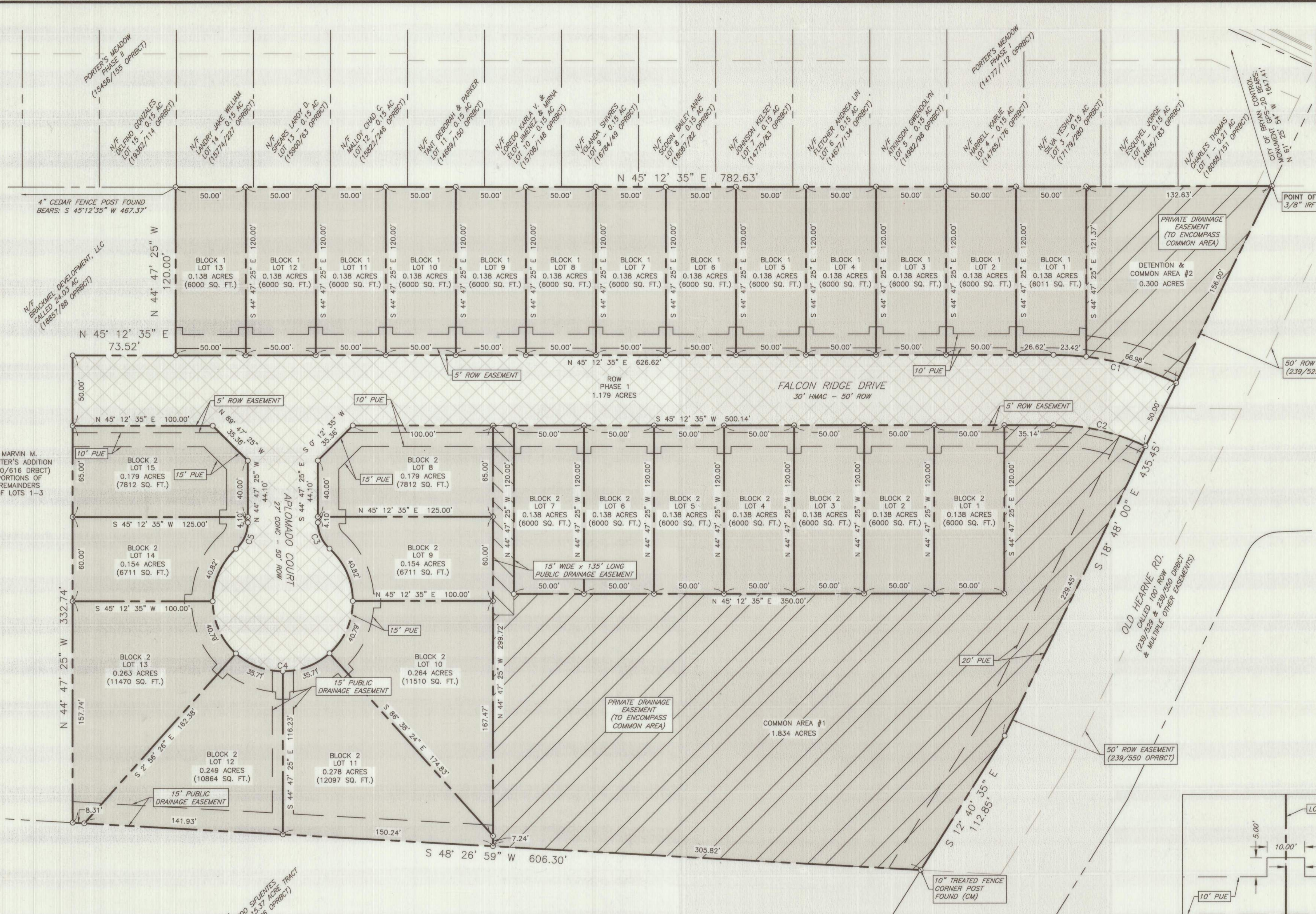


12/11/2024 J4E Project # 23-048 J4E Engineering



CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH, TANGENT. Includes curves C1 through C5.

FIELD NOTES DESCRIPTION OF A 7.789 ACRE TRACT... STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT #3 BRYAN, BRAZOS COUNTY, TEXAS

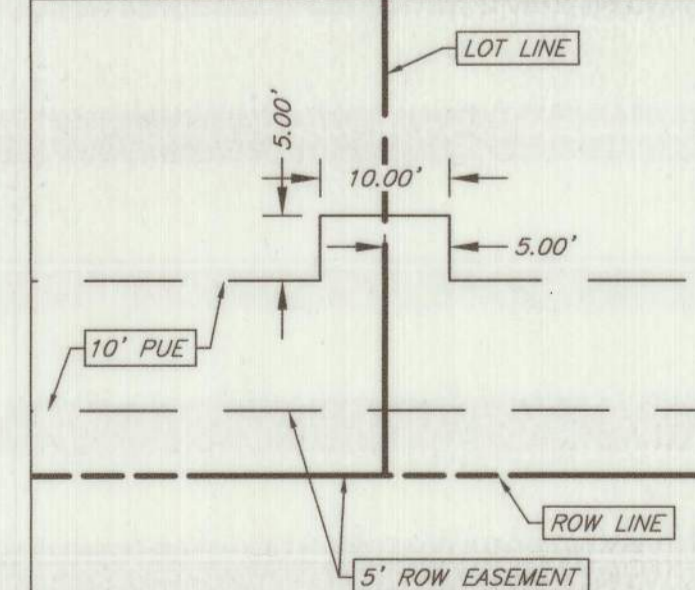
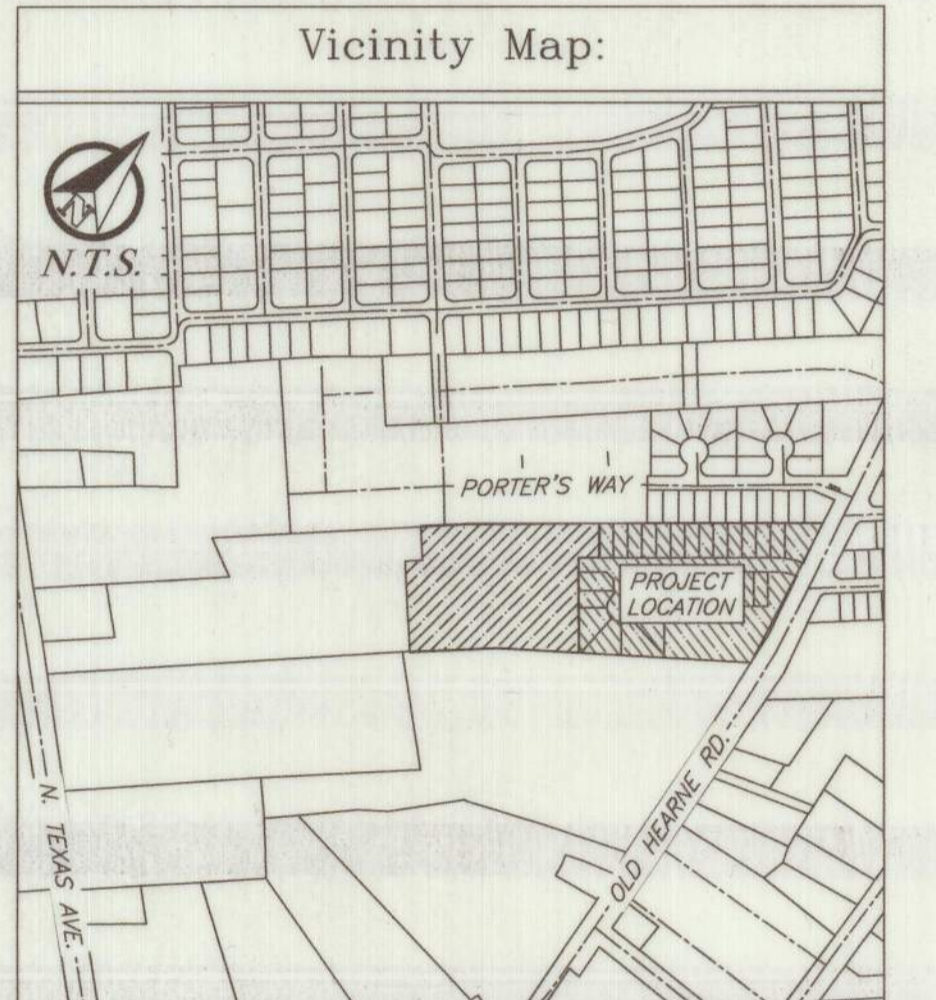
BEGINS AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST SIDE OF OLD HEARNE ROAD... PORTER'S MEADOW PHASE I, BEARS N 18° 48' 00" W, A DISTANCE OF 482.17 FEET...

THENCE, ALONG THE SOUTHWEST SIDE OF OLD HEARNE ROAD, WITH THE NORTHEAST LINES OF SAID MARVIN M. PORTER'S ADDITION, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) S 18° 48' 00" E, A DISTANCE OF 435.45 FEET TO A 1/2 INCH IRON ROD SET...

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 IN VOLUME 834, PAGE 432 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCCT), 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, WITH THE COMMON LINE OF SAID REMAINDER OF LOT 3 AND PORTER'S MEADOW PHASES I, II & III (14177/122 & 15456/155 ORPBCCT), N 45° 12' 35" E, A DISTANCE OF 82.63 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: 1. Bearing System shown hereon is based on the Texas Coordinate System of 1983... 2. Distances shown hereon are Surface Distances unless otherwise noted... 3. The zoning is PD-H as approved by City Council on March 5, 2024, 2024 via Ordinance No. 2872... 4. 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...



NOTICE: The contractor is specifically cautioned that 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS I (We), Steve Pittman of Brackmel Development LLC, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (as, I) in the Deeds Records of Brazos County in Volume 18857 Page 088, 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 herein shown for the purposes identified.

CERTIFICATION OF THE SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 the property markers and monuments were placed under my supervision on the ground, and that the lines and boundaries described on this subdivision will describe a closed, definite tract.

APPROVAL OF THE CITY ENGINEER I, W. Paul Kage, 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 13th day of January, 2025.

CERTIFICATE OF THE COUNTY CLERK Filed for Record Official Public Records Of: Brazos County Clerk On: 2/26/2025 10:29:58 AM In the PLAT Records Doc Number: 2025-1550445 Volume - Page: 19700-185 Number of Pages: 1 Amount: 72.00 Order#: 20250226000055 By: PS By: [Signature]

APPROVAL OF PLANNING AND ZONING COMMISSION I, Anne McGeehan Ballo, 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 13th day of January, 2025, and some was duly approved on the 13th day of January, 2025, by said Commission.

APPROVAL OF THE CITY PLANNER I, Nathan Zimmerman, 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 13th day of January, 2025.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared, Steve Pittman, 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 on this 13th day of January, 2025. Karen Rudasill, Notary Public, Brazos County, Texas

Final Plat Falcon Ridge Subdivision Phase 1. Includes contact information for Brackmel Development, LLC, surveyor information for Kerr Surveying, LLC, and I4 Engineering.

