

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C40	37.20	60.50	35.23	N12° 46' 36"E	36.61
C44	13.56	60.50	12.85	N36° 48' 45"E	13.54

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

**ORIGINAL PLAT**  
Lots 4, 5, 6 & Lots 9, 10, 11, 12, Block 11  
Alamosa Springs Phase 3  
Vol. 16313 Pg. 259

Certificate of ownership and dedication.

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We), Legend Classic Homes, Ltd., By Legend Home Corporation, Its general partner; 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 16341, Page 15, 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.

Legend Classic Homes, Ltd.  
By: Legend Home Corporation, Its general partner

By: \_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

Certification of the surveyor.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, 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, #6410

Certification by the county clerk.

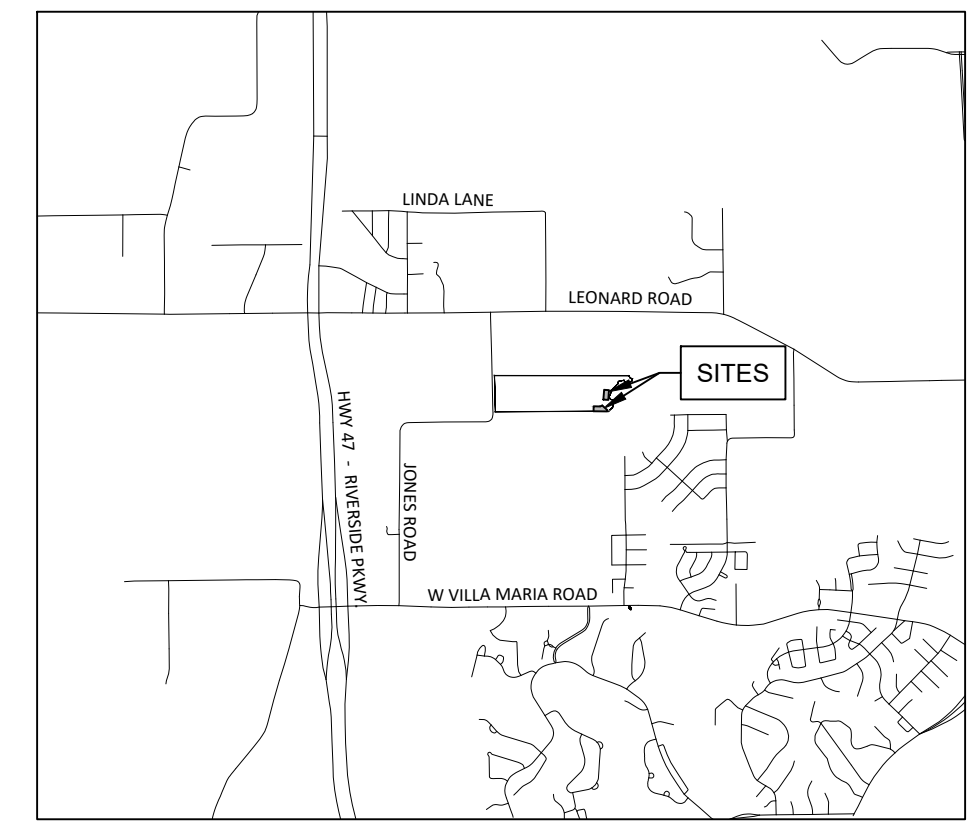
STATE OF TEXAS  
COUNTY OF BRAZOS

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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk Brazos County, Texas

**GENERAL NOTES:**

- ORIGIN OF BEARING SYSTEM: THE BEARING SYSTEM AND ACTUAL MEASURED DISTANCE TO THE CITY OF BRYAN MONUMENTS ARE CONSISTENT WITH THE FINAL PLAT RECORDED IN VOLUME 16313, PAGE 259, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
- THIS PROPERTY IS CURRENTLY ZONED RESIDENTIAL 5000 DISTRICT (RD-5)
- 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.
- 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.
- WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGED, 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 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.
- ALL BEARINGS AND DISTANCES ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983.



LOCATION MAP  
SCALE: 1" = 4000'

**METES AND BOUNDS DESCRIPTION  
H.O.A. COMMON AREA 1**

STATE OF TEXAS  
COUNTY OF BRAZOS

Being a 0.46 acre tract of land out of Alamosa Springs Subdivision, Phase 3, Brazos County, Texas, recorded in Volume 16313, Page 259 of the Official Records of Brazos County, Texas, and further being all of Lots 4, 5 & 6 out of Block 11 of said subdivision, said 0.46 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with yellow cap stamped "TLS-6410", found at the northernmost corner of said Lot 4, being the easternmost corner of Lot 3 of said Block, for the northernmost corner of this;

**THENCE** along the northeast lines of said Lots 4, 5 & 6, S 42°54'27" E passing the common corner of Lots 4 & 5 at a distance of 75.00 feet, passing the common corner of Lots 5 & 6 at a distance of 150.00 feet and continuing a total distance of 200.00 feet to a 1/2 inch iron rod with yellow cap found at the east corner of said Lot 6, being the northernmost corner of Lot 7, for the easternmost corner of this;

**THENCE** along the southeast line of said Lot 6, same being the northwest line of said Lot 5, S 47°05'33" W a distance of 100.00 feet to a 1/2 inch iron rod with yellow cap stamped "TLS-6410", found at the southernmost corner of said Lot 6, being the west corner of said Lot 7, located on the northeast line of Milagro Loop (50' R.O.W.), for the southernmost corner of this;

**THENCE** along the southwest line of said Lots 6, 5 & 4, with the northeast line of said Milagro Loop N 42°54'27" W passing the common corner of Lots 6 & 5 at a distance of 50.00 feet, passing the common corner of Lots 5 & 4 at a distance of 125.00 feet and continuing a total distance of 200.00 feet to a 1/2 inch iron rod with yellow cap stamped "TLS-6410", found at the westernmost corner of said Lot 4, being the south corner of Lot 3, for the westernmost corner of this;

**THENCE** along the northwest line of said Lot 4, with the southeast line of said Lot 3, N 47°05'33" E a distance of 100.00 feet the **POINT OF BEGINNING**.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C40	50.76	60.50	48.07	N19° 11' 58"E	49.28

CITY OF BRYAN  
GPS MONUMENT No 74  
S 06° 53' 12" W 4934.16'

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, 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 \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chair, Planning and Zoning Commission, Bryan, Texas

**METES AND BOUNDS DESCRIPTION  
H.O.A. COMMON AREA 2**

STATE OF TEXAS  
COUNTY OF BRAZOS

Being a 0.58 acre tract of land out of Alamosa Springs Subdivision, Phase 3, Brazos County, Texas, recorded in Volume 16313, Page 259 of the Official Records of Brazos County, Texas, and further being all of Lots 9, 10, 11 & 12 out of Block 11 of said Subdivision, said 0.58 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with yellow cap stamped "TLS-6410", found at the northeast corner of said Lot 9, located on the southeast line of said Alamosa Springs Subdivision, also located on the northwest line of a called 10.10 acre tract to DJBIT Inc., (16133/259), for the northeast corner of this;

**THENCE** along the southeast line of Lots 9, 10, 11 & 12, with the northwest line of said 10.10 acre tract S 43°14'07" W passing the common corner of Lots 9 & 10 at 114.04 feet, passing the common corner of Lots 10 & 11 at 181.79 feet, passing the common corner of Lots 11 & 12 at 231.79 feet and continuing for a total distance of 281.79 feet to a 1/2 inch iron rod with yellow cap stamped "TLS-6410", found at the southeast corner of said Lot 12, being the northeast corner of Lot 13 of said Block, for the southeast corner of this;

**THENCE** along the southwest line of Lot 12, same being the northeast line of said Lot 13, N 46°45'53" W a distance of 100.00 feet to a 1/2 inch iron rod with yellow cap stamped "TLS-6410", found at the westernmost corner of said Lot 12, being the northernmost corner of said Lot 13, located on the southeast line of Milagro Loop (50' R.O.W.), for the westernmost corner of this;

**THENCE** along the northwest line of said Lot 12, 11, 10 & 9, with the southeast line of said Milagro Loop, the following courses and distances:

-N 43°14'07" E passing the common corner of Lots 12 & 11 at a distance of 50.00 feet, passing the common corner of Lots 11 & 10 at a distance of 100.00 feet, and continuing a total distance of 131.75 feet to a 1/2 inch iron rod with yellow cap stamped "TLS-6410" found on the west line of said Lot 10 at the beginning of a curve to the left, for an angle point.

-With said curve to the left, having a radius of 60.50 feet, an arc length of 13.56 feet, and a chord bearing N 36°48'45" E a distance of 13.54 feet to a 1/2 inch iron rod with yellow cap stamped "TLS-6410" found at the common corner of Lots 10&9, for a point of curvature continuing to the left.

-Continuing with said curve to the left, having a radius of 60.50 feet, an arc length of 37.20 feet, and a chord bearing N 12°46'36" E a distance of 36.61 feet to a 1/2 inch iron rod with yellow cap stamped "TLS-6410", found at the northwest corner of said Lot 9, same being the southwest corner of Lot 8, for the northwest corner of this;

**THENCE** along the north line of said Lot 9, same being the south line of said Lot 8, N 86°03'00" E a distance of 145.15 feet to a 1/2 inch iron rod with yellow cap stamped "TLS-6410", found at an angle point of said Lot 9, being the southeast corner of Lot 8, for an angle point of this;

**THENCE** along the northeast line of said Lot 9, S 42°54'27" E a distance of 21.47 feet to the **POINT OF BEGINNING**.

**REPLAT**

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

**REPLAT  
H.O.A. COMMON AREAS 1 & 2,  
BLOCK 11  
ALAMOSA SPRINGS  
SUBDIVISION  
PHASE 3**

BEING A REPLAT OF LOTS 4, 5, 6 &  
LOTS 9, 10, 11, 12 OF BLOCK 11,  
ALAMOSA SPRINGS SUBDIVISION PHASE 3  
AS RECORDED IN VOLUME 16313, PAGE 259

**H.O.A. COMMON AREA 1 - 0.46 ACRES  
H.O.A. COMMON AREA 2 - 0.58 ACRES**

T. J. WOOTEN SURVEY, A-59  
BRAZOS COUNTY, TEXAS

**MARCH 2024**

**OWNER/DEVELOPER**  
LEGEND CLASSIC HOMES, LTD.  
13141 NORTHWEST FREEWAY  
HOUSTON, TEXAS 77040  
281-980-0510

**SURVEYOR**  
TUMLINSON LAND SURVEYING  
T.B.P.L.S. FIRM NO. 10193858  
1255 MILLICAN MEADOWS CIRCLE  
COLLEGE STATION, TEXAS 77845  
254-931-6707

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

