

Karen Rudasill

Notary ID 11120217

CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH | TANGENT C1 | 90.72' | 200.00' | 25° 59' 23" | N 58° 12' 17" E 89.95 46.15 C2 | 68.04' | 150.00' | 25° 59' 23" | S 58° 12' 17" W 34.62 C3 | 21.03' | 25.00' | 48' 11' 23" | N 68' 53' 06" W | 11.18 20.41 C4 | 241.19' | 50.00' | 276° 22' 46" | S 45° 12' 35" W | 66.67 44.72 11.18' 20.41

FIELD NOTES DESCRIPTION

7.789 ACRE TRACT STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 7.789 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 24.03 ACRE TRACT DESCRIBED IN A DEED TO BRACKMEL DEVELOPMENT, LLC, IN VOLUME 18857, PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) BEING PORTIONS OF THE REMAINDERS OF LOTS 1-3 OF MARVIN M. PORTER'S ADDITION (ORIGINALLY CALLED PORTER'S ADDITION) FILED IN VOLUME 100, PAGE 616 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 7.789 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST SIDE OF OLD HEARNE ROAD (CALLED 100' WIDE RIGHT-OF-WAY, 239/529 & 239/550 DRBCT AND MULTIPLE OTHER EASEMENTS) AT THE NORTH CORNER OF SAID REMAINDER OF LOT 3 AND THE EAST CORNER OF LOT 1, BLOCK 1, PORTER'S MEADOW PHASE FILED IN VOLUME 14177, PAGE 112 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), FROM WHICH A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST SIDE OF OLD HEARNE ROAD, AT THE NORTH CORNER OF SAID PORTER'S MEADOW PHASE I, BEARS N 18" 48' 00" W, A DISTANCE OF 482.17 FEET; ALSO FOR REFERENCE THE CITY OF BRYAN MONUMENT GPS-20 BEARS N 61° 25' 54" W A DISTANCE OF 1,647.41 FEET;

THENCE, ALONG THE SOUTHWEST SIDE OF OLD HEARNE ROAD, WITH THE NORTHEAST LINES OF SAID MARVIN M. PORTER'S ADDITION, THE FOLLOWING TWO

1)S 18" 48' 00" E, A DISTANCE OF 435.45 FEET TO A 1/2 INCH IRON ROD SET (ALL RODS SET WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING')

2)S 12* 40' 35" E, A DISTANCE OF 112.85 FEET TO A 10 INCH TREATED FENCE CORNER POST FOUND AT THE NORTH CORNER OF A CALLED 15.37 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ALFREDO SIFUENTES RECORDED IN VOLUME 16173, PAGE 186 (OPRBCT), THE EAST CORNER OF SAID LOT 1 AND THE EAST CORNER HEREOF, FROM WHICH AN 8 INCH TREATED FENCE POST FOUND ON THE SOUTHWEST SIDE OF OLD HEARNE ROAD, IN THE NORTHEAST LINE OF SAID 15.37 ACRE TRACT, BEARS S 12" 40' 35" E, A DISTANCE OF 311.42 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 15.37 ACRE TRACT BEING THE SAME LINE DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED N VOLUME 834, PAGE 432 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), S 48° 26' 59" W, A DISTANCE OF 606.30 FEET TO A POINT FOR CORNER FROM WHICH A TACK FOUND IN A 10 INCH TREATED FENCE POST FOR AN ANGLE POINT BEARS S 48' 26' 59" W A DISTANCE OF 279.94 FEET; THENCE. SEVERING SAID REMAINDERS OF LOTS 1-3 OF MARVIN M. PORTER'S ADDITION FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1)N 44° 47' 25" W, A DISTANCE OF 332.74 FEET TO A POINT FOR CORNER;

2)N 45° 12' 35" E, A DISTANCE OF 73.52 FEET TO A POINT FOR CORNER; 3)N 44° 47' 25" W, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER

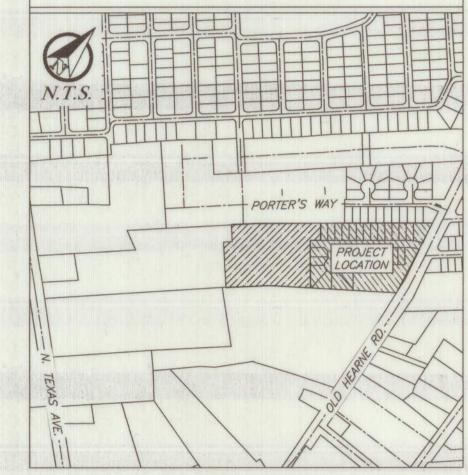
IN THE SOUTHEAST LINE OF LOT 15, BLOCK 1, PORTER'S MEADOW PHASE II, AS FILED IN VOLUME 15456, PAGE 155 (OPRBCT) AND THE NORTHWEST LINE OF SAID REMAINDER OF LOT 3, MARVIN M. PORTER'S ADDITION; FOR REFERENCE A 4 INCH CEDAR FENCE POST FOUND BEARS S 45' 12' 35" W

THENCE, WITH THE COMMON LINE OF SAID REMAINDER OF LOT 3 AND PORTER'S MEADOW PHASES I, II & III (14177/122 & 15456/155 OPRBCT), N 45° 12' 35" E, A DISTANCE OF 782.63 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 7.789 ACRES, MORE OR LESS. SURVEYED ON THE GROUND SEPTEMBER 2023 UNDER MY SUPERVISION.

General Notes:

- Bearing System shown hereon is based on the Texas Coordinate System of 1983, Central Zone (4203), grid north as established from GPS observation using the LEICA Smartnet NAD83 (NA2011) epoch 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are Surface Distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.000099975483388 (Calculated using GEOID12B).
- The zoning is PD-H as approved by City Council on March 5, 2024, 2024 via Ordinance No. 2672.
- 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 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, or maintenance of these areas.
- 1/2" iron rods with blue plastic caps stamped "KERR SURVEYING" will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0185E, effective May 16, 2012 and Map No. 48041C0205F, revised April 2, 2014.
- Building setback lines per approved PD-H Ordinance No.
- Distances shown along curves are chord lengths.
- No fences shall be located within or across public or private drainage easements as to prevent drainage.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access
- The following easements apply to this tract:
- Electric easement to City of Bryan, 141/372 DRBCT.
- All other items are not survey items and/or are not addressed by this plat.

Vicinity Map:



the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

Texas One Call:	800-245-454
Lone Star One Call:	800-669-834
Texas Excavation Safety	800-344-837
System (Digtess)	
COB Water Services	979-209-590
Bryan Texas Utilities	979-821-586
Atmos Energy	979-774-250
Verizon	979-821-430
Suddenlink	979-846-222

ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records Of Brazos County, Texas
ORBCT-	Official Records Of Brazos County, Texas
OPRBCT-	Official Public Records Of Brazos County, Texas
()-	Record information
(CM)-	Controlling Monument used to establish

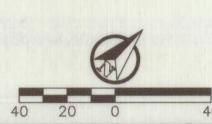
Public Utility Easement

PUE-TYP-Typical

Now or Formerly

N/F-

TBPELS #10018500



Final Plat

Falcon Ridge Subdivision Phase 1

Block 1 Lots 1-13, Block 2 Lots 1-15, Common Areas #1 & #2, & R.O.W. - 28 Lots Being a Replat of 7.789 Acres of Portions of Lots 1-3 of Marvin M. Porter's Addition (100/616 OPRBCT) Stephen F. Austin League #10, Abstract 63

Bryan, Brazos County, Texas May 2024

Owner/Developer: Brackmel Development, LLC 1500 University Oaks Blvd College Station, TX 77840

Kerr Surveying, LLC

1718 Briarcrest Dr

Bryan, TX 77802

979-268-3195

Job No. 24-1447

Engineer:

PO Box 5192 979-739-0567 TBPE F-9951

Bryan, TX 77805