

NOTES:

- 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 = 1.000158.
- 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, dated 04/02/2014, effective date 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.
- All streets have a 30'-B (width between back of curbs), except Thornberry Drive which has a 38'-B-B.
- Lots are numbered with acreage amount noted underneath.
- Property is zoned PD-H District per Zoning Ordinance No. 2680, approved by City Council on April 9, 2024.
- All development and setbacks shall follow the regulations and requirements of Ordinance No. 2680.
- No lot or common area shall take driveway access to or from Thornberry Drive or Old Reliance RD.
- A homeowner's 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.
- All common areas are to be owned and maintained by the HOA.
- The master plan for this subdivision, MP24-02, was approved by the Bryan Planning and Zoning commission on July 18, 2024.
- All streets shall be concrete pavement with the following widths: 95' ROW (Right of Way) = 53' BOC-BOC (Back of Curb to Back of Curb); 80' ROW = 38' BOC-BOC; 50' ROW = 30' BOC-BOC.

F.F.E. TABLE:

BLOCK	LOT	BFE	MINIMUM FFE
1	6	305.00	312.38
1	7	305.00	312.01
1	8	305.00	311.77
1	9	304.00	311.59
1	10	303.40	311.31
1	11	303.29	310.83
1	12	302.89	310.60
1	13	303.13	310.64
1	20	302.96	312.88
1	21	302.79	312.45
1	22	302.73	311.61
1	23	303.68	310.98
1	24	302.60	310.95
1	25	302.64	311.40
1	26	302.45	311.86
1	27	302.34	312.15
1	28	302.25	312.27
1	29	302.17	312.36
1	30	302.05	311.37
1	31	301.88	310.70
1	32	301.93	310.23
1	33	301.85	309.84
1	34	301.76	309.53
1	35	301.76	309.13

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

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	30.00	77.53	S 12°27'21" W	70.00	88°50'47"
C2	340.00	50.85	N 1°03'25" W	59.84	4°05'17"
C3	960.00	67.70	S 14°03'36" E	67.69	4°02'26"
C4	960.00	67.70	S 10°10'07" E	67.69	4°02'26"
C5	340.00	50.86	N 09°38'03" W	59.84	4°05'17"
C6	960.00	5.32	S 25°07'23" E	5.32	0°19'04"
C7	340.00	60.04	N 25°00'14" W	50.48	7°04'41"
C8	1010.00	16.81	N 24°29'16" W	16.81	0°57'13"
C9	1010.00	60.58	N 2°47'12" W	60.57	3°26'12"
C10	840.00	62.05	N 05°48'23" W	62.04	4°13'56"
C11	960.00	33.01	S 07°00'51" E	33.01	1°58'13"
C12	225.00	25.99	S 29°07'09" E	25.98	6°53'08"
C13	740.00	16.13	S 25°35'20" E	16.13	1°14'53"
C14	1010.00	19.46	N 25°40'59" W	19.46	1°08'14"
C15	225.00	13.98	N 26°44'31" W	13.98	3°53'39"
C16	960.00	67.90	S 29°18'29" E	67.88	4°03'08"
C17	340.00	60.04	N 25°00'14" W	60.03	4°05'43"
C18	960.00	67.64	S 31°31'10" E	67.62	4°02'13"
C19	840.00	59.68	N 33°10'27" W	59.67	4°04'15"
C20	633.00	48.47	N 29°09'30" W	48.46	4°23'06"
C21	740.00	66.99	S 28°48'55" E	66.97	5°11'13"
C22	375.00	8.60	S 04°07'09" E	8.60	0°21'45"
C23	1010.00	60.37	N 31°13'02" W	60.36	3°25'29"
C24	2925.00	61.40	N 36°20'33" W	61.21	15°38'05"
C25	740.00	63.19	S 06°00'55" E	63.14	5°42'15"
C26	625.00	53.69	N 06°09'04" W	53.67	4°55'18"
C27	740.00	68.57	S 11°14'55" E	68.49	5°18'10"
C28	2925.00	57.71	N 11°15'26" W	57.69	5°13'33"
C29	575.00	9.45	S 47°14'42" W	9.45	0°46'31"
C30	735.00	26.57	S 43°35'31" E	40.36	1°02'13"
C31	960.00	61.00	S 23°08'38" E	60.99	3°35'37"
C32	840.00	49.85	N 23°15'52" E	49.84	1°24'06"
C33	50.00	14.54	N 25°21'19" W	14.49	16°39'25"
C34	575.00	41.50	S 44°42'23" W	41.49	4°08'07"
C35	1010.00	60.88	N 25°39'25" W	60.87	6°22'11"
C36	625.00	39.28	N 23°09'40" W	39.27	3°36'03"
C37	740.00	45.32	S 28°17'46" E	45.31	3°30'33"
C38	575.00	71.18	S 08°05'45" E	71.13	7°04'44"
C39	325.00	26.88	N 68°37'30" E	26.87	6°50'43"
C40	175.00	7.29	N 12°23'13" E	7.29	0°23'18"
C41	1010.00	40.89	S 18°50'53" E	40.88	7°19'10"
C42	740.00	90.28	S 34°33'44" E	90.26	6°59'24"
C43	633.00	44.58	N 30°55'02" E	44.58	3°07'40"
C44	575.00	71.27	S 15°11'25" E	71.23	7°06'07"
C45	225.00	54.13	S 19°33'55" E	54.06	13°47'03"
C46	225.00	34.26	N 48°31'11" W	34.23	8°54'33"
C47	175.00	0.60	N 59°47'04" W	0.60	0°11'47"
C48	583.00	61.62	S 2°39'43" E	61.59	6°02'35"
C49	625.00	20.04	N 43°33'27" E	20.04	11°50'14"
C50	225.00	56.66	N 30°03'43" E	56.61	12°25'44"
C51	1010.00	70.59	N 25°00'33" W	70.56	4°09'13"
C52	960.00	70.67	S 35°28'48" E	70.65	4°13'04"
C53	340.00	42.70	N 30°38'56" W	42.70	3°25'21"
C54	25.00	34.40	N 08°17'51" E	31.75	78°50'13"
C55	625.00	35.34	N 46°05'46" E	35.34	3°14'24"
C56	25.00	31.23	S 35°47'08" E	31.01	23°51'40"
C57	840.00	80.09	N 18°49'59" W	80.06	5°57'46"
C58	960.00	38.85	N 18°49'59" W	38.85	5°57'46"
C59	1725.00	8.04	S 42°49'37" W	8.04	0°33'34"
C60	575.00	62.45	S 21°51'10" E	62.42	6°12'14"
C61	175.00	18.91	N 69°07'41" W	18.91	6°11'44"
C62	1010.00	43.88	N 07°16'26" W	43.88	25°39'23"
C63	50.00	44.29	N 25°33'51" E	42.86	50°45'14"
C64	175.00	63.22	N 42°30'14" W	62.88	20°41'54"
C65	225.00	15.64	N 78°35'24" E	15.63	3°58'56"
C66	1010.00	61.63	N 10°16'00" W	61.62	3°59'41"
C67	740.00	97.56	S 17°40'42" E	97.49	7°33'15"
C68	635.00	39.79	N 13°17'59" W	39.73	8°13'35"
C69	75.00	26.26	S 21°05'26" E	26.13	20°03'39"
C70	175.00	60.37	N 25°06'18" W	60.07	19°45'58"
C71	50.00	45.40	S 86°00'55" E	45.01	52°05'06"
C72	1010.00	29.83	N 39°13'45" W	29.83	17°41'33"
C73	225.00	54.13	S 19°33'55" E	54.00	13°47'03"
C74	847.50	18.19	N 45°33'51" W	18.19	13°34'48"
C75	175.00	64.98	S 75°40'22" W	64.61	21°16'23"
C76	175.00	48.58	S 49°40'01" E	48.01	16°15'35"
C77	235.00	49.74	N 46°33'58" W	49.64	13°39'48"
C78	75.00	45.70	S 06°23'51" W	45.00	34°54'35"
C79	50.00	53.79	N 16°21'49" E	51.83	61°18'31"
C80	760.00	282.19	N 18°19'38" W	280.57	21°16'23"
C81	760.00	161.00	N 16°10'08" W	160.76	13°08'32"
C82	740.00	173.41	S 31°40'39" E	173.01	13°55'35"
C83	740.00	274.77	S 14°19'38" E	273.19	21°16'23"
C84	50.00	68.90	N 08°17'41" E	63.50	78°50'13"
C85	600.00	53.17	N 45°10'59" E	53.15	5°04'38"
C86	300.00	29.04	N 16°19'38" W	29.34	21°16'23"
C87	300.00	226.93	N 33°05'26" W	226.17	16°15'09"
C88	608.00	123.75	S 30°47'42" E	123.53	11°39'41"
C89	600.00	224.78	S 16°19'38" E	221.51	21°16'23"
C90	300.00	69.29	N 43°41'53" W	69.26	4°57'44"
C91	200.00	11.47	N 75°06'18" W	11.47	1°17'08"
C92	200.00	74.26	N 75°40'22" E	73.84	21°16'23"
C93	200.00	97.46	N 36°55'20" W	96.50	22°55'16"
C94	200.00	164.55	N 29°27'21" W	159.03	46°41'13"
C95	983.00	325.53	N 15°39'48" W	324.05	18°56'07"
C96	985.00	272.53	N 25°12'43" W	270.87	12°47'40"
C97	6.50	20.42	S 43°49'15" W	13.00	180°00'00"
C98	6.50	20.42	N 43°49'15" E	13.00	179°59'56"

LEGEND:

- BL = BUILD LINE
D.E. = DRAINAGE EASEMENT
P.A.E. = PRIVATE ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT OF WAY
- = 1/2" IRON ROD FOUND (unless otherwise noted)
○ = 1/2" IRON ROD W/CA SET
▼ = CALCULATED POINT

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 = 10239024.60
E = 3555722.64

OWNER/DEVELOPER:
Rountree Development, Ltd.,
a Texas limited partnership
P.O. Box 246
Wellborn, Texas 77881

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



FINAL PLAT
ROUNTREE'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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

KNOW ALL MEN BY THESE PRESENTS, that ROUNTREE DEVELOPMENT, LTD., a Texas limited partnership, being the owner of the land shown on this plat designated as ROUNTREE'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 57.53 acre tract of land as described by a deed to said owner, recorded in Document No. 1546594, Official Public Records of Brazos County, Texas, do hereby join, approve, and consent to all dedications and plat 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
Agent for Rountree 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: _____

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 PLANNING AND ZONING COMMISSION

I, _____, the undersigned, City Planner and/or designated secretary 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____, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

SURVEYOR'S CERTIFICATE

I, Luther E. Frobish, Registered Public 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 07/28/2025
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



FIELD NOTES

BEING 38.67 acres of land out of the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being part of a 57.53 acre tract of land as described by a deed to ROUNTREE DEVELOPMENT, LTD., a Texas limited partnership, recorded in Document No. 1546594, OPBRC (Official Public Records of Brazos County, Texas), and being more particularly described by metes and bounds as follows:

COMMENTING that 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 plat recorded in Volume 9460, Page 294, OPBRC, and being in the northeast boundary line of said 57.53 acre tract:

THENCE S 42°24'18" W, 256.94 feet, with the northwest boundary line of said 57.53 acre tract 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 57.53 acre tract, for the following courses:

- S 24°57'16" E, 1761.90 feet, to a calculated point for the southeast corner of this tract;
- S 65°03'38" W, 117.07 feet, to a calculated point;
- S 72°40'13" W, 50.45 feet, to a calculated point;
- S 65°02'08" W, 148.91 feet, to a calculated point;
- S 83°44'14" W, 178.98 feet, to a calculated point;
- S 86°18'35" W, 80.00 feet, to a calculated point;
- S 03°41'25" E, 187.95 feet, to a calculated point;
- S 86°18'35" W, 137.00 feet, to a calculated point;
- S 60°42'13" W, 55.45 feet, to a calculated point;
- S 86°18'35" W, 119.00 feet, to a calculated point;
- N 85°38'07" W, 209.32 feet, to a 1/2 inch iron rod found in the west boundary line of said 57.53 acre tract 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 southeast corner of this tract;

THENCE with the common boundary line of said 57.53 acre tract and said 8 acre tract, for the following courses:

- N 21°48'24" E, 137.15 feet (deed: N 24°39'23" E, 137.15), to a calculated point;
- N 35°45'48" W, 180.71 feet (deed: N 32°51'49" W, 180.71), to a calculated point;
- 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 BRAZOS COUNTY, recorded in Volume 1178, Page 756, OPBRC;

THENCE with the common boundary line of said 57.53 acre tract and said 1.32 acre tract, for the following courses: