

NOTES:

- 1. The bearings recited herein are grid bearings derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal surface distances. The Combined Scale Factor is 1.000158.
2. Portions of this tract are shown to be within Zone AE (100-year flood zone), per FEMA's Flood Insurance Rate Map (FIRM) for Brazos County, Texas, Flood number 48041C0203F, effective date of 04/02/2014. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
3. All streets have a 30' B-B (width between back of curbs), except Thornberry Drive which has a 38' B-B.
4. Lots are numbered with acreage amount noted underneath.
5. Property is zoned PD-H District per Ordinance No. 2680, approved by City Council on April 9, 2024.
6. All developments and setbacks shall follow the regulations and requirements of Ordinance No. 2680.
7. No lot or common area shall take driveway access to or from Thornberry Drive or Old Reliance Road.
8. A homeowners' association (HOA) shall be established with direct responsibility to, and controlled by, the property 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 shall not be responsible for any operation, repair and maintenance of these areas.
9. All common areas are to be owned and maintained by the HOA.
10. The master plan for this subdivision, MP24-02, was approved by the Bryan Planning and Zoning Commission on July 18, 2024.
11. All streets shall be concrete pavement with the following widths: 9'5" ROW (Right of Way) = 5'3" BOC-BOC (Back of Curb to Back of Curb); 8'0" ROW = 3'5" BOC-BOC; 5'0" ROW = 3'0" BOC-BOC.

CURVE TABLE:

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Contains 100 rows of curve data for the subdivision.

BENCHMARK:

CITY OF BRYAN SURVEY MONUMENT #124 Bears S 53°04'50" E, 3564.48 feet from P.O.C. Published GPS coordinates based on the NAD83 State Plane Coordinate System, Texas Central Zone No. 4203. N = 1023024.64 E = 3555722.64

OWNER/DEVELOPER: New American Dream, Ltd. A Texas limited partnership 8702 Adams Lane Temple, Texas 76502
ENGINEER: Republic Engineering & Development Services P.O. Box 3123 Harker Heights, Texas 76548
SURVEYOR: Frobish Land Surveying, LLC P.O. Box 1411 Belton, Texas 76513

F.F.E. TABLE:

Table with columns: BLOCK, LOT, BFE, MINIMUM FFE. Lists flood elevation data for various lots and blocks.

When Final Floor Elevations (FFE) are more than 2 feet higher than the Base Flood Elevation (BFE) values are based on elevation pool water surface elevation to the 100 year storm event or the highest adjacent top of curb elevation.

LEGEND:

- BL = BUILD LINE
DE = DRAINAGE EASEMENT
PAE = PRIVATE ACCESS EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT OF WAY
= 1/2" IRON ROD FOUND (unless otherwise noted)
= 1/4" IRON ROD FOUND
= CALCULATED POINT

LOT 1:

LOT 1 AUSTIN'S CREEK VOL. 2929, PG. 61
LOT 2 AUSTIN'S CREEK VOL. 2929, PG. 61
LOT 3 AUSTIN'S CREEK VOL. 2929, PG. 61



FINAL PLAT ROUNDTREE'S ESTATES PHASE 1 38.67 ACRES OUT OF THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2 CITY OF BRYAN, BRAZOS COUNTY, TEXAS 105 LOTS, 8 BLOCKS

STATE OF TEXAS COUNTY OF BRAZOS

KNOW ALL MEN BY THESE PRESENTS, that ROUNDTREE DEVELOPMENT, LTD., a Texas limited partnership, being the owner of the land shown on this plat designated as ROUNDTREE'S ESTATES PHASE 1, being a 38.67 acre tract of land out of the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of an 84.77 acre tract of land described as Tract One and part of a 6.85 acre tract of land described as Tract Two by a deed to said owner, recorded in Volume 18545, Page 127, Official Public Records of Brazos County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

By: Trent Thomas COO of Roundtree Development, Ltd. a Texas limited partnership, on behalf of said company.

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Trent Thomas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this ___ day of ___, 20__.

Notary Public for the State of Texas My Commission Expires: ___

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

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

SURVEYOR'S CERTIFICATE:

I, Luther E. Frobish, Registered Professional Surveyor No. 6200 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 will describe a closed geometric form.

Luther E. Frobish 05/27/2025 Registered Professional Land Surveyor State of Texas No. 6200



FIELD NOTES:

- BENING 38.67 acres of land out of the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being part of an 84.77 acre tract of land described as Tract One and part of a 6.85 acre tract of land described as Tract Two by a deed to NEW AMERICAN DREAM, LTD., a Texas limited partnership, recorded in Volume 18545, Page 127, Official Public Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:
COMMENTING at a 1/2 inch iron rod found in the southeast line of Old Reliance Road, for the west corner of Lot CA (Common Area), Block 1 of SIENA PHASE 1, an addition to the City of Bryan, Texas, according to the map or plan recorded in Volume 9460, Page 294, OPBCT, and being in the north-south boundary line of said Tract Two;
THENCE S 36°23'22" W, 48.73 feet, with the northeast boundary line of said Tract Two and southwest boundary line of said Block 1 of SIENA PHASE 1, to a calculated point in the approximate centerline of said Old Reliance Road for the north corner of said Tract Two;
THENCE S 42°24'18" W, 256.94 feet, with the northwest boundary line of said Tract Two and approximate centerline of said Old Reliance Road, to a calculated point for the POINT OF BEGINNING and north corner of this tract;
THENCE across and upon said Tract Two and said Tract One, for the following courses:
1. S 24°57'04" E, 150.80 feet, to a calculated point for the southeast corner of this tract;
2. S 65°03'38" W, 117.00 feet, to a calculated point;
3. S 73°05'55" W, 47.78 feet, to a calculated point;
4. S 65°02'08" W, 151.59 feet, to a calculated point;
5. S 83°44'14" W, 178.98 feet, to a calculated point;
6. S 86°18'35" W, 80.00 feet, to a calculated point;
7. S 03°41'25" E, 187.95 feet, to a calculated point;
8. S 86°18'35" W, 137.00 feet, to a calculated point;
9. S 60°42'13" W, 55.85 feet, to a calculated point;
10. S 86°18'35" W, 119.00 feet, to a calculated point;
11. N 85°38'07" W, 209.52 feet, to a 1/2 inch iron rod found in the west boundary line of said Tract One and in the east boundary line of a called 8 acre tract of land described by a deed to S.M. DERDEN, recorded in Volume 12, Page 279, DRBCT (Deed Records of Brazos County, Texas), for the southwest corner of this tract;
THENCE with the common boundary line of said Tract One and said 8 acre tract, for the following courses:
1. N 21°42'24" E, 137.15 feet (deed: N 24°39'27" E, 137.15), to a calculated point;
2. N 35°45'48" W, 180.71 feet (deed: N 32°51'49" W, 180.71), to a calculated point;
3. N 41°07'40" W, 78.90 feet (deed: N 38°13'41" W, 78.90), to a calculated point at the northeast corner of said 8 acre tract and in the southeast boundary line of a called 1.32 acre tract described by a deed to BRAZZOS COUNTY, recorded in Volume 1178, Page 756, OPBCT;
THENCE with the common boundary line of said Tract One and said 1.32 acre tract, for the following courses:
1. N 52°16'14" E, 27.28 feet (deed: N 55°10'13" E, 27.28), to a 1/2 inch iron rod found;
2. N 49°50'40" W, 361.55 feet (deed: N 46°56'41" W, 361.55), to a 1/2 inch iron rod found;
3. N 18°58'19" W, 461.55 feet (deed: N 16°04'20" W, 461.55) passing a 1/2 inch iron rod found marking the southeast right-of-way line of Old Reliance Road, continuing the same course for an additional 39.56 feet (deed: N 16°04'20" W, 39.56) to a calculated point in the asphalt pavement of said road, and being in the common boundary line of the John Austin Survey, Abstract No. 2 and the Stephen F. Austin Survey, Abstract No. 63, for the most westerly corner of said Tract One and this tract;
THENCE N 42°24'18" E, with the northwest boundary line of said Tract One and along the general centerline of said Old Reliance Road and the common boundary line of said 8 acre tract, at 1128.45 feet (deed: N 45°18'17" E, 1128.63) passing a calculated point for the north corner of said Tract One and the northwest corner of said Tract Two, from which a 1/2 inch iron rod found marking the southeast right-of-way line of said road bears S 48°30'53" E, 48.14 feet, continuing the same course with the northwest boundary line of said Tract Two for a total distance of 1228.84 feet to the POINT OF BEGINNING and containing 38.67 acres of land.

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