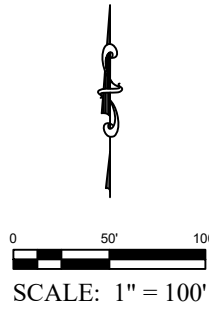


- NOTES:**
- The bearings recited herein are grid bearings derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal surface distances. The Combined Scale Factor = 1.0001158.
 - No portion of this tract is shown to be within a hazardous flood zone (e.g., 100-year flood zone), per FEMA's Flood Insurance Rate Map (FIRM) for Brazos County, Texas, panel number 48041C0205F, 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.
 - All streets have a 30' B-W (width between back of curbs).
 - Lots are numbered with average amount noted underneath.
 - Property is zoned PF-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 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.



CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00	12.65	N 36°44'30" W	12.63
C2	1000.00	58.54	N 33°33'39" W	58.54
C3	1000.00	58.54	N 34°12'33" W	58.54
C4	1000.00	12.68	N 39°30'05" W	12.68
C5	1000.00	39.47	N 36°56'58" W	39.45
C6	1000.00	58.54	N 30°51'07" W	58.54
C7	375.00	13.24	N 33°55'22" W	13.24
C8	425.00	30.43	S 33°57'47" E	30.43
C9	1000.00	64.07	S 44°30'48" W	64.07
C10	1000.00	58.54	S 31°29'51" W	58.54
C11	1175.00	45.83	N 46°17'10" E	45.83
C12	35.00	43.93	N 82°15'47" E	38.09
C13	175.00	22.09	N 25°34'01" W	22.08
C14	1000.00	44.13	N 73°41'50" W	44.12
C15	475.00	29.30	S 33°59'29" E	29.30
C16	950.00	30.53	S 39°05'38" E	30.53
C17	1000.00	67.33	N 23°53'30" W	67.32
C18	25.00	59.27	S 66°57'02" E	35.36
C19	75.00	24.37	S 56°42'37" W	24.36
C20	1725.00	29.76	S 46°42'28" E	29.75
C21	1050.00	83.71	S 29°40'39" E	83.69
C22	225.00	42.92	S 39°24'57" E	42.80
C23	950.00	71.33	S 35°58'20" E	71.31
C24	950.00	14.97	S 16°21'34" E	14.97
C25	950.00	70.50	S 13°14'43" E	70.49
C26	1050.00	17.64	S 16°33'21" E	17.64
C27	75.00	58.90	N 89°77'00" W	57.40
C28	950.00	71.41	S 18°57'52" E	71.39
C29	1000.00	68.23	N 20°00'29" W	68.22
C30	950.00	70.05	S 22°27'21" E	70.03
C31	950.00	70.05	S 24°13'49" E	70.03
C32	75.00	43.63	N 58°14'17" W	43.02
C33	75.00	58.90	S 44°27'02" W	57.40
C34	1000.00	37.44	N 16°58'50" W	37.44
C35	75.00	51.15	S 85°13'32" W	50.17
C36	1000.00	41.77	N 17°06'17" W	41.77
C37	1000.00	22.11	N 20°22'02" W	22.10
C38	225.00	20.82	N 61°26'54" E	20.81
C39	175.00	18.74	N 68°21'54" E	18.73
C40	225.00	24.09	S 68°21'54" W	24.08
C41	175.00	21.06	S 68°44'43" W	21.05
C42	1175.00	51.88	N 43°54'13" E	51.87
C43	300.00	21.41	S 68°21'54" W	21.40
C44	300.00	20.94	S 68°17'50" W	20.93
C45	1300.00	99.79	N 43°01'16" E	99.76
C46	50.00	87.86	S 85°15'14" E	76.99
C47	400.00	56.22	S 35°56'17" E	56.17
C48	975.00	409.33	S 27°56'11" E	408.37
C49	1025.00	161.36	S 20°26'05" E	161.80
C50	50.00	88.54	S 86°57'02" E	70.21
C51	300.00	35.53	S 26°36'39" E	32.50

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 44°29'18" W	51.61
L2	S 57°07'08" W	127.50
L3	N 53°23'24" W	112.30
L4	S 65°02'19" W	117.07
L5	S 44°29'18" W	38.49
L6	S 65°02'19" W	50.00
L7	S 65°02'19" W	116.94
L8	N 61°52'30" W	99.73
L9	S 36°23'23" E	48.73
L10	N 47°24'13" E	34.12
L11	N 42°28'20" E	12.56
L12	N 42°28'20" E	2.90
L13	N 42°28'20" E	2.90
L14	S 39°57'53" E	12.26

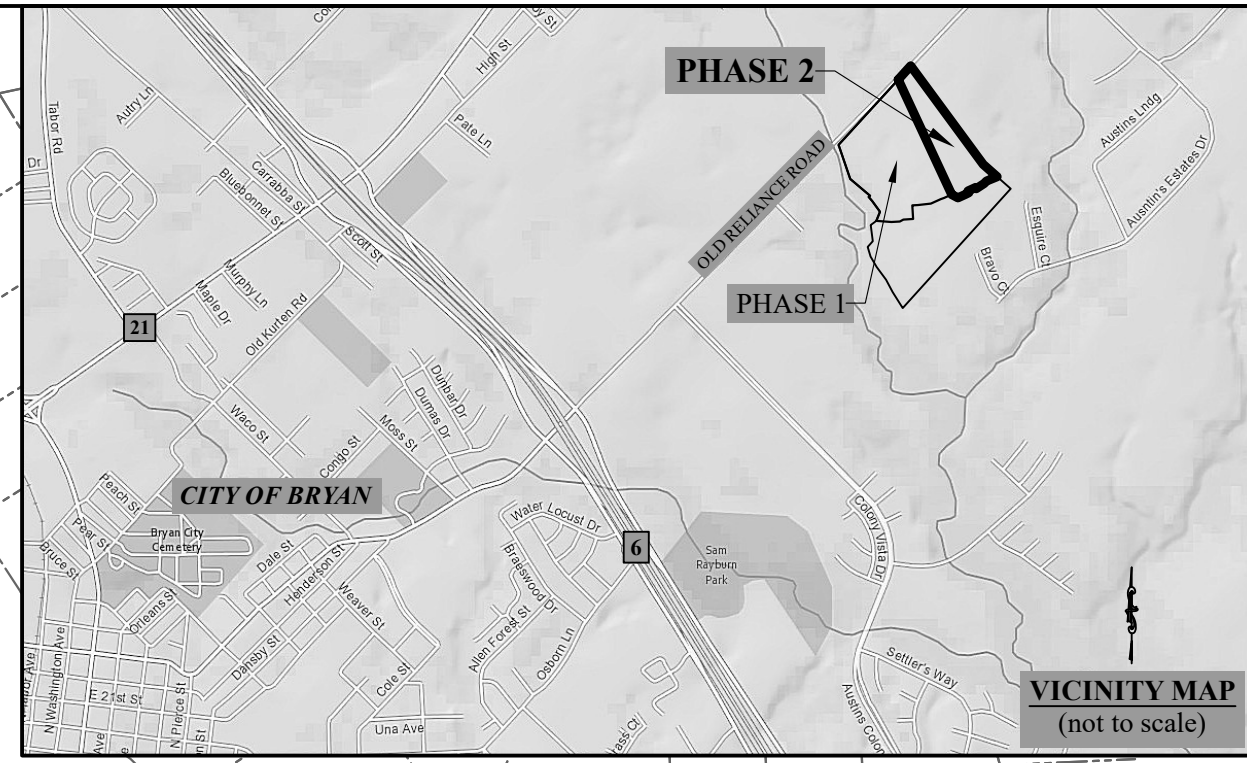
BENCHMARK:
CITY OF BRYAN SURVEY MONUMENT #124
Beas S 56°53'06" E, 3643.75 feet from the P.O.B.
Published GPS coordinates based on the NAD83 State Plane Coordinate System, Texas Central Zone No. 4203: N = 10239024.60 E = 3555722.64

- LEGEND:**
- BL = BUILD LINE
 - DE = 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/ CAP SET
 - ▼ = CALCULATED POINT

OWNER/DEVELOPER:
New American Dream, Ltd.
A Texas limited partnership
8702 Adams Lane
Temple, Texas 76502

ENGINEER:
Republic Engineering & Development Services
P.O. Box 1146
Bellville, Texas 77418

SURVEYOR:
Frobish Land Surveying, LLC
P.O. Box 1411
Belton, Texas 76513



FINAL PLAT
ROUNTREE ESTATES PHASE 2
18.86 ACRES OUT OF THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
55 LOTS, 2 BLOCKS

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 ESTATES PHASE 2, being a 18.86 acre tract of land out of the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of an 87.53 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 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
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 purposes 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 this 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 and 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 06/05/2026
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



FIELD NOTES

BEING 18.86 acres of land out of the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being part of that 57.53 acre tract of land as described by a deed to ROUNDTREE DEVELOPMENT, LTD., a Texas limited partnership, recorded in Document No. 1546594, Official Public Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the most easterly corner of the remainder of an 84.77 acre tract of land described as Tract One by a deed to NEW AMERICAN DREAM, LTD., a Texas limited partnership, recorded in Document No. 1498617, of said Public Records, and for the south corner of Lot 43, Block 1 of SIENA PHASE 5, an addition to the City of Bryan, Texas, according to the map or plat recorded in Volume 13590, Page 296, of said Public Records, and being in the northwest boundary line of Lot 9, Block 1 of AUSTIN'S ESTATES PHASE 4A, an addition to the City of Bryan, Texas, according to the map or plat recorded in Volume 4270, Page 229, of said Public Records:

- THENCE N 48°29'34" W, 252.26 feet, with the northeast boundary line of said Tract One and with the southwest boundary line of said Block 1 of SIENA PHASE 5, to a 1/2 inch iron rod with cap set for the POINT OF BEGINNING and southeast corner of said 57.53 acre tract.
- THENCE with the south boundary line of said 57.53 acre tract and north boundary line of the remaining said Tract One, for the following courses:
- S 68°02'58" W, 159.22 feet, to a calculated point;
 - S 44°29'18" W, 51.61 feet, to a calculated point;
 - S 57°07'08" W, 127.50 feet, to a calculated point;
 - N 23°16'32" W, 19.36 feet, to a calculated point;
 - S 65°02'19" W, 117.07 feet, to a calculated point;
 - S 24°30'30" E, 28.49 feet, to a calculated point;
 - S 65°02'19" W, 50.00 feet, to a calculated point;
 - S 65°02'19" W, 116.94 feet, to a calculated point;
 - N 61°50'30" W, 99.73 feet, to a calculated point;

THENCE N 24°57'16" W, 1761.90 feet, across and upon said 57.53 acre tract, to a calculated point in the northwest boundary line of said 57.53 acre tract and being in the asphalt pavement of Old Reliance Road, for the northwest corner of this tract, from which a capped iron rod found bears S 24°57'16" E, 103.80 feet;

THENCE N 42°24'18" E, 256.94 feet, with the northwest boundary line of said 57.53 acre tract and along the general centerline of said Old Reliance Road, to a calculated point in the east pavement for the north corner of said 57.53 acre tract and for this tract, from which a 1/2 inch iron rod found in the southeast right-of-way line of said Old Reliance Road bears S 30°23'22" E, 48.73 feet;

THENCE with the northeast boundary line of said 57.53 acre tract, for the following courses:

- S 36°32'22" E, 48.73 feet, passing said 1/2 inch iron rod found marking the northeast corner of SIENA PHASE 1, an addition to the City of Bryan, Texas, according to the map or plat recorded in Volume 9460, Page 294, of said Public Records, continuing the same course with the southwest boundary line of said Phase 1 for an additional distance of 1652.27 feet to a capped iron rod found for the west corner of Lot 34, Block 1 of said SIENA PHASE 5;
- S 48°02'44" E, 238.11 feet, with the common boundary line of this tract and said Phase 5, to the POINT OF BEGINNING and containing 18.86 acres of land.

CERTIFICATE OF 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 certificate 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