

FINAL PLAT NOTES:

- THE PROJECT PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
- 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).
- THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE AS FOLLOWS:
 FRONT SETBACK - 40'
 REAR SETBACK - 20'
 SIDE SETBACK - 20'
 SIDE STREET SETBACK - 25'
- THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY McCLURE & BROWNE ENGINEERING/SURVEYING, DATED DECEMBER 8, 2020.
- SANITARY SEWER:**
 - 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 COMMISSIONER'S 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 CONSTRUCTED.
 - ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- DOMESTIC WATER SERVICE:** THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE WICKSON CREEK SPECIAL UTILITY DISTRICT. 979-589-3030
- ELECTRICAL SERVICE:** BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. 979-821-5784
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE P.U.E., AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE P.U.E. TO ACCESS ELECTRIC FACILITIES.
- ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
- RURAL SUBDIVISION DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BRAZOS COUNTY ENGINEERING DESIGN GUIDELINES.
- ALL LOTS WITH FRONTAGE ON OLD RELIANCE ROAD WILL NOT BE ALLOWED TO ACCESS PROPERTY FROM OLD RELIANCE ROAD AND **MUST USE** RELIANCE RIDGE LOOP OR MATHIS CREEK DRIVE FOR ACCESS.
- ALL ROADWAY SPEEDS WITHIN RELIANCE RIDGE SUBDIVISION SHALL BE 30 M.P.H.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BRAZOS COUNTY ENGINEERING DESIGN GUIDELINES.
- 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.
- 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 "TYPOT" 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 HOMES 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.
- 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.
- 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.
- 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.
- 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 29, 2022

**Block 1
Culvert Table**

Lot	Culvert Size (inches)
1	18
2	18
3	18
4	18
5	18
6	18
7	18
8	18
9	18
10	18
11	18
12	18
13	18
14	18
15	24
16	18
17	18
18	18
19	18
20	18
21	18

**Block 2
Culvert Table**

Lot	Culvert Size (inches)
1	18
2	18
3	18
4	18
5	18
6	18
7	18
8	24
9	24
10	24
11	30
12	18
13	18
14	18
15	18
16	18
17	18
18	18
19	18
20	24

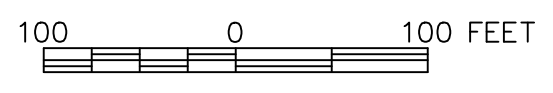
**Block 3
Culvert Table**

Lot	Culvert Size (inches)
1	18
2	18
3	18
4	18
5	18

OWNER / DEVELOPER
 DC INVESTMENT GROUP, LLC
 3100 BRIARCREST DRIVE
 BRYAN, TEXAS 77802
 979-218-0598

SURVEYOR
 McCLURE & BROWNE
 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



Certificate of ownership and dedication.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Levi Douglass of DC Investment Group, LLC., 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 17320, Page 024, 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.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 _____ day of _____, 2022

Notary Public, Brazos County, Texas

Certification of the surveyor.

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Registered Professional Land Surveyor No. _____, 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.

Registered Professional Land Surveyor

Certification by the county clerk.

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this _____ day of _____, 2022, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk Brazos County, Texas

Approval of the planning and zoning commission.

I, _____, 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 _____ day of _____, 2022 and same was duly approved on the _____ day of _____, 2022 by said Commission.

Chair, Planning & Zoning Commission Bryan, 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 _____ day of _____, 2022.

City Planner, Bryan, Texas

Approval of the city engineer.

I, _____, 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.

City Engineer, Bryan, Texas

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

I, _____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the _____ day of _____, 2022.

County Judge, Brazos County, Texas

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, A-53;

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 of this tract;

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) calls:

- 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 of land.

Centerline Line Table with columns: Line #, Direction, Length. Rows L1 to L10.

Easement Line Table with columns: Line #, Direction, Length. Rows L54 to L82.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C1 to C4.

Lot Line Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C5 to C37.

Lot Line Table with columns: Line #, Direction, Length. Rows L11 to L53.

Easement Line Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C38 to C41.

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RELiance RIDGE SUBDIVISION
46 LOTS

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