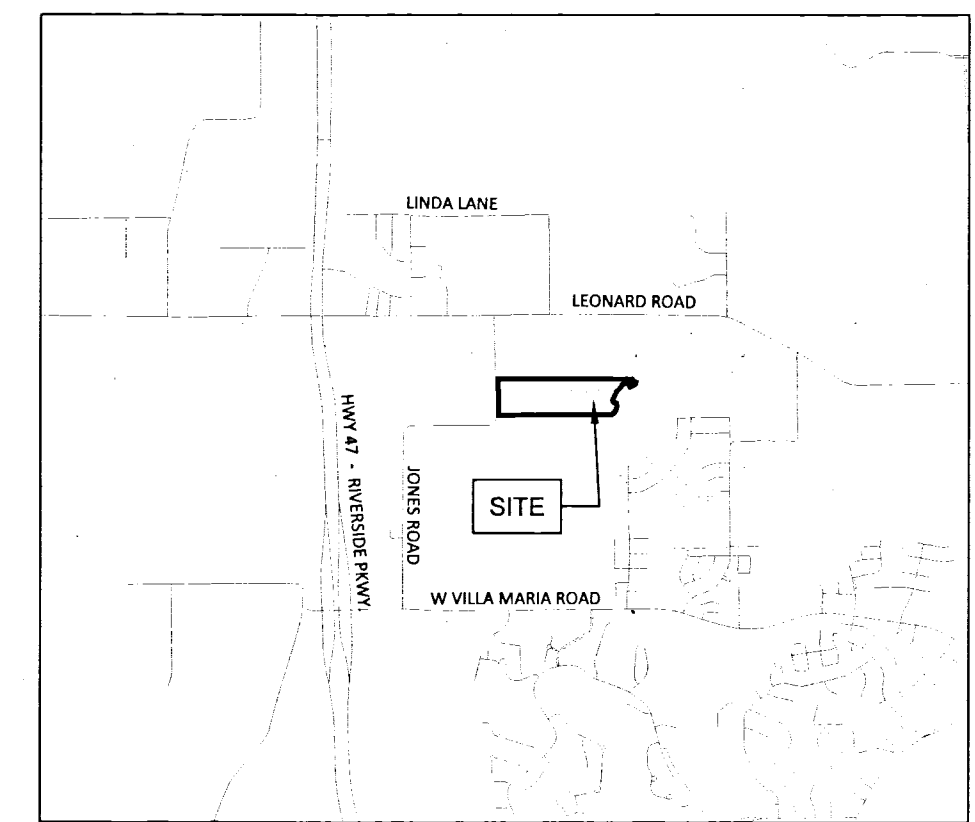
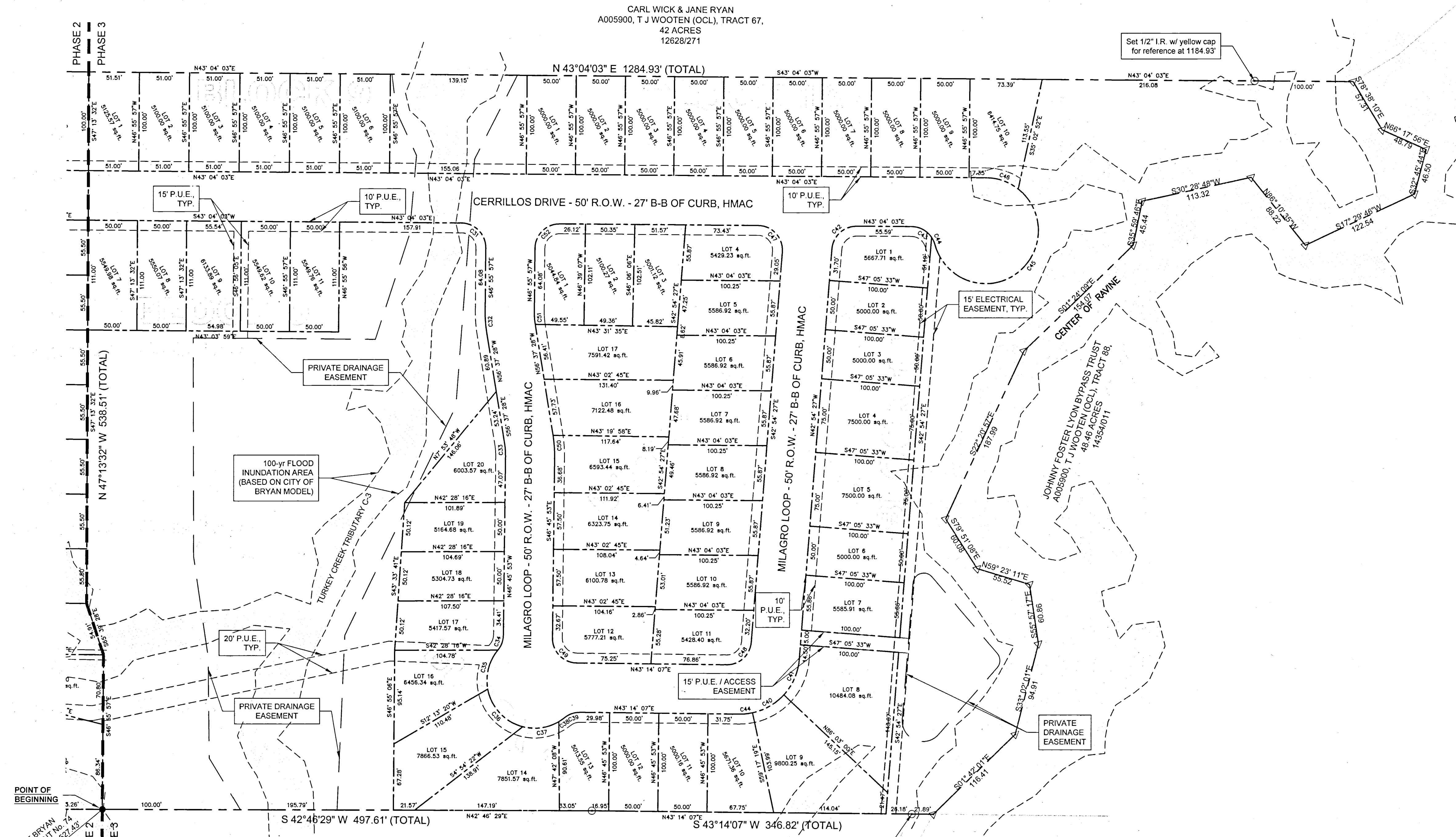


GENERAL NOTES:

- 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. 62-161.
- 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.
- 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.
- 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.
- 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.



LOCATION MAP
SCALE: 1" = 4000'



FINAL PLAT
ALAMOSA SPRINGS SUBDIVISION
PHASE 3

58 TOTAL LOTS
BLOCK 9, LOTS 1 - 11 BLOCK 10, LOTS 1 - 17
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

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

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

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

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

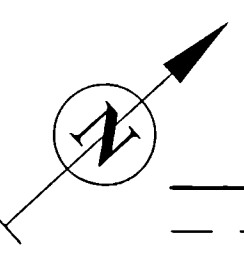


DJBIT INC
A005900, T J WOOTEN (OCL),
TRACT 69, 10.10 ACRES
11221/259

WBW Land Investments LP
A005901, T J WOOTEN (ICL), TRACT 89,
38.57 ACRES
10251/087

FINAL PLAT
SCALE: 1" = 100'

LEGEND
--- LOT LINE / R.O.W. LINES
--- PUBLIC UTILITY EASEMENT (P.U.E.)
○ PROPERTY CORNER



POINT OF BEGINNING
CITY OF BRYAN
GPS MONUMENT No. 74
S 0° 00' 54" W 4527.63'

