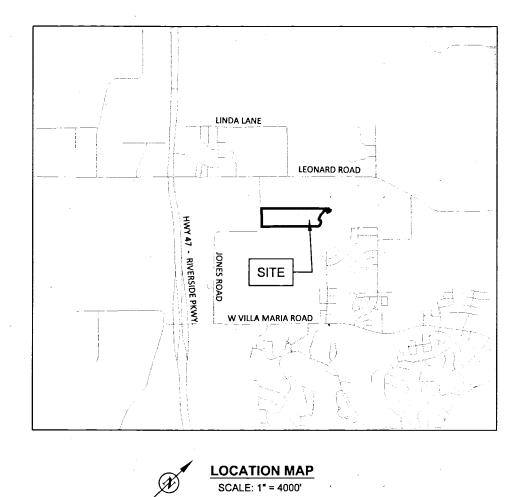


GENERAL NOTES:

- 1. PER CITY OF BRYAN ORDINANCE No. 2305, THIS PROPERTY HAS BEEN ANNEXED INTO THE CITY OF BRYAN ON OCTOBER 9, 2018.
- 2. 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).
- 3. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
- 4. THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY TUMLINSON LAND SURVEYING, DATED MARCH 29, 2019.
- 5. 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
- 6. <u>DOMESTIC WATER SERVICE:</u> THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF BRYAN. 979-209-5900
- 7. <u>ELECTRICAL SERVICE:</u> BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION.979-821-5784
- 8. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
- 9. DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS
- 10. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- 11. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORM WATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION, THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
- 12. NO FENCES OR STRUCTURES WILL BE ALLOWED IN OR ACROSS THE 15' P.U.E./ACCESS EASEMENT BETWEEN LOT 7 AND LOT 8 OF BLOCK 11.
- 13. ALL DETACHED DWELLINGS CONSTRUCTED ON LOTS IN PHASE 3 SHALL HAVE A RESIDENTIAL FIRE SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF 13-D INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



FINAL PLAT

ALAMOSA SPRINGS SUBDIVISION PHASE 3

58 TOTAL LOTS

BLOCK 10, LOTS 1 - 17 BLOCK 9, LOTS 1 - 11 **BLOCK 11, LOTS 1 - 20 BLOCK 12, LOTS 1 - 10**

> 17.26 ACRES UNPLATTED TRACT, T. J. WOOTEN SURVEY, A-59 **BRAZOS COUNTY, TEXAS JULY 2020**

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.

Registration Number F-15869

SHEET 1 OF 2

Certificate of ownership and dedication.

STATE OF TEXAS

COUNTY OF BRAZOS I (We), Carry D. Sand 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.

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Cores D Sant, 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 _



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.



Filed for Record Official Public Records Of: Brazos County Clerk On: 8/26/2020 10:03:41 AM In the PLAT Records

Doc Number: 2020 – 1403723 Volume - Page: 16313 - 259 Number of Pages: 2 Amount: 73.00 Order#: 2020082600007

Karew Mc Tuen County Clerk Brazos County, Texas By Michele Davier Deputy Clerk

Approval of the planning and zoning commission.

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 14th day of day of day of 20 20 by said Commission.



Chair, Planning & Zoning Commission Bryan, Texas

Approval of the city planner.

I, Lawry the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City



Approval of the city engineer.

I, Park Keger , 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 ________, day of ________, 20 _______.

City Engineer, Bryan, Texas

METES AND BOUNDS DESCRIPTION

17.26 ACRE TRACT T. J. Wooten Survey

A - 59 Brazos County, Texas

Being a 17.26 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 17.26 acres being more particularly described by metes and bounds as follows;

Commencing at a ½ 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 1513.28 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 46°55'57" W a distance of 157.14 feet to a calculated angle point,

N 65°39'28" W a distance of 54.91 feet to a calculated angle point, N 47°13'32" W a distance of 538.51 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 passing a 1/2 inch iron rod with yellow cap set for reference at 1184.93 feet and continuing a total distance of 1284.93 feet to a calculated point in the center of a ravine, at the north corner of said 43.78 acre tract, same being the northeast corner of a called 42 acre tract to Carl Jane Wick, (12628/271), located on the southwest line of a called 48.46 acre tract to Johnny Foster Lyon Bypass Trust, (14354/11), for the north corner of this;

THENCE along the north line of said remainder tract, common boundary with said 48.46 acre tract, and along the approximate centerline of said ravine the following courses and distances:

S 78°38'10" E a distance of 57.31 feet to a calculated angle point, N 66°17'56" E a distance of 48.79 feet to a calculated angle point, S 32°45'44" E a distance of 46.50 feet to a calculated angle point, S 17°29'46" W a distance of 122.54 feet to a calculated angle point, N 86°10'35" W a distance of 88.22 feet to a calculated angle point, S 30°28'48" W a distance of 113.32 feet to a calculated angle point, S 35°59'46" E a distance of 45.44 feet to a calculated angle point, S 01°24'09" E a distance of 154.07 feet to a calculated angle point, S 22°20'57" E a distance of 187.99 feet to a calculated angle point, S 79°51'08" E a distance of 60.08 feet to a calculated angle point, N 59°23'11" E a distance of 55.52 feet to a calculated angle point, S 55°57'17" E a distance of 60.86 feet to a calculated angle point,

S 33°02'01" E a distance of 94.91 feet to a calculated angle point, and S 01°42'01" E a distance of 116.41 feet to a calculated point at the northeast corner of said 45 acre tract, same being the southeast corner of said 48.46 acre tract, located on the west line of a called 38.57 acre tract to WBW Land Investments LP, (10251/87), for the northeast corner of this;

THENCE along the east line of said 45 acre tract, common boundary with said 48.46 acre tract and said 10.10 acre tract S 43°14'07" W passing a 1/2 inch iron rod with yellow cap set at the common corner of said 38.57 acre tract and said 10.10 acre tract at a distance of 21.89 feet and continuing a total distance of 346.82 feet to a 1/2 inch iron rod with yellow cap set for an angle point;

THENCE continuing along said east line, common boundary with said 10.10 acre tract S 42°46'29" W a distance of 497.61 feet to the POINT OF BEGINNING.

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	39.27	25.00	90.00	S88° 04' 03"W	35.36
C32	21.14	125.00	9.69	S51° 46′ 42″E	21.12
C33	12.91	75.00	9.86	S51° 41' 41"E	12.89
C34	16.93	25.00	38.81	S27° 21′ 35″E	16.61
C35	42.13	48.50	49.77	S32* 50' 18"E	40.82
C36	55.21	48.50	65.23	N89° 39′ 56″E	52.28
C37	38.14	48.50	45.06	N34° 31′ 27″E	37.17
C38	6.91	48.50	8.16	N7° 54' 59"E	6.90
C39	17.19	25.00	39.40	N23° 32′ 11″E	16.85
C40	37.20	60.50	35.23	N12° 46′ 36″E	36.61
C41	40.20	60.50	38.07	N23' 52' 19"W	39.46
C42	37.51	25.00	85.98	NO' 04' 48"E	34.09
C43	24.19	25.00	55.44	S70° 47′ 20"W	23.26
C44	8.14	25.00	18.66	N72° 09' 33"W	8.11
C45	202.15	53.50	216.49	N8' 55' 29"E	101.62
C46	35.12	53.50	37.61	S61° 52' 20"W	34.49
C47	41.03	25.00	94.02	S89° 55' 12"E	36.58
C48	37.59	25.00	86.14	NO' 09' 50"E	34.15
C49	39.27	25.00	90.00	N88° 14' 06"E	35.36
C50	21.51	125.00	9.86	N51° 41′ 41″W	21.48
C51	12.69	75.00	9.69	S51° 46′ 42″E	12.67
C52	39.27	25.00	90.00	S1° 55′ 57"E	35.36

FINAL PLAT

ALAMOSA SPRINGS SUBDIVISION PHASE 3

58 TOTAL LOTS BLOCK 10, LOTS 1 - 17

BLOCK 9, LOTS 1 - 11 OWNER/DEVELOPER **BLOCK 11, LOTS 1 - 20**

ENGINEER JBS ENGINEERING AND ENVIRONMENTAL, LLC. 2129 E. WILLIAM J. BRYAN PKWY. BRYAN, TX 77802 979-485-2879

REVEILLE AIR, INC.

P.O. BOX 138 KURTEN, TEXAS 77842 979-690-7711

SURVEYOR

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

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

JBS Engineering & Environmental.

Registration Number F-15869

BLOCK 12, LOTS 1 - 10

SHEET 2 OF 2