

Scale:
1"=20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°19'07" W	34.94'

Remainder
Called 7.516 Acres
Now or Formerly
Ranier & Son Development
Company, LLC
V.19917, P.153

20' P.U.E.
(18858/237)

Remainder
Called 7.516 Acres
Now or Formerly
Ranier & Son Development
Company, LLC
V.19917, P.153

N 42°19'07" E - 465.58'
from a 1/2" Iron Rod
(CM) marking the south corner
of the called 7.516 acre
Ranier & Son Development
Company, LLC tract (P.O.B.)

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/5/2026 11:31:49 AM
In the PLAT Records

Doc Number: 2026-1593676
Volume - Page: 20734-116
Number of Pages: 1
Amount: 72.00
Order#: 20260805000089
By: *[Signature]*



County Clerk, Brazos County, Texas
By: *[Signature]*

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *[Signature]*, 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 29 day of April,
2026 and same was duly approved on the 29 day of
April, 2026 by said Commission.

[Signature]
Chair, Planning and Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

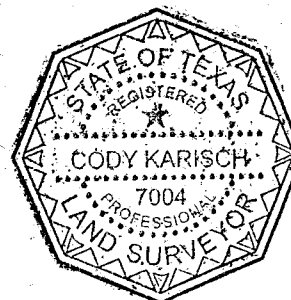
I, *[Signature]*, the undersigned, City Engineer of the
City of Bryan, hereby certify that this plat is in compliance with the
appropriate codes and ordinances of the City of Bryan and was approved on
the 29 day of April, 2026.
[Signature]
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

[Signature] 4-28-26
Cody Karisch, R.P.L.S. No. 7004



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MOSES BAINE SURVEY,
Abstract No. 3, in Bryan, Brazos County, Texas and being part of the called 7.516 acre tract described in
the deed from Contreras Construction Company, Inc. to Ranier & Son Development Company, LLC recorded
in Volume 19917, Page 153 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being
more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking the south corner of the called 7.516 acre Ranier &
Son Development Company, LLC tract, said iron rod also marking the east corner of the called 3.558
acre Common Area, SAGE MEADOW, PHASE 2A according to the Final Plat recorded in Volume 18852, Page
259 (O.P.R.B.C.) and being in the northwest line of Lot 15, Block 1, PARK FOREST ADDITION, PHASE THREE
according to the Final Plat recorded in Volume 437, Page 217 of the Brazos County Deed Records
(B.C.D.R.);

THENCE: N 42° 19' 07" E along the common line of this tract and said PARK FOREST ADDITION, PHASE 3
for a distance of 465.58 feet to a 1/2-inch iron rod set for the south corner of this herein described tract,
said iron rod also being in the northwest line of Lot 4, Block 4 of said PARK FOREST ADDITION,
PHASE THREE and the POINT OF BEGINNING;

THENCE: into and through the called 7.516 acre Ranier & Son Development Company, LLC tract for the
following three (3) calls:

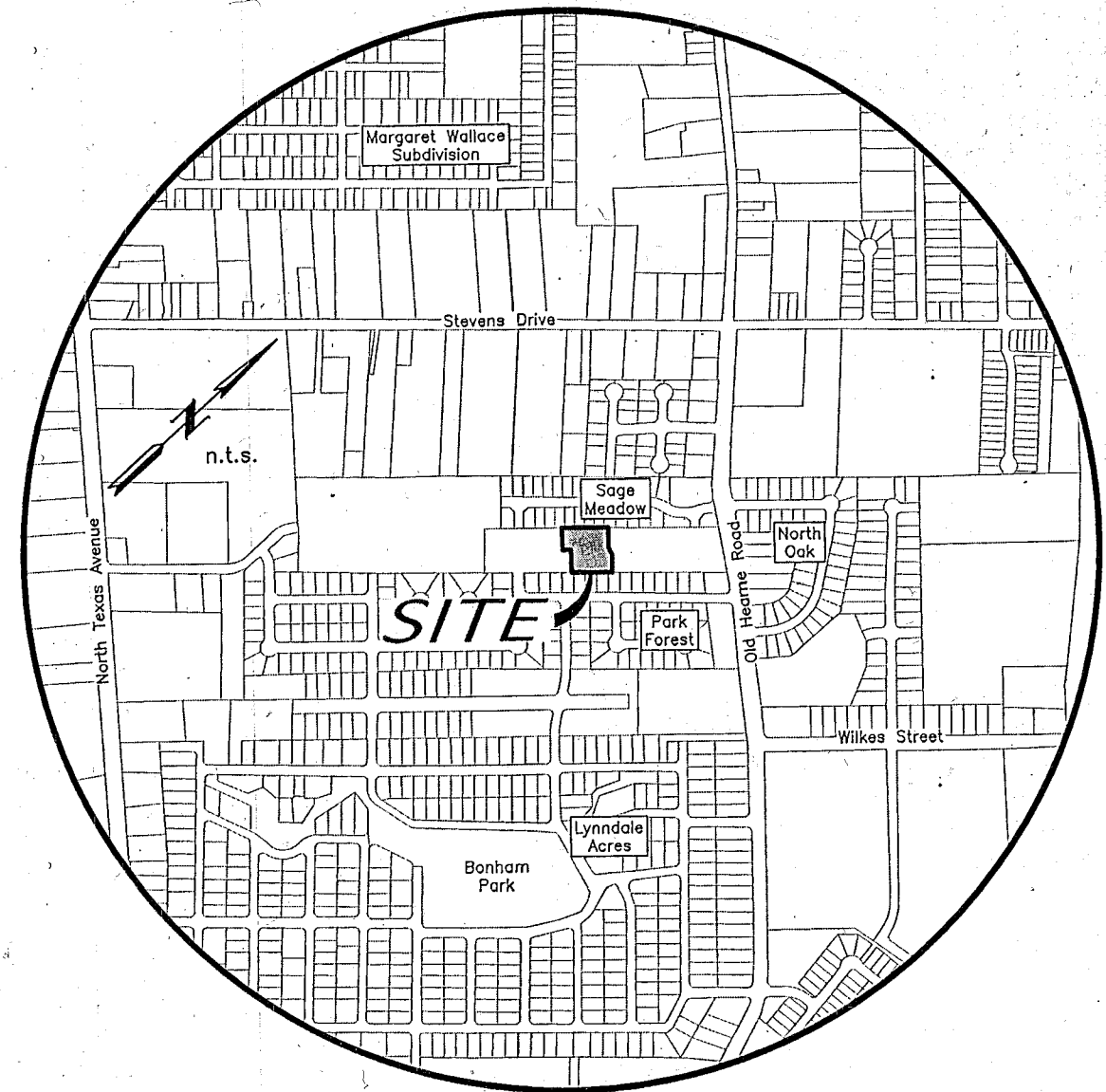
- 1) N 47° 35' 52" W for a distance of 145.00 feet to a 1/2-inch iron rod set for corner,
- 2) S 42° 19' 07" W for a distance of 34.94 feet to a 1/2-inch iron rod set for corner, and
- 3) N 47° 44' 05" W for a distance of 100.79 feet to a 1/2-inch iron rod set for the west corner of
this tract, said iron rod also being in the southeast line of Lot 10, Block 2, SAGE MEADOW, PHASE
1 according to the Final Plat recorded in Volume 17902, Page 240 (O.P.R.B.C.);

THENCE: N 42° 02' 14" E along the common line of this tract and said SAGE MEADOW, PHASE 1 for a
distance of 270.10 feet to a 1/2-inch iron rod set for the north corner of this herein described tract,
said iron rod also being in the southeast line of Lot 5, Block 2 of said SAGE MEADOW, PHASE 1, from
whence a found 1/2-inch iron rod marking the north corner of the called 7.516 acre Ranier & Son
Development Company, LLC tract bears N 42° 02' 14" E at a distance of 598.21 feet for reference;

THENCE: into and through the called 7.516 acre Ranier & Son Development Company, LLC tract for the
following three (3) calls:

- 1) S 47° 40' 47" E for a distance of 102.11 feet to a 1/2-inch iron rod set for angle
- 2) S 65° 58' 29" E for a distance of 47.40 feet to a 1/2-inch iron rod set for angle,
- 3) S 47° 35' 52" E for a distance of 100.00 feet to a 1/2-inch iron rod set for the east corner of
this tract, said iron rod also being in the northwest line of Lot 8, Block 4 of said PARK FOREST
ADDITION, PHASE THREE;

THENCE: S 42° 19' 07" W along the common line of this tract and said PARK FOREST ADDITION, PHASE
THREE for a distance of 250.00 feet to the POINT OF BEGINNING and containing 1.453 acres of land.



VICINITY MAP

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearings system and actual measured distance to the
monuments are consistent with the deed recorded in Volume 19917, Page 153 of the
Official Public Records of Brazos County, Texas.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and
Incorporated Areas, Map Numbers 48041C0185E effective May 16, 2012, this property
is not located in a Special Flood Hazard Area.
3. ZONING: This property is currently zoned Residential District-5000 (RD-5).
4. A Homeowner's Association (HOA) shall be established with direct responsibility to, an
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 and maintenance of these areas.
5. Building setback line to be in accordance with the City of Bryan Code of Ordinance for
RD-5 zoning district. Additional building setback lines may be required by deed
restrictions.
6. Proposed Land Use: Single Family Residential (10 lots)
7. Right-of-way Acreage: 0.251 Ac.
8. Distances shown along curves are arc lengths.
9. Easements recorded under Volume 18858, Page 232 and Volume 18858, Page 242,
shall be released by separate instrument prior to the filing of Majestic Pointe Phase 2
final plat.
10. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- o - 1/2" Iron Rod Found
- o - 1/2" Iron Rod Set

11. Abbreviations:

- D.E. - Drainage Easement
- E.E. - Electric Easement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- P.U.E. - Public Utility Easement
- U.E. - Utility Easement

FINAL PLAT

MAJESTIC POINTE PHASE 2

LOTS 6 - 10, BLOCK 2
LOTS 5 - 9, BLOCK 3

1.453 ACRES

MOSES BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2025
SCALE: 1" = 20'

Owner:
Ranier & Son Development Company, LLC
4090 S.H. 6 South
College Station, Texas 77845
(979) 690-1222

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3638



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