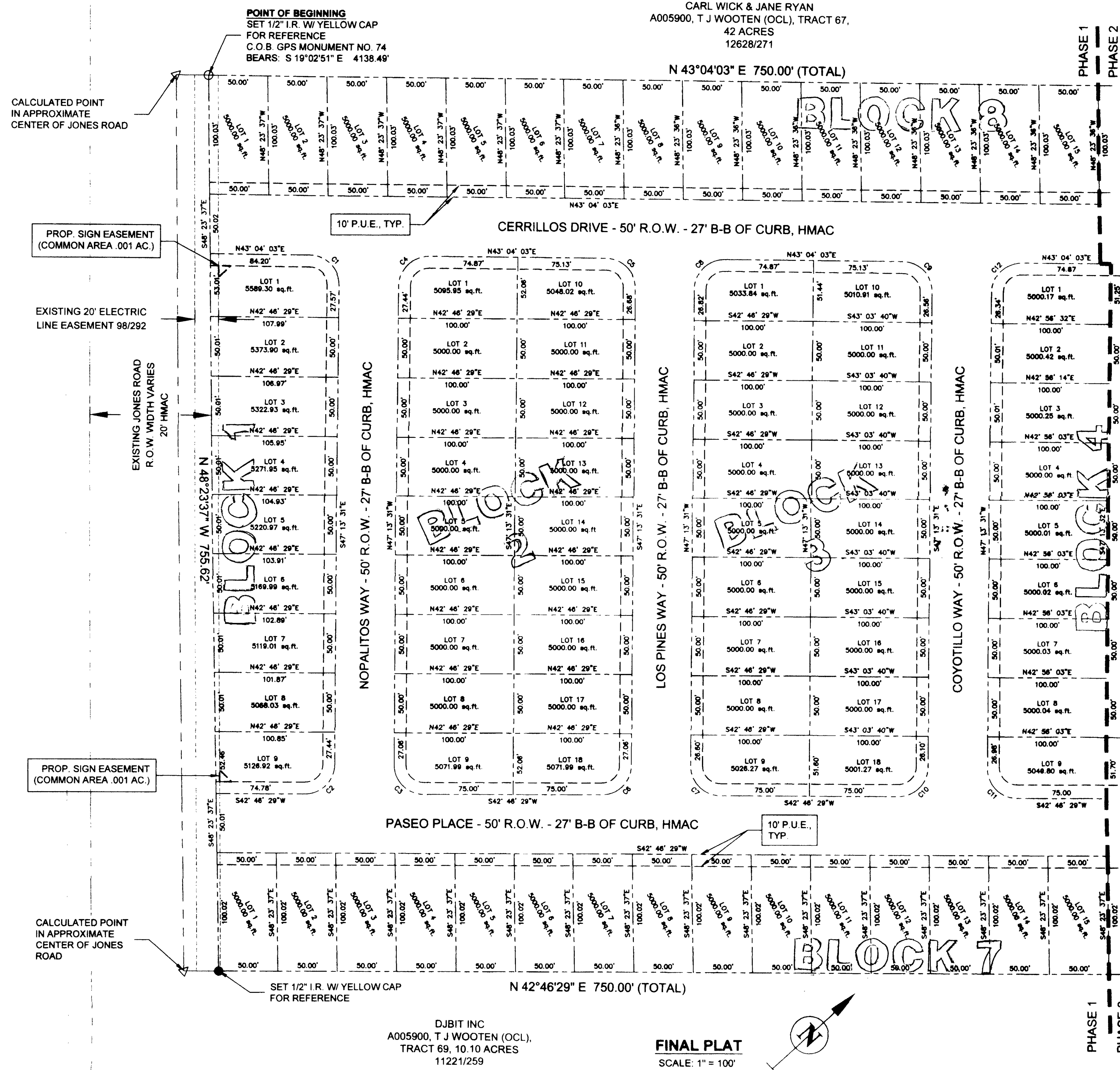




GENERAL NOTES:

- PER CITY OF BRYAN ORDINANCE NO. 2305, THIS PROPERTY HAS BEEN ANNEXED INTO THE CITY OF BRYAN ON OCTOBER 9, 2018.
- 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 48041C02295C (DATED MAY 16, 2012).
- THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
- THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY TUMLINSON LAND SURVEYING, DATED APRIL 12, 2018.
- SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXTENSION OF THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG JONES ROAD. 979-209-5900
- DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF BRYAN. 979-209-5900
- ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION 979-821-5784
- ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
- DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF FACILITIES WITHIN THE R.O.W. AND WITHIN PUBLIC UTILITY EASEMENTS. SUBDIVISION'S HOMEOWNER'S ASSOCIATION (HOA) TO MAINTAIN ALL COMMON AREAS, SIDEWALKS, STORM SEWER, DRAINAGE AND DETENTION AREAS.
- ALL LOTS WITH FRONTAGE ON JONES ROAD WILL NOT BE ALLOWED TO ACCESS PROPERTY FROM JONES ROAD AND MUST USE Nopalitos Way for Access.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.14	25.00	89.71	N87° 55' 16"E	35.26
C2	39.27	25.00	90.00	S2° 13' 31"E	35.36
C3	39.27	25.00	90.00	S87° 46' 29"W	35.36
C4	39.40	25.00	90.29	N2° 04' 44"W	35.45
C5	39.14	25.00	89.71	N87° 55' 16"E	35.26
C6	39.27	25.00	90.00	S2° 13' 31"E	35.36
C7	39.27	25.00	90.00	S87° 46' 29"W	35.36
C8	39.40	25.00	90.29	N2° 04' 44"W	35.45
C9	39.14	25.00	89.71	N87° 55' 16"E	35.26
C10	39.27	25.00	90.00	S2° 13' 31"E	35.36
C11	39.27	25.00	90.00	S87° 46' 29"W	35.36
C12	39.40	25.00	90.29	N2° 04' 44"W	35.45

LEGEND

- PROPERTY LINES
- LOT LINE / R.O.W. LINES
- PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPERTY CORNER

Certificate of ownership and dedication.

STATE OF TEXAS
COUNTY OF BRAZOS

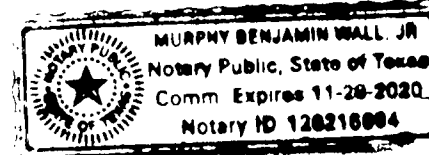
I (We), Carl Wick & Jane Ryan, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 12628/271, Page 50, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Carl Wick Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Carl Wick, 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 14th day of August, 2019



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.

Tyler Tumlinson Registered Professional Land Surveyor, #6410

Filed for Record
Official Public Records Of
Brazos County Clerk
On: 8/22/2019 2:08:53 PM
In the PLAT Records

Doc Number: 2019-1370590
Volume - Page: 15531-130
Number of Pages: 1
Amount: 73.00
Order#: 20190822000085
By: SC

I, Karen McGowan, County Clerk Brazos County, Texas, do hereby certify that this plat together with its certificates of

Karen McGowan County Clerk Brazos County, Texas

Approval of the planning and zoning commission

Paula Coleman, 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 29th day of August, 2019, and same was duly approved on the 29th day of August, 2019, by said Commission.

Paula Coleman Chair, Planning & Zoning Commission Bryan, Texas

Approval of the city planner

I, John Zumbach, 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 29th day of August, 2019.

John Zumbach City Planner, Bryan, Texas

Approval of the city engineer

I, Whitney, 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 29th day of August, 2019.

Whitney City Engineer, Bryan, Texas

METES AND BOUNDS DESCRIPTION

13.02 ACRE TRACT
T.J. Wooten Survey
A-59
Brazos County, Texas

Being a 13.02 acre tract of land out of the T. J. Wooten Survey, Abstract No. 59, Brazos County, Texas and being out of and a part of the remainder of that certain called 43.78 acre tract of land described to Reveille Air Inc., recorded in Volume 14743, Page 50 of the Official Records of Brazos County, Texas, said 13.02 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4 inch iron rod with yellow cap found at the western most corner of the above mentioned remainder tract, same being the northern most corner of a 1.79 acre tract dedicated for right of way purposes, located on the southeast line of a called 42 acre tract to Carl Jane Wick, (12628/271), located on the northeast line of Jones Road, for the western most corner of this;

THENCE along the northwest line of said remainder tract, common boundary with said 42 acre tract N 43°04'03" E a distance of 750.00 feet to a calculated point for the northern most corner of this;

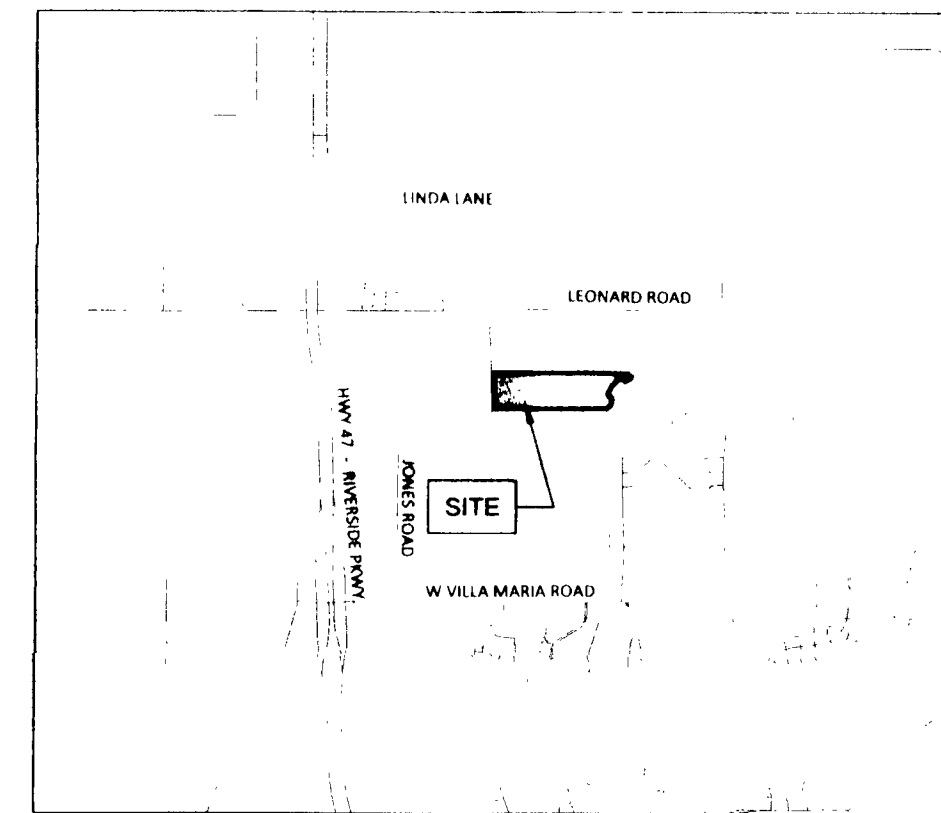
THENCE crossing said remainder tract the following courses and distances:

S 48°23'36" E a distance of 150.05 feet to a calculated angle point,
N 43°04'03" E a distance of 9.08 feet to a calculated angle point,
S 47°13'32" E a distance of 452.96 feet to a calculated angle point,
S 48°41'04" E a distance of 48.63 feet to a calculated angle point,
S 48°23'37" E a distance of 100.02 feet to a calculated point on the southeast line of said remainder tract located on the northwest line of a called 10.10 acre tract to DJBIT INC. (11221/259), for the eastern most corner of this;

THENCE along the southeast line of said remainder tract, common boundary with said 10.10 acre tract S 42°46'29" W a distance of 750.00 feet to a 1/4 inch iron rod with yellow cap found at the southern most corner of said remainder tract same being the eastern most corner of said 1.79 acre right of way dedication, located on the northeast line of said road, for the southern most corner of this;

THENCE along the southwest line of said remainder tract, along the northeast line of said road N 48°23'37" W a distance of 755.62 feet to the POINT OF BEGINNING.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.



LOCATION MAP
SCALE: 1" = 400'

FINAL PLAT
ALAMOSA SPRINGS SUBDIVISION
PHASE 1

84 TOTAL LOTS
BLOCK 1, LOTS 1 - 9
BLOCK 2, LOTS 1 - 18
BLOCK 3, LOTS 1 - 18
BLOCK 4, LOTS 1 - 9
BLOCK 7, LOTS 1 - 15
BLOCK 8, LOTS 1 - 15

OWNER/DEVELOPER

REVEILLE AIR, INC.
P.O. BOX 138
KURTEN, TEXAS 77842
979-690-7711

ENGINEER

JBS ENGINEERING AND ENVIRONMENTAL, LLC.
2129 E. WILLIAM J. BRYAN PKWY.
BRYAN, TX 77802
979-465-2879

SURVEYOR

TUMLINSON LAND SURVEYING
T.B.P.L.S. FIRM NO. 10193858
1015 HOLT STREET
COLLEGE STATION, TEXAS 77840
254-931-6707

R-O-W DEDICATION (0.49 ACRES)
COMMON AREA (0.002 ACRES)
13.02 ACRES UNPLATTED TRACT,
T. J. WOOTEN SURVEY, A-59
BRAZOS COUNTY, TEXAS
AUGUST 2019

