

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Roger Villanueva, Capital Flooring Service, LLC, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 11274, Page 41, and Volume 15435, Page 20, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purposes identified.

Roger Villanueva
Roger Villanueva,
Capital Flooring Service, LLC

**STATE OF TEXAS
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared Roger Villanueva, 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 on this 18th day of August, 2020



Melanie Tigera
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, *Walter Zimmerman*, 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 19th day of August, 2021.

Walter Zimmerman
City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 corners 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.

Brad Kerr
R.P.L.S. No. 4502

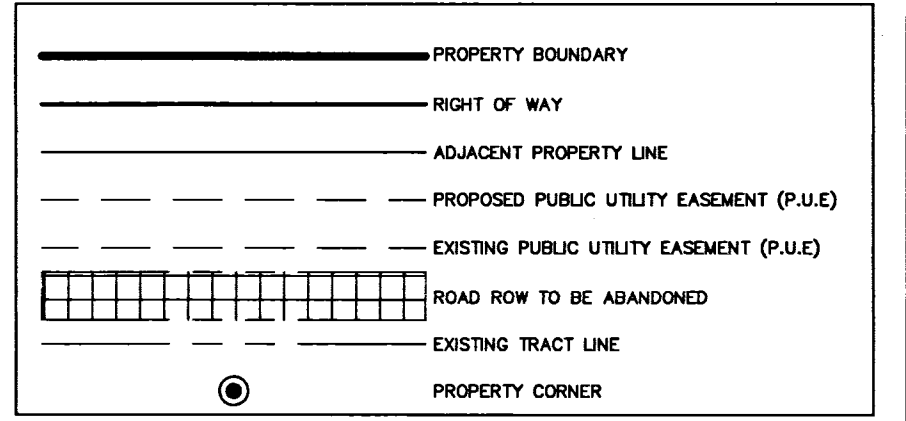
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	37.99'	N46° 31' 52"W
L2	90.72'	N73° 11' 09"W
L3	55.84'	S47° 12' 57"E
L4	69.99'	S47° 12' 57"E
L5	49.27'	S47° 12' 57"E
L6	63.10'	N4° 46' 04"E
L7	204.73'	N41° 37' 38"E
L8	322.79'	S77° 37' 38"W
L9	95.99'	S70° 41' 15"E
L10	32.87'	S85° 10' 25"E
L11	102.69'	N77° 04' 37"E
L12	85.87'	S81° 27' 30"E
L13	36.08'	S57° 58' 05"E
L14	39.98'	N88° 03' 56"E
L15	125.31'	N51° 32' 41"E
L16	66.43'	N89° 41' 52"E
L17	68.66'	N64° 02' 07"E
L18	106.08'	N42° 09' 36"E
L24	22.76'	S46° 43' 52"E
L25	4.87'	S46° 43' 52"E
L26	55.07'	S83° 54' 36"E
L27	80.19'	S47° 12' 57"E
L28	59.07'	N42° 17' 07"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	7.37'	200.00'	002°06'36"	3.68'	7.37'	S71°59'10"E
C2	42.35'	200.00'	012°07'57"	21.25'	42.27'	S79°06'27"E

LEGEND



- COORDINATES AND BEARING SYSTEM HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (Y:10231375.303; X:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00014239864 (CALCULATED USING GEOID12B). BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0195E, EFFECTIVE DATE: JULY 07, 2014.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- APPROXIMATE LOCATION OF 10' WIDE SEWER EASEMENT, 165/417, SHOWN HEREON IS BASED ON AN OLDER SEWER LINE MAP PROVIDED BY THE CITY OF BRYAN. UNABLE TO DETERMINE EXACT LOCATION OF EASEMENT DUE TO LACK OF DESCRIPTIVE INFORMATION.
- ZONING FOR THIS PROPERTY IS RESIDENTIAL RD-S.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT
- RIGHT-OF-WAY ABANDONMENT (RA20-03) OF 6.880 SQ APPROVED BY BRYAN CITY COUNCIL ON July 14, 2020 BY ORDINANCE NO. 2436
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 193318 (0.41 ACRE TRACT), EFFECTIVE DATE: 10-09-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - 11a: BLANKET EASEMENT TO CITY OF BRYAN, 869/194, DOES APPLY TO THIS TRACT (NO EASEMENT WIDTH SPECIFIED)
 - 11b: EASEMENT TO VANGUARD PIPELINE CORP., 597/244, DOES NOT CROSS THIS TRACT
 - 12: EASEMENT TO VANGUARD PIPELINE CORP., 601/247, DOES NOT CROSS THIS TRACT
 - 12a: BLANKET EASEMENT TO CITY OF BRYAN, 869/194, DOES APPLY TO THIS TRACT (NO EASEMENT WIDTH SPECIFIED)
 - 12b: EASEMENT TO TWIN CITY MISSION, 7797/74, APPLIES TO THE GRAVEL DRIVE SHOWN HEREON. EASEMENT MAY HAVE EXPIRED DUE TO THE CONSTRUCTION OF "ALL-WEATHER" ACCESS FROM S. RANDOLPH AVENUE TO THE TWIN CITY MISSION PROPERTY
 - 12c: WELL SITE LEASE AGREEMENT ONLY APPLIES TO THE GRAVEL DRIVE SHOWN HEREON. ACTUAL WELL SITE IS NOT CURRENTLY IN USE (LEASE MAY OR MAY NOT STILL BE IN EFFECT)
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jason Seymour, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 11274, Page 52, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Jason Seymour
Jason Seymour

**STATE OF TEXAS
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared Jason Seymour, 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 on this 18th day of August, 2020



Melanie Tigera
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, *Walter Zimmerman*, 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 19th day of August, 2021.

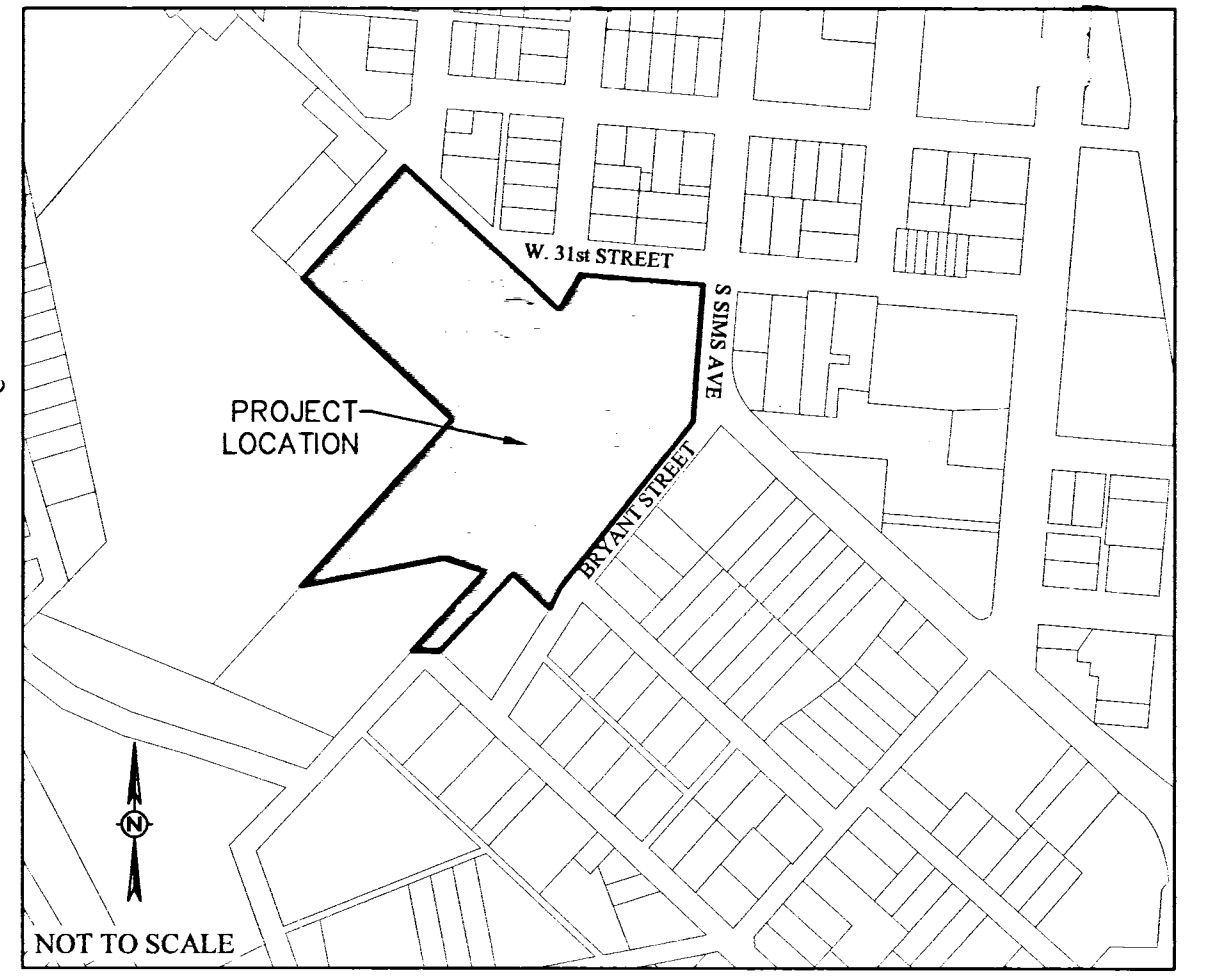
Walter Zimmerman
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobby Gutierrez*, 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 11th day of August, 2020 and same was duly approved on the 19th day of August, 2020 by said Commission.

Bobby Gutierrez
Chair, Planning & Zoning Commission
Bryan, Texas

VICINITY MAP



NOT TO SCALE

**FINAL PLAT
THE RESERVE AT
COTTONWOOD CREEK
BEING 10.99 ACRES
LOTS 1 & 2 IN BLOCK 1
BEING A REPLAT
OF LOTS 3 THROUGH 10 IN BLOCK 154 AND 0.157 ACRES OF ROW
ABANDONMENT IN THE BRYAN ORIGINAL TOWNSITE AND 9.99
ACRES OUT OF THE STEPHEN F. AUSTIN NO. 9 LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS**

OWNER/DEVELOPER: CAPTOL FLOORING SERVICE, LLC
ROGER VILLANUEVA
100 E. 32ND STREET
BRYAN, TEXAS 77803
512-748-4654

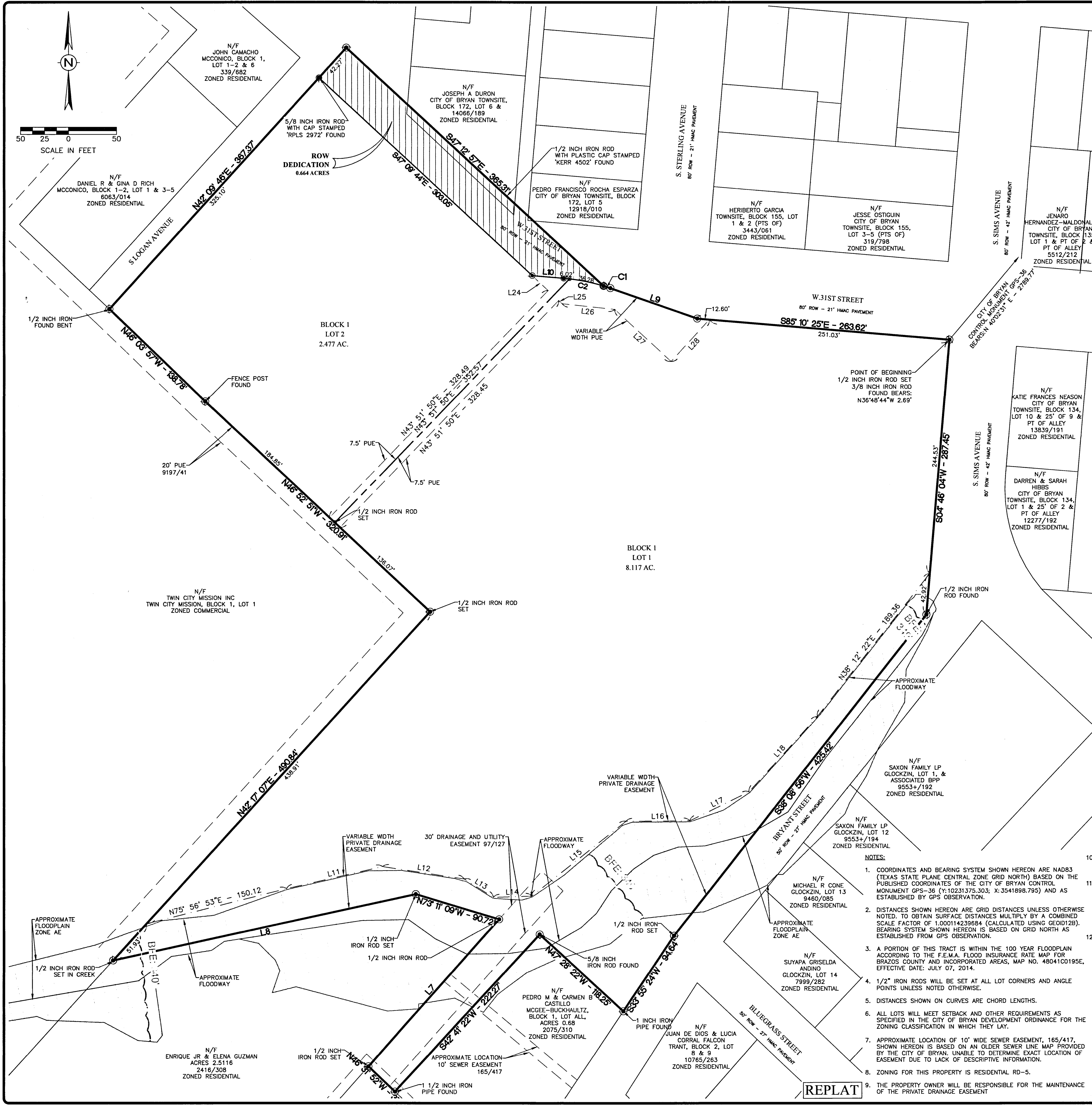
SURVEYOR: Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBP&S FIRM # 10018500
Kerr Job # 20-144

ENGINEER: SCHULTZ
TBP&S FIRM # 10018500
Kerr Job # 20-144
911 SOUTHWEST PKWY E
College Station, Texas 77840
(979) 764-3900

JASON SEYMOUR
P.O. BOX 511
BRYAN, TEXAS 77806
512-748-4654

SCALE 1" = 50'
AUGUST 2020

SHEET 1 OF 2



METES AND BOUNDS DESCRIPTION OF A 10.99 ACRE TRACT OF A STEPHEN F. AUSTIN LEAGUE NO. 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 7006 ACRE TRACT AS DESCRIBED BY A DEED TO CAPITAL FLOORING SERVICE, LLC, RECORDED IN VOLUME 1545, PAGE 20 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 7006 ACRE TRACT ENCOMPASSING FRACTIONAL BLOCK 154, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALLED 0.707 ACRE TRACT AS DESCRIBED BY A DEED TO CAPITAL FLOORING SERVICE, LLC, RECORDED IN VOLUME 15837, PAGE 41 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, THE REMAINDER OF A CALLED 3.03 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES SEYMOUR RECORDED IN VOLUME 1274, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE ABANDONED RIGHTS-OF-WAY OF W. 31ST STREET (87 R.O.W.) AND STERLING AVENUE (87 R.O.W.) AS REFLECTED ON SAID PLAT OF BRYAN ORIGINAL TOWNSITE (H721).

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' FOUND AT THE INTERSECTION OF THE SOUTH LINE OF W. 31ST STREET AND THE WEST LINE OF S. SIMS AVENUE (87 R.O.W.) MARKING THE NORTHWEST CORNER OF SAID BLOCK 154, COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE, CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (Y:10231375.303; X:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATIONS, DISTANCES SHOWN HEREIN ARE GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0014239684 (CALCULATED USING GEOID12B).

THENCE: S 04° 40' 04" W ALONG THE WEST LINE OF S. SIMS AVENUE FOR A DISTANCE OF 287.45 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' FOUND ON THE NORTHWEST CORNER OF BRYAN STREET (50' R.O.W.) MARKING AN EASTERLY CORNER OF SAID 7006 ACRE TRACT.

THENCE: S 38° 08' 56" W ALONG THE NORTHWEST LINE OF BRYAN STREET FOR A DISTANCE OF 425.42 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' FOUND MARKING AN ANGLE POINT IN SAID LINE.

THENCE: S 33° 55' 24" W CONTINUING ALONG THE NORTHWEST LINE OF BRYAN STREET FOR A DISTANCE OF 94.64 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE EAST CORNER OF BLOCK 1, MCGEE-BUCKHAULTS-TRANT ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 266 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: N 47° 28' 22" W ALONG THE COMMON LINE OF SAID 7006 ACRE TRACT AND MCGEE-BUCKHAULTS-TRANT ADDITION FOR A DISTANCE OF 118.25 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID BLOCK 1.

THENCE: S 42° 41' 22" W CONTINUING ALONG THE COMMON LINE OF SAID 7006 ACRE TRACT AND SAID MCGEE-BUCKHAULTS-TRANT ADDITION FOR A DISTANCE OF 222.27 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE NORTHEAST LINE OF TRANT STREET (50' R.O.W.) MARKING THE WEST CORNER OF SAID BLOCK 1.

THENCE: N 46° 31' 52" W ALONG THE NORTHEAST LINE OF TRANT STREET FOR A DISTANCE OF 37.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' FOUND ON THE SOUTHWEST LINE OF A CALLED 2.5116 ACRE TRACT AS DESCRIBED BY A DEED TO ENRIQUE GUZMAN JR. AND WIFE, MARIA ELENA GUZMAN, RECORDED IN VOLUME 2416, PAGE 308 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: ALONG THE COMMON LINE OF SAID 7006 ACRE TRACT AND SAID 2.5116 ACRE TRACT FOR THE FOLLOWING CALLS:

N 41° 37' 38" E FOR A DISTANCE OF 204.73 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' FOUND.

N 75° 11' 09" W FOR A DISTANCE OF 90.72 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' FOUND.

S 77° 17' 38" W FOR A DISTANCE OF 32.78 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' FOUND ON THE SOUTHWEST LINE OF LOT 1, BLOCK 1, TWIN CITY MISSION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1917, PAGE 41 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: N 42° 17' 07" E ALONG THE COMMON LINE OF SAID 7006 ACRE TRACT AND TWIN CITY MISSION FOR A DISTANCE OF 498.81 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' FOUND MARKING THE SOUTH CORNER OF SAID 0.707 ACRE TRACT.

THENCE: N 46° 52' 51" W ALONG THE COMMON LINE OF SAID 0.707 ACRE TRACT AND TWIN CITY MISSION, AT 136.07 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' FOUND MARKING THE COMMON CORNER OF SAID 0.707 ACRE TRACT AND SAID REMAINDER OF 3.03 ACRE TRACT, CONTINUE ON ALONG THE COMMON LINE OF SAID REMAINDER OF 3.03 ACRE TRACT AND TWIN CITY MISSION FOR A TOTAL DISTANCE OF 320.91 FEET TO A FENCE POST FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE.

THENCE: N 46° 03' 57" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 3.03 ACRE TRACT AND TWIN CITY MISSION FOR A DISTANCE OF 18.78 FEET TO A 1/2 INCH IRON ROD FOUND BENT ON THE EXTENSION OF THE SOUTHWEST LINE OF LOGAN AVENUE MARKING THE WEST CORNER OF SAID REMAINDER OF 3.03 ACRE TRACT.

THENCE: N 42° 09' 46" E ALONG THE NORTHWEST LINE OF SAID REMAINDER OF 3.03 ACRE TRACT, AT 325.10 FEET PASS A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' FOUND, CONTINUE ON ACROSS THE OCCUPIED RIGHT-OF-WAY OF W. 31ST STREET FOR A TOTAL DISTANCE OF 367.37 FEET TO THE ORIGINAL SOUTHWEST LINE OF BRYAN ORIGINAL TOWNSITE (H721).

THENCE: S 47° 12' 57" E ALONG THE SOUTHWEST LINE OF BRYAN ORIGINAL TOWNSITE FOR A DISTANCE OF 365.31 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' SET WITHIN THE EXISTING RIGHT-OF-WAY OF W. 31ST STREET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 200.00 FEET.

THENCE: THROUGH SAID EXISTING RIGHT-OF-WAY FOR THE FOLLOWING CALLS:

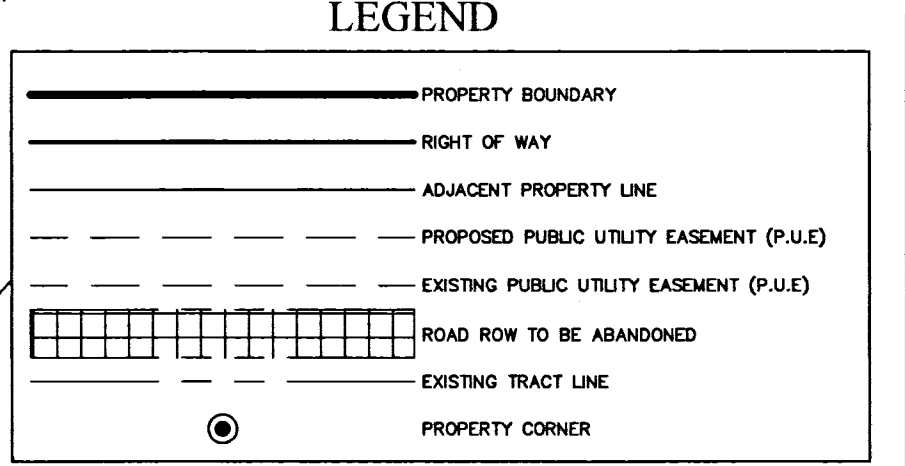
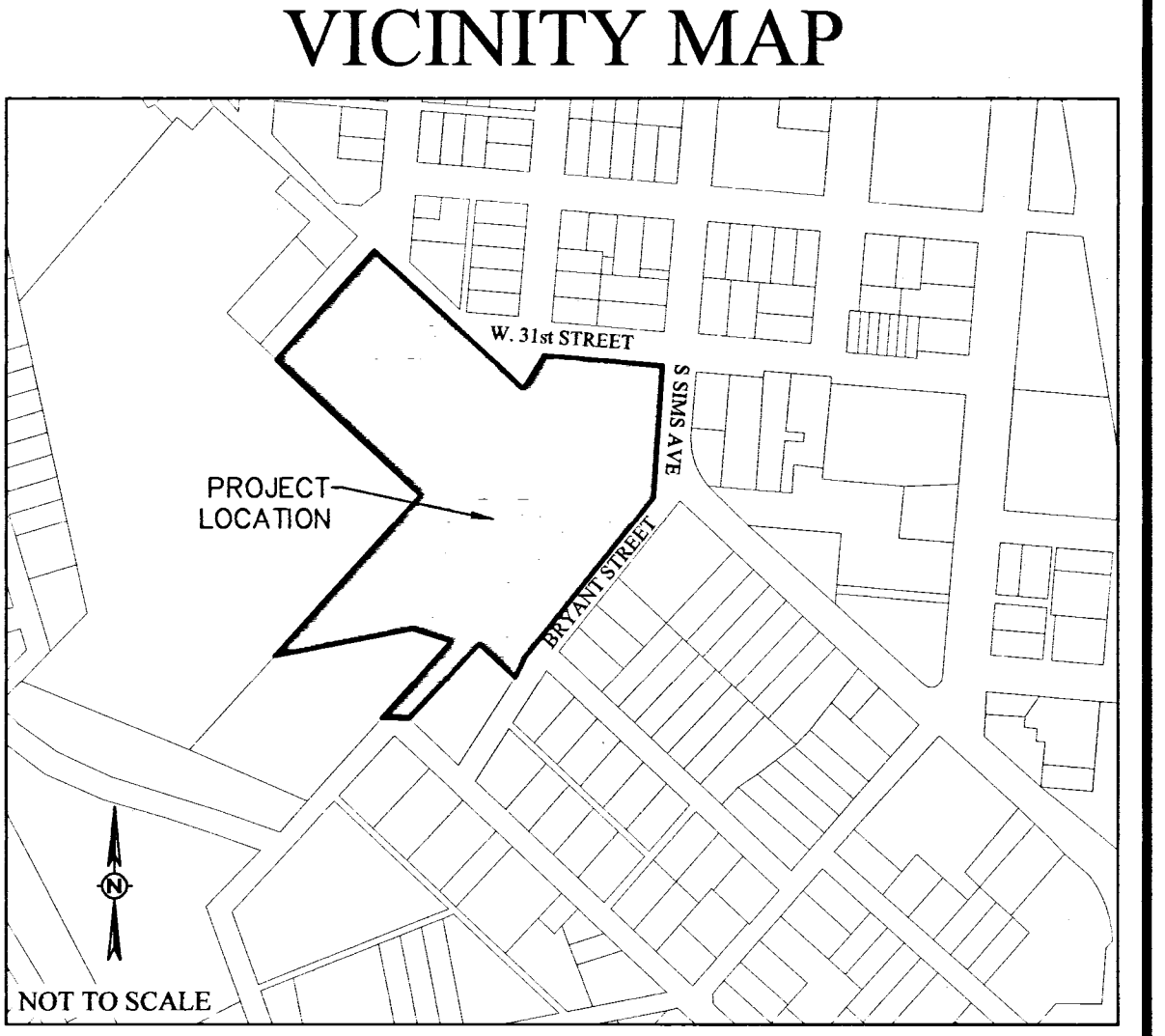
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 06' 36" FOR AN ARC DISTANCE OF 3.37 FEET (CHORD BEARS S 71° 59' 10" E - 7.37 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' SET MARKING THE END OF SAID CURVE.

S 70° 41' 15" E FOR A DISTANCE OF 95.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 4502' SET ON THE EXISTING SOUTH LINE OF W. 31ST STREET.

THENCE: S 85° 10' 25" E ALONG THE SOUTH LINE OF W. 31ST STREET FOR A DISTANCE OF 263.62 FEET TO THE POINT OF BEGINNING, CONTAINING 10.99 ACRES OF LAND AS SURVEYED ON THE GROUND NOVEMBER 2019.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	37.99'	N46° 31' 52"W
L2	90.72'	N73° 11' 09"W
L3	55.84'	S47° 12' 57"E
L4	69.99'	S47° 12' 57"E
L5	49.27'	S47° 12' 57"E
L6	63.10'	N4° 46' 04"E
L7	204.73'	N41° 37' 38"E
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Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
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- NOTES:**
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (Y:10231375.303; X:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION.
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 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - APPROXIMATE LOCATION OF 10' WIDE SEWER EASEMENT, 165/417, SHOWN HEREON IS BASED ON AN OLDER SEWER LINE MAP PROVIDED BY THE CITY OF BRYAN, UNABLE TO DETERMINE EXACT LOCATION OF EASEMENT DUE TO LACK OF DESCRIPTIVE INFORMATION.
 - ZONING FOR THIS PROPERTY IS RESIDENTIAL RO-5.
 - THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT
 - RIGHT-OF-WAY ABANDONMENT (RA20-03) OF 6,880 SF APPROVED BY BRYAN CITY COUNCIL ON _____ BY ORDINANCE NO. _____
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 193319 (0.41 ACRE TRACT), EFFECTIVE DATE: 10-09-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - 11a: BLANKET EASEMENT TO CITY OF BRYAN, 869/194, DOES APPLY TO THIS TRACT (NO EASEMENT WIDTH SPECIFIED)
 - 11b: BLANKET EASEMENT TO TWIN CITY MISSION, 7797/74, APPLIES TO THE GRAVEL DRIVE SHOWN HEREON. EASEMENT MAY HAVE EXPIRED DUE TO THE CONSTRUCTION OF "ALL-WEATHER" ACCESS FROM S. RANDOLPH AVENUE TO THE TWIN CITY MISSION PROPERTY
 - 12a: WELL SITE LEASE AGREEMENT ONLY APPLIES TO THE GRAVEL DRIVE SHOWN HEREON. ACTUAL WELL SITE IS NOT CURRENTLY IN USE (LEASE MAY OR MAY NOT STILL BE IN EFFECT)
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

FINAL PLAT
THE RESERVE AT
COTTONWOOD CREEK
 BEING 10.99 ACRES
 LOTS 1 & 2 IN BLOCK 1
BEING A REPLAT
 OF LOTS 3 THROUGH 10 IN BLOCK 154 AND 0.157 ACRES OF ROW
 ABANDONMENT IN THE BRYAN ORIGINAL TOWNSITE AND 9.99
 ACRES OUT OF THE STEPHEN F. AUSTIN NO. 9 LEAGUE, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
 CAPITOL FLOORING SERVICE, LLC
 ROGER VILLANUEVA
 100 E. 32ND STREET
 BRYAN, TEXAS 77803
 512-748-4654

OWNER/DEVELOPER:
 JASON SEYMOUR
 P.O. BOX 511
 BRYAN, TEXAS 77806
 512-748-4654

SCALE 1" = 50'
 AUGUST 2020

SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 266-3195
 TBPES FIRM # 10018500
 Kerr Job # 20-144

ENGINEER:

 TBPES NO. 12327
 911 SOUTHWEST PKWY E.
 College Station, Texas 77840
 (979) 764-3900

REPLAT