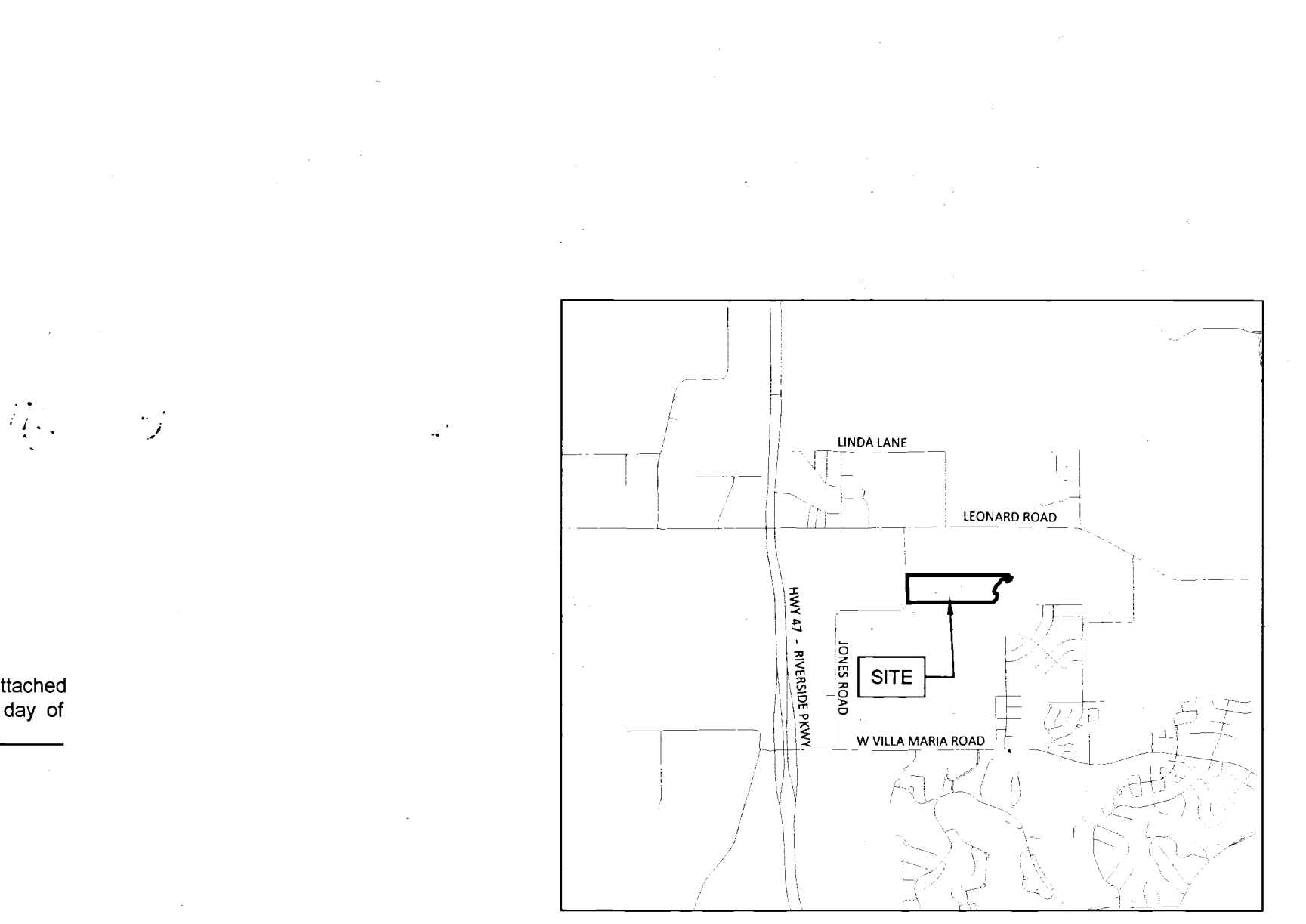
THENCE along the northwest line of said remainder tract, common boundary with said 42 acre tract N 43°04'03" E a distance of 762.15 feet to a 1/2 inch iron rod with yellow cap set for the northern most corner of this;

THENCE crossing said remainder tract the following courses and distances:

S 47°13'32" E a distance of 538.51 feet to a 1/2 inch iron rod with yellow cap set,  
 S 65°39'28" E a distance of 54.91 feet to a calculated angle point, and  
 S 46°55'57" E a distance of 157.14 feet to a 1/2 inch iron rod with yellow cap set on the southeast line of said remainder tract, same being the northwest line of said 10.10 acre tract, for the eastern most corner of this;

THENCE along the southeast line of said remainder tract, common boundary with said 10.10 acre tract S 42°46'29" W a distance of 763.28 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.



**FINAL PLAT**  
**ALAMOSA SPRINGS SUBDIVISION**  
**PHASE 2**

**79 TOTAL LOTS**  
**BLOCK 4, LOTS 10 - 18    BLOCK 5, LOTS 1 - 16**  
**BLOCK 6, LOTS 1 - 16    BLOCK 7, LOTS 16 - 38**  
**BLOCK 8, LOTS 16 - 30**

**13.01 ACRES UNPLATTED TRACT,**  
**T. J. WOOTEN SURVEY, A-59**  
**BRAZOS COUNTY, TEXAS**  
**FEBRUARY 2020**

**OWNER/DEVELOPER**  
 REVELLE AIR, INC.  
 P.O. BOX 138  
 KURTEM, TEXAS 77842  
 979-690-7711

**ENGINEER**  
 JBS ENGINEERING AND ENVIRONMENTAL, L.L.C.  
 2129 E. WILLIAM J. BRYAN PKWY.  
 BRYAN, TX 77802  
 979-465-2879

**SURVEYOR**  
 TUMLINSON LAND SURVEYING  
 T.B.P.L.S. FIRM NO. 10193858  
 1015 HOLT STREET  
 COLLEGE STATION, TEXAS 77840  
 254-931-6707

**JBS Engineering & Environmental, L.L.C.**  
 Registration Number F-15869