



**GENERAL NOTES:**

- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
- According to Map No. 48041C0195E of the Federal Emergency Management Agency's Flood Insurance Rate Map for Brazos County, having a revised date of May 16, 2012, also an updated LOMR number 12-98-1920P-480082 with an effective date of 5/9/2014. The subject tract is situated within: Unshaded Zone "X", defined as areas determined to be outside the 500-year flood plain, Zone "A", defined as special flood hazard areas subject to inundation by the 1% annual chance flood, with no base flood elevations determined, and Zone "AE", defined as special flood hazard areas subject to inundation by the 1% annual chance flood, with base flood elevations determined.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones|Carter assumes no liability as to the accuracy of the location of the flood zone limits.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

W. Paul Kasper  
City Engineer, Bryan, Texas

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 11/16/2025 11:45:53 AM  
In the PLAT Records

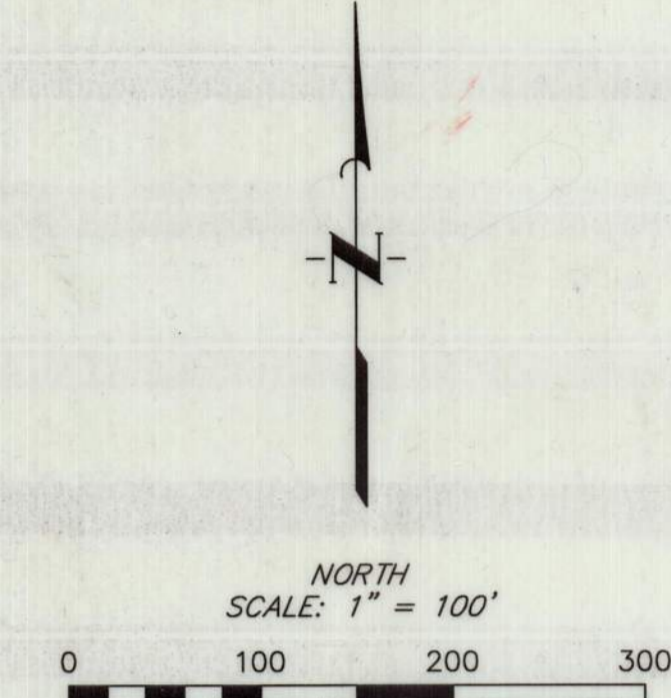
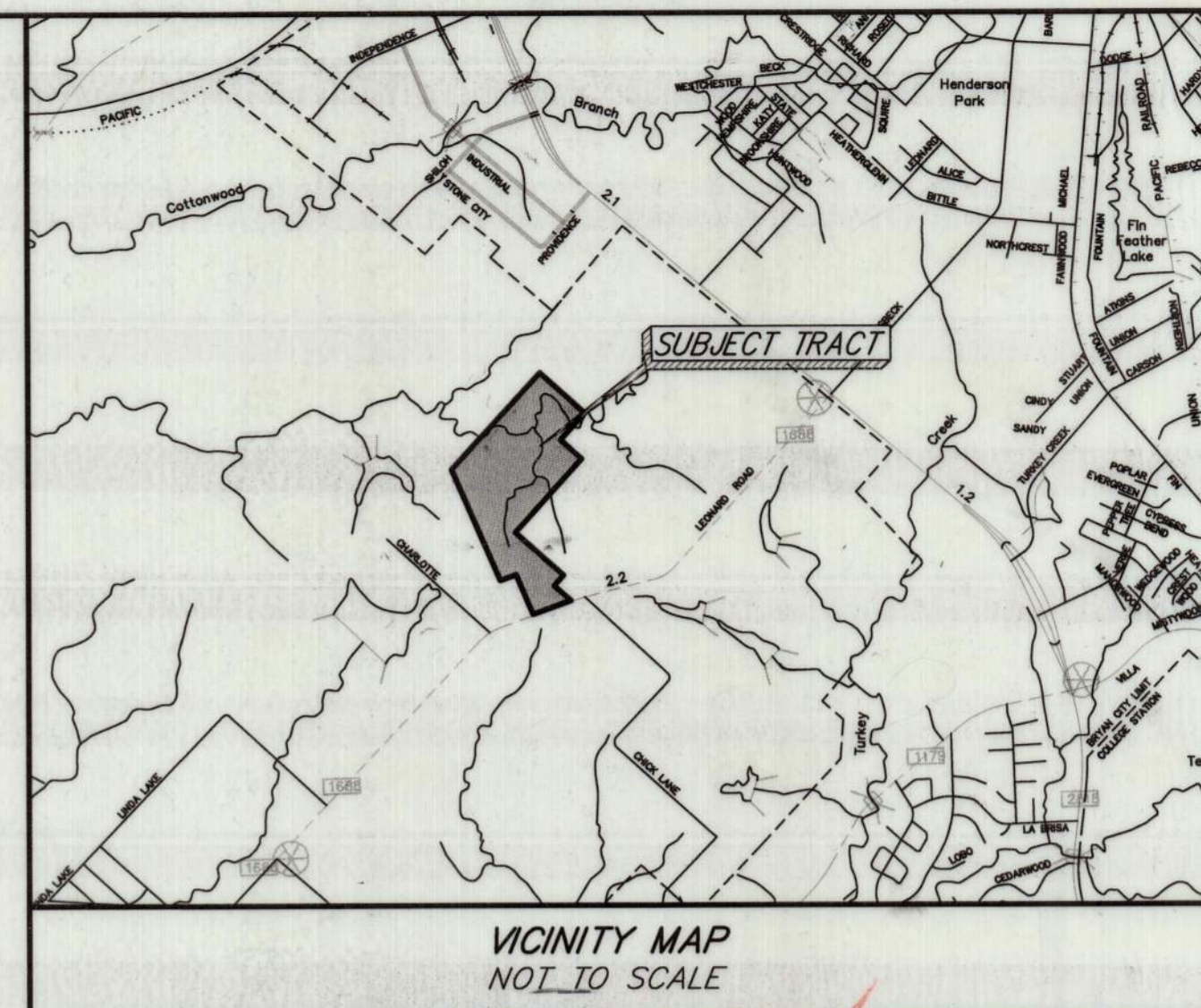


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Amount: 72.00  
Order#: 20250116000083  
By: PS

Karen McQueen  
County Clerk in  
Office with  
the Public Records

**LEGEND:**

- BFE BASE FLOOD ELEVATION
- DRBC DEED RECORDS OF BRAZOS COUNTY
- ORBC OFFICIAL RECORDS OF BRAZOS COUNTY
- OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- ROW SET 5/8-INCH IRON ROD WITH CAP STAMPED "JONES|CARTER"
- "S" SET 5/8-INCH IRON ROD WITH CAP STAMPED "JONES|CARTER"
- FEMA FLOOD PLAIN
- FEMA FLOODWAY
- ADJOINER LINE
- BOUNDARY LINE
- DEED LINE
- EASEMENT LINE
- LIMITS OF FEMA FLOOD PLAIN
- SURVEY LINE



**CERTIFICATION OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS §  
COUNTY OF BRAZOS §  
We, Ricky Jenkins, President GEOZF BCS, LLC, owner and developer of the land shown on this plat, being part of the tract of land conveyed to us in the Official Public Records of Brazos County, Texas in Volume 15457, Page 255, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Ricky Jenkins  
STATE OF TEXAS §  
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Ricky Jenkins, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.  
Given under my hand and seal of office this 30 day of JUNE, 2022.

W. Buckner  
Notary Public, Brazos County, Texas



**APPROVAL OF THE CITY PLANNER**

I, Martin Zimmermann, 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 day of June, 2022 and approved on the 16 day of June, 2022.

Martin Zimmermann  
City Planner, Bryan, Texas

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, Leo Gonzalez, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 16 day of June, 2022 and some was duly approved on the 16 day of June, 2022 by said Commission.

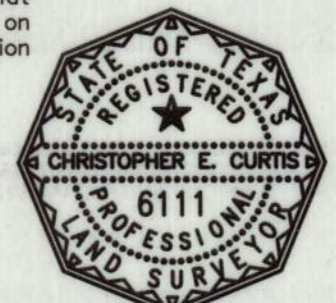
Leo Gonzalez  
Chair, Planning & Zoning Commission, Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, Christopher E. Curtis, Registered Professional Land Surveyor No. 6111 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

CE Curtis 5/17/22 Dated:  
Christopher E. Curtis  
Registered Professional Land Surveyor No. 6111



**OWNER/DEVELOPER:**  
GEOZF BCS, LLC  
2539 S. Gessner, Suite 113  
Houston, TX 77063

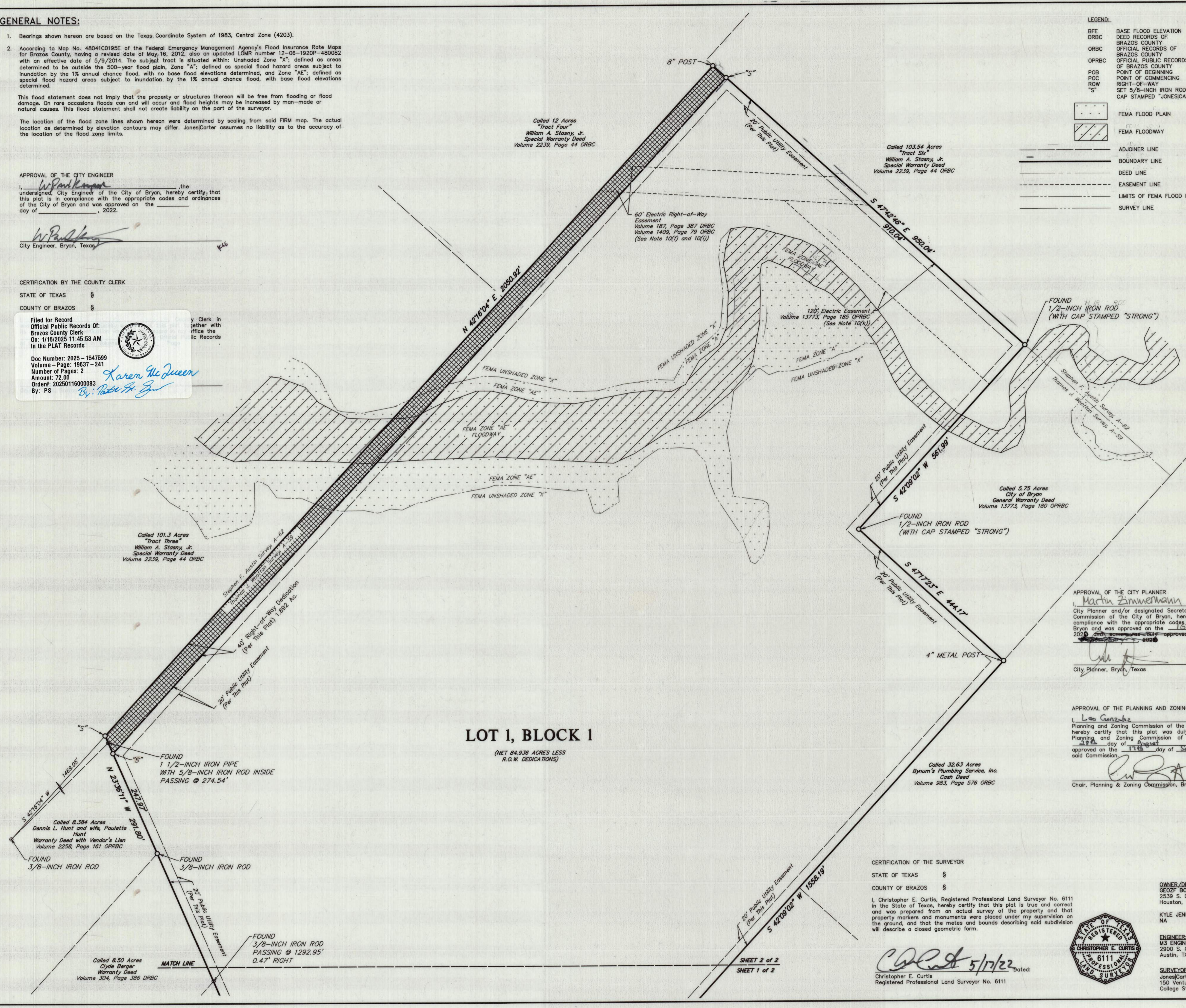
KYLE JENKINS  
NA

**ENGINEER:**  
M3 ENGINEERING  
2900 S. Congress, Suite 203  
Austin, TX 78704

**SURVEYOR:**  
Jones|Carter  
150 Venture Drive, Suite 100  
College Station, Texas 77845

**LOT 1, BLOCK 1**

(NET 84.936 ACRES LESS R.O.W. DEDICATIONS)



SHEET 2 of 2  
SHEET 1 of 2

**FINAL PLAT**  
**GREAT ESCAPES AT BRYAN SUBDIVISION**  
LOT 1, BLOCK 1  
84.936 ACRES  
**ZENO PHILLIPS SURVEY, A-45**  
**THOMAS J. WOOTTON SURVEY, A-59**  
BRYAN, BRAZOS COUNTY, TEXAS  
RECORDED IN  
VOLUME 15457, PAGE 255  
OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY  
MAY 2022

