

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C40	37.20	60.50	12.85	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), _____, 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 _____, Page _____, 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 _____, 2024.

Notary Public, Brazos County, Texas

Certificate 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

Certificate by the county clerk.

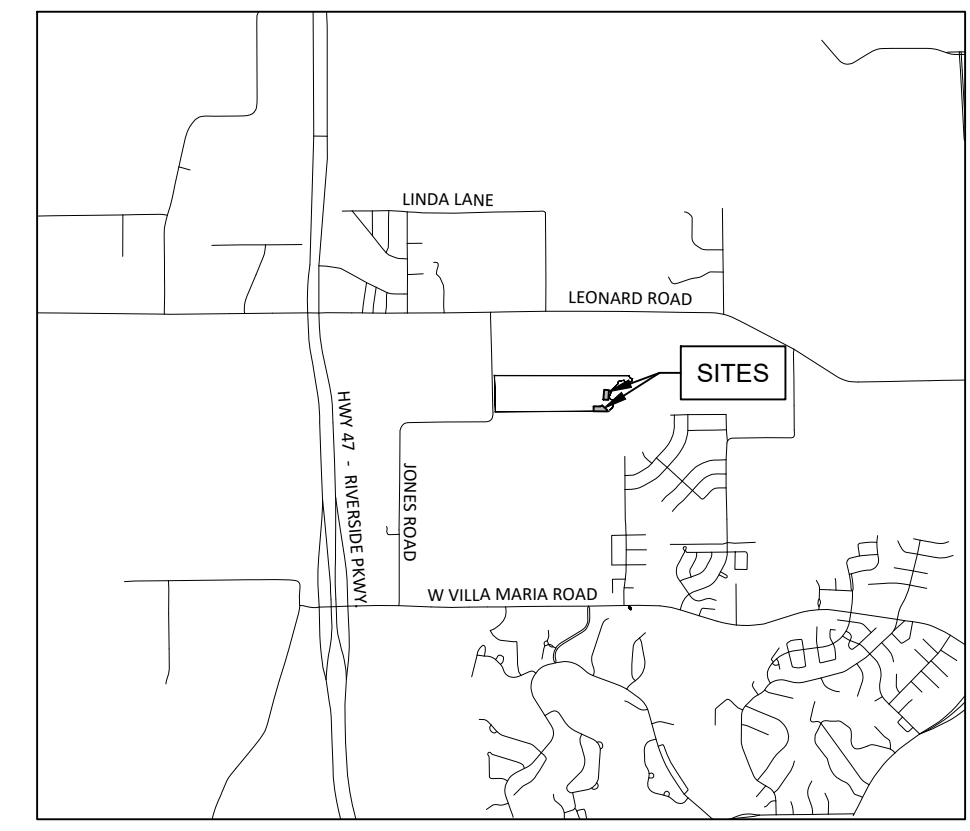
STATE OF TEXAS
COUNTY OF BRAZOS

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 _____, 2024, 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;

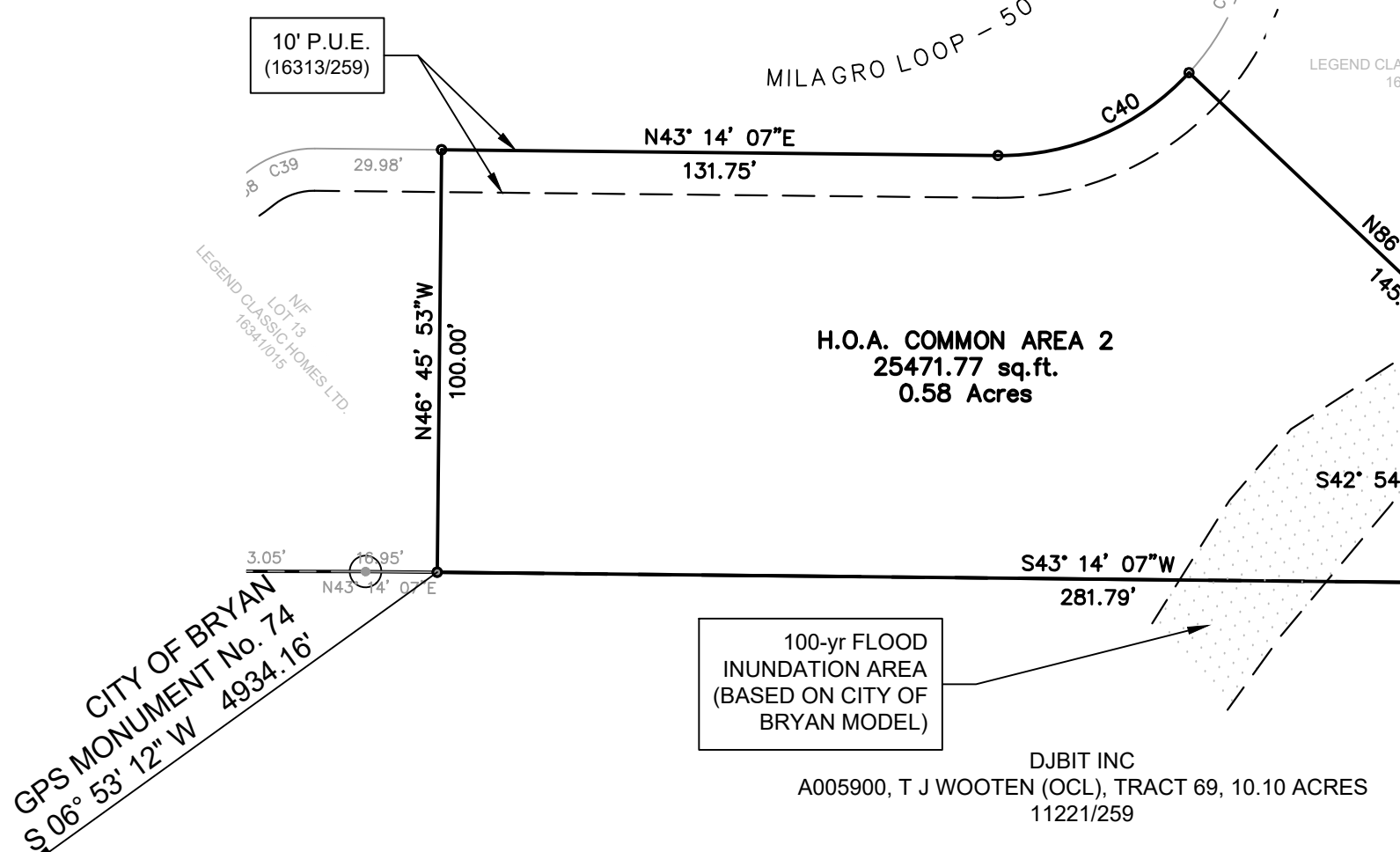
THENCE along the northeast lines of said Lots 4, 5 & 6, S 42° 54' 27" E passing the common corner of Lots 4 & 5 at a distance of 75.00 feet, passing the common corner of Lots 5 & 6 at a distance of 150.00 feet and continuing a total distance of 200.00 feet to a 1/2 inch iron rod with yellow cap found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



REPLAT

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 _____, 2024.

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 _____, 2024.

City Engineer, Bryan, Texas

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

**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

FEBRUARY 2024

