

FINAL PLAT NOTES:

- 1. THE PROJECT PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
- 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 48041C0210E (DATED MAY 16, 2012)
- 3. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE AS FOLLOWS: FRONT SETBACK REAR SETBACK - 20' SIDE SETBACK

SIDE STREET SETBACK - 25'

- 3. THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY McCLURE & BROWNE ENGINEERING/SURVEYING, DATED DECEMBER 8, 2020.
- 4. <u>SANITARY SEWER:</u>

Block 1

Culvert Size

(inches)

18

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Culvert Table

- ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE
- ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL,
- 6. <u>DOMESTIC WATER SERVICE:</u> THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE WICKSON CREEK SPECIAL UTILITY DISTRICT. 979-589-3030
- 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. RURAL SUBDIVISION DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BRAZOS COUNTY ENGINEERING DESIGN GUIDELINES.
- 10. ALL LOTS WITH FRONTAGE ON OLD RELIANCE ROAD WILL NOT BE ALLOWED TO ACCESS PROPERTY FROM OLD RELIANCE ROAD AND MUSTUSE RELIANCE RIDGE LOOP FOR
- 11. ALL ROADWAY SPEEDS WITHIN RELIANCE RIDGE SUBDIVISION SHALL BE 30 M.P.H.

Block 2

Culvert Table

Culvert Size

(inches)

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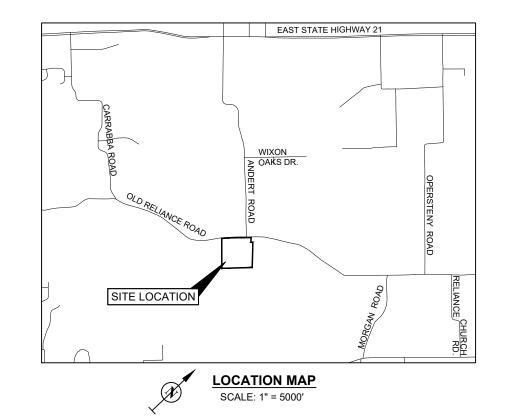
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12. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BRAZOS COUNTY ENGINEERING DESIGN GUIDELINES.

- 13. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.
- 14. RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("NDCBUS"), OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- 15. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- 16. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- 17. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- 18. 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 DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN AND BRAZOS COUNTY SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.



FINAL PLAT RELIANCE RIDGE SUBDIVISION

46 LOTS

BLOCK 1, LOTS 1 - 21 BLOCK 2, LOTS 1 - 20 BLOCK 3, LOTS 1 - 5

57.17 ACRES UNPLATTED PART OF TRACT 1, ABNER LEE Sr. SURVEY A - 32 **BRAZOS COUNTY, TEXAS**

MARCH 2022

OWNER / DEVELOPER

3100 BRIARCREST DRIVE BRYAN, TEXAS 77802 979-218-0598

SURVEYOR

ENGINEERING/SURVEYING, INC. 1008 WOODCREEK DRIVE, SUITE 103 COLLEGE STATION, TX 77845 979-693-3838

T.B.P.L.S. FIRM NO. 10103300

ENGINEER

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

SHEET 1 OF 2



18

Certificate of ownership and d		
	STATE OF TEXAS COUNTY OF BRAZOS	
I (We) the	e 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	n Volume , Page
streets alleys parks water	e name is subscribed hereto, hereby dedicate to ercourses, drains, easements and public places	the use of the public forever all hereon shown for the purposes
identified.	recurred, drame, easemente and pashe places	nordern enemn for the purposes
	Owner	
	STATE OF TEXAS	
Refere me, the undersigned	COUNTY OF BRAZOS authority, on this day personally appeared	known to me to be
) is/are subscribed to the foregoing instrument, an	
or she executed the same fo	• •	
Given under my hand and	seal of office this day of	, 20
	Notary Public, Brazos Co	ounty, Texas
Ordification of the company		
Certification of the surveyor.	STATE OF TEVAS	
	STATE OF TEXAS COUNTY OF BRAZOS	
1	, Registered Professional Land Surveyor No.	in the State of Texas, hereby
certify that this plat is tru	ie and correct and was prepared from an actual	survey of the property and that
	numents were placed under my supervision on the bloom describes a closed geometric form.	e ground, and that the metes and
bounds describing said su	balvision describes a closed geometric form.	
-	Registered Professional Land	l Surveyor
Cortification by the county clark		
Certification by the county clerk.	STATE OF TEXAS	
Certification by the county clerk.	STATE OF TEXAS COUNTY OF BRAZOS	
	COUNTY OF BRAZOS	his plat together with its certificates of
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_ City Engineer, Bryan, Texas

County Judge, Brazos County, Texas

, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos

Approval by the county commissioner's court (for subdivisions in extraterritorial jurisdiction area).

County, Commissioners' Court on the _____ day of _____ , 20 ____

Се	nterline Line To	able
Line #	Direction	Length
L1	N48° 51' 05.35"W	313.57
L2	N48° 51' 05.35"W	520.00
L3	N48° 51' 05.35"W	219.77
L4	S41° 08' 54.65"W	461.97
L5	N48° 51' 05.35"W	291.07
L6	N64° 00' 05.65"W	70.45
L7	N46° 34' 44.83"W	212.17
L8	N46° 34' 44.83"W	308.92
L9	N41° 08' 54.65"E	1031.35
L10	S41° 08' 54.65"W	591.28
	Lot Line Table	

Centerline Curve Table

471.24 300.00 90.00 N86° 08' 55"E

471.24 300.00 90.00 N3° 51' 05"W

79.33 | 300.00 | 15.15 | N56° 25' 35"W

91.22 | 300.00 | 17.42 | N55° 17' 25"W

79.37 | 335.00 | 13.57 | N55° 38' 19"W

125.33 | 335.00 | 21.44 | N73° 08' 37"W

138.25 | 335.00 | 23.64 | S84° 18' 59"W

135.11 | 335.00 | 23.11 | S60° 56' 25"W

145.87 | 335.00 | 24.95 | S1° 50' 36"W

135.39 | 335.00 | 23.16 | S22° 12' 32"E

19.68 | 24.94 | 45.21 | N18° 35' 56"E

108.12 | 60.00 | 103.24 | N58° 58' 51"W

39.27 | 25.00 | 90.00 | S3° 51' 05"E

333.94 | 265.00 | 72.20 | S84° 57' 08"E

82.32 | 265.00 | 17.80 | N50° 02' 52"E

53.87 | 265.00 | 11.65 | N35° 19' 29"E

112.61 | 265.00 | 24.35 | N36° 40' 38"W

54.19 | 265.00 | 11.72 | N54° 42' 34"W

15.88 | 265.00 | 3.43 | N62° 17' 04"W

101.87 | 335.00 | 17.42 | N55° 17' 25"W

39.13 | 25.00 | 89.67 | S85° 59' 02"W

48.17 | 335.00 | 8.24

3.45 | 335.00 | 0.59 |

153.43 | 335.00 | 26.24 |

88.08 | 335.00 | 15.06

88.58 | 335.00 | 15.15 |

55.56 | 265.00 | 12.01 |

38.28 | 25.00 | 87.73 |

39.27 | 25.00 | 90.00 |

39.27 | 25.00 | 90.00 |

39.27 | 25.00 | 90.00

76.81 | 60.00 | 73.35 |

98.02 | 60.00 | 93.61 |

19.68 | 25.00 | 45.10

249.78 | 265.00 | 54.00

1.14 | 25.00 | 2.60

25.02 | 265.00 | 5.41

Lot Line Curve Table

Chord Direction

S45° 16' 03"W

S40° 51' 13"W

S27° 26' 18"W

S41° 19' 09"E

S56° 25' 35"E

S61° 17' 48"E

S52° 35' 07"E

S2°42′55″E

S86° 08' 55"W

S3° 51' 05"E

N86° 08' 55"E

S32° 43′ 24″W

N39° 26' 39"E

S63° 41' 53"W

Chord Length

424.26

424.26

79.09

90.87

79.18

124.60

137.27

134.19

48.13

3.45

152.09

144.72

134.47

87.83

88.32

25.01

55.46

34.65

35.36

35.36

35.36

19.17

71.67

94.07

87.48

19.17

35.36

312.28

81.99

53.78

240.63

111.77

54.09

15.88

101.47

1.14

35.25

Chord Direction | Chord Length

Curve # | Length | Radius | Delta

Curve # | Length | Radius | Delta

C4

C8

C10

C12

C15

C18

C19

C20

C24

C25

C29

LO	1140	J+	++.05 W	500.52	
L9	N41°	08'	54.65"E	1031.35	
L10	S41°	08'	54.65"W	591.28	
Lot Line Table					
	1			l	
Line #		Direc		Length	
L11	N48°	51'	05.35"W	207.95	
L12			05.35"W	184.06	
L13			05.35"W	182.20	
L14			05.35"W	179.44	
L15			05.35"W	175.87	
L16	N48°			94.07	
L17	-		54.65"W	97.36	
L18			54.65"W	219.50	
L19	-		54.65"W	145.11	
L20			05.35"E	94.35	
L21	S48°		05.35"E	196.72	
L22	S64°		05.65"E	70.45	
L23	-		44.83"E	100.83	
L24			44.83"E	157.48	
L25			44.83"E	237.39	
L26	S46°		44.83"E	224.37	
L27	S41°		54.65"W	171.43	
L28	S41°	08'		192.30	
L29 L30	S41°	08'	54.65"W	192.43	
L30 L31	S41°	08'		192.16 165.36	
L32	S41° N48°			227.49	
L33	S48°	51'		225.00	
 L34	S48°		05.35 °E	175.00	
L35	-		54.65"E	193.52	
 L36			54.65"E	217.80	
L37			54.65"E	59.75	
L38	S41°	08'		35.05	
L39	S41°	08'		227.44	
L40	S41°	08'	54.65"W	208.59	
L41	S48°	51'	05.35"E	159.77	
L42	N41°	08'	54.65"E	126.34	
L43	N41°	08'	54.65"E	170.42	
L44	N41°	08'	54.65"E	165.21	
L45	N48°	51'	05.35"W	149.89	
L46	N48°	51'	05.35"W	141.18	
L47	N64°	00'	05.65"W	70.45	
L48	N46°	34'	44.83"W	149.74	
L49	S41°	08'	54.65"W	236.34	
L50	S41°	08'	54.65"W	174.27	
L51	S41°	08'	54.65"W	174.27	
L52	S41°	08'	54.65"W	174.26	

L53 S41° 08' 54.65"W 149.79

FIELD NOTES 57.17 ACRES

Being all that certain tract or parcel of land lying and being situated in the ABNER LEE SR. SURVEY, Abstract No. 32, Brazos County, Texas and being part of the called 165 acre Tract No. 1 described in the deed W.W. Humphries and wife, Pauline Morgan Humphries to W.W. Humphries Family Limited Partnership recorded in Volume 3303, Page 239 of the Official Records of Brazos County, Texas (O.R.B.C.), said tract being further described by metes and bounds in the deed to C.C. Morgan recorded in Volume 56, Page 551 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 10-inch diameter treated fence post marking the occupied west corner of this herein described tract, the occupied north corner of the called 5.00 acre Cecil W. and Mary Ann Hobson tract (no recording information found) and the occupied north corner of the called 14.00 acre Henry H. Kindt and Annie Marie Kindt tract recorded in Volume 284, Page 172 (B.C.D.R.) and being in the fenced southeast right-of-way line of an asphalt road commonly known as Old Reliance Road (based on a variable width), said fence post also being at or near the common line of the ABNER LEE SR. SURVEY, A-32 and the THOMAS W. SPLANE SURVEY,

THENCE: along the fenced southeast right-of-way line of said Old Reliance Road for the following three (3) calls:

1) N 38°08'38" E for a distance of 316.73 feet to a 1/2-inch iron rod set for angle, 2) N 41°08'55" E for a distance of 678.51 feet to a 1/2-inch iron rod set for angle, and 3) N 42°11'23" E for a distance of 532.96 feet to a 1/2-inch iron rod set for the north corner

THENCE: departing said Old Reliance Road right-of-way line and into the called 165 acre W.W. Humphries Family Limited Partnership Tract No. 1 for the following four (4)

1) S 45°54'14" E, at 141.43 feet, pass a found 5/8-inch iron rod marking the west corner of the called 0.2296 acre San Antonio MTA, L.P. lease tract recorded in Volume 4812, Page 198 (O.R.B.C.), continue along said lease tract for a total distance of 241.36 feet to a found 5/8- inch iron rod marking the south corner of the said lease tract, 2) N 44°05'46" E continue along the called 0.2296 acre San Antonio MTA, L.P. lease tract for a distance of 100.00 feet to a found 5/8-inch iron rod marking the east corner of the said lease tract,

3) S 45°54'14" E for a distance of 1,314.71 feet to a 1/2-inch iron rod set for the east corner of this herein described tract, and

4) S 41°03'33" W for a distance of 1,583.50 feet to a 1/2-inch iron rod set for the south corner of this tract and being in the fenced northeast line of the called 124.49 acre Judith Andert Potts tract recorded in Volume 440, Page 567 (B.C.D.R.) and being at or near the common line of the ABNER LEE SR. SURVEY, A-32 and the THOMAS W. SPLANE SURVEY, A-53, from whence the calculated south corner of the called 165 acre W.W. Humphries Family Limited Partnership tract and the east corner of the called 124.49 acre Potts tract bears S 47°33'34" W at a distance of 2,208.06 feet for reference and being in the centerline of Wickson Creek;

THENCE: N 47°31'34" W along this tract, the called 124.49 acre Potts tract, the called 14.00 acre Kindt remainder tract and being at or near the common line of the ABNER LEE SR. SURVEY, A-32 and the THOMAS W. SPLANE SURVEY, A-53 for a distance of 1,555.12 feet to the POINT OF BEGINNING and containing 57.17 acres

RELIANCE RIDGE SUBDIVISION

46 LOTS

BLOCK 2, LOTS 1 - 20

57.17 ACRES UNPLATTED PART OF TRACT 1, ABNER LEE Sr. SURVEY A - 32 **BRAZOS COUNTY, TEXAS**

MARCH 2022

OWNER / DEVELOPER

DC INVESTMENT GROUP, LLC

SURVEYOR McCLURE & BROWNE

ENGINEERING/SURVEYING, INC. 1008 WOODCREEK DRIVE, SUITE 103 COLLEGE STATION, TX 77845 979-693-3838

ENGINEER JBS ENGINEERING AND ENVIRONMENTAL, LLC. 2129 E. WILLIAM J. BRYAN PKWY.

> BRYAN, TX 77802 979-485-2879

SHEET 2 OF 2



FINAL PLAT

BLOCK 1, LOTS 1 - 21 BLOCK 3, LOTS 1 - 5

3100 BRIARCREST DRIVE BRYAN, TEXAS 77802 979-218-0598

T.B.P.L.S. FIRM NO. 10103300