

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Doug French, Vice President, Rainier & Son Development Company, LLC, owner of the 12.785 acre tract shown on this plat, being Marvin M. Porter's Subdivision of the Stephen F. No. 10 Austin League A-63 as conveyed in the Deeds Records of Brazos County in Volume 14507 Page 255, and designated herein as Porter's Meadow Phase II & III, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Doug French, 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 14th day of May, 2019.

Notary Public, Brazos County, Texas

CERTIFICATION OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

Brad Kerr, Registered Public Land Surveyor, No. 4502

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, 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 is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 14th day of May, 2019.

Kevin Russell, City Planner, Bryan, Texas

APPROVAL OF CITY ENGINEER

I, Sam Vernon, 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 14th day of May, 2019.

Sam Vernon, City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 14th day of May, 2019, and same was duly approved on the 14th day of May, 2019, by said Commission.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 7/17/2019 3:57:05 PM
IN THE PLAT RECORDS

Doc Number: 2019-1366935
Volume - Page: 15456-155
Number of Pages: 1
Amount: 73.00
Order#: 2019071000103
By: MO

Kevin McGovern
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION

OF A
12.785 ACRE TRACT
STEPHEN F. AUSTIN NO. 10 LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 30.45 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SYDNEY HYDER RECORDED IN VOLUME 3948, PAGE 159 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF THE RESERVE TRACT AS SHOWN ON THE PLAT OF MARVIN M. PORTER'S SUBDIVISION RECORDED IN VOLUME 508, PAGE 379 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/4 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF OLD BEARNE ROAD MARKING THE NORTH CORNER OF SAID RESERVE TRACT AND EAST CORNER OF THE DAVID PATE SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 484, PAGE 653 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, THE CITY OF BRYAN CONTROL POINT G15-20 BEARS N 75° 36' 33" W FOR A DISTANCE OF 1133.13 FEET.

THENCE: S 42° 22' 16" W ALONG THE NORTHWEST LINE OF SAID RESERVE TRACT FOR A DISTANCE OF 816.48 FEET (DEED CALL BEARING: S 47° 37' 44" W, 3948159) (PLAT CALL BEARING: S 48° 01' 20" W, 558379) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.

THENCE: THROUGH SAID RESERVE TRACT FOR THE FOLLOWING CALLS:
S 44° 47' 25" W FOR A DISTANCE OF 2279.0 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET,
S 45° 12' 35" W FOR A DISTANCE OF 12.81 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET,
S 44° 47' 25" W FOR A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE COMMON LINE OF SAID RESERVE TRACT AND A CALLED 7 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO GORDON M. WALCOTT AND WIFE, BILLIE M. WALCOTT RECORDED IN VOLUME 217, PAGE 535 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 3/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID RESERVE TRACT AND THE NORTH CORNER OF SAID 7 ACRE TRACT BEARS N 45° 12' 35" E FOR A DISTANCE OF 617.01 FEET.

THENCE: ALONG THE COMMON LINE OF SAID RESERVE TRACT AND SAID 7 ACRE TRACT FOR THE FOLLOWING CALLS:
S 45° 12' 35" W FOR A DISTANCE OF 632.86 FEET (DEED CALL BEARING: S 50° 18' 14" W, 3948159) (PLAT CALL BEARING: S 50° 18' 14" W, 558379) TO A 4 INCH CEDAR FENCE POST FOUND,
S 42° 27' 49" W FOR A DISTANCE OF 621.77 FEET (DEED CALL: S 47° 37' 39" W - 895.26 FEET, 3948159) (PLAT CALL: S 47° 37' 39" W - 895.31 FEET, 558379) TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF A CALLED 10.015 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE ROYAL BROTHERHOOD CHRISTIAN FELLOWSHIP RECORDED IN VOLUME 9048, PAGE 208 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS,

THENCE: N 47° 37' 32" W THROUGH SAID RESERVE TRACT AND ALONG THE NORTHEAST LINE OF SAID 10.015 ACRE TRACT, AT 604.21 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 10.015 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 616.14 FEET (DEED CALL: N 42° 28' 10" W - 604.55 FEET, 9048208) TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF LOT 5, BLOCK 10, FIRST SUBDIVISION, LYNDALE ACRES ACCORDING TO THE PLAT RECORDED IN VOLUME 167, PAGE 539 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS,
THENCE: ALONG THE COMMON LINE OF SAID RESERVE TRACT AND SAID BLOCK 10 FOR THE FOLLOWING CALLS:
N 41° 36' 45" E AT 107.13 FEET PASS A POINT MARKING THE EAST CORNER OF LOT 6 OF SAID BLOCK 10, FROM WHICH AN AXLE FOUND MARKING THE NORTH CORNER OF SAID LOT 6 BEARS N 47° 03' 30" W FOR A DISTANCE OF 121.71 FEET, CONTINUE ON FOR A TOTAL DISTANCE OF 118.99 FEET (DEED CALL BEARING: N 47° 51' 53" E, 3948159) (PLAT CALL BEARING: N 46° 29' 05" E, 167539) (PLAT CALL BEARING: N 46° 29' 05" E, 558379) TO A 1/2 INCH IRON ROD SET,
N 40° 29' 40" E FOR A DISTANCE OF 490.38 FEET (DEED CALL: N 47° 37' 00" E - 189.61 FEET, 3948159) (PLAT CALL: N 51° 17' 00" E - 190.20 FEET, 167539) (PLAT CALL: N 50° 34' 22" E - 190.03 FEET, 558379) TO A 1/2 INCH IRON ROD FOUND,
N 43° 41' 47" E FOR A DISTANCE OF 42.54 FEET (DEED CALL: N 49° 23' 43" E - 39.01 FEET, 3948159) (PLAT CALL BEARING: N 48° 01' 05" E, 167539) (PLAT CALL: N 48° 21' 00" E - 43.73 FEET, 558379) TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF LOT 10 OF SAID BLOCK 10, SAID IRON ROD SET MARKING THE WEST CORNER OF THE DAVID PATE SUBDIVISION PHASE II RECORDED IN VOLUME 628, PAGE 647 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BEARS S 47° 20' 18" E FOR A DISTANCE OF 0.68 FEET.

THENCE: S 42° 26' 18" E ALONG THE SOUTHWEST LINE OF SAID DAVID PATE SUBDIVISION PHASE II FOR A DISTANCE OF 243.58 FEET (DEED CALL: S 42° 14' 59" E - 242.98 FEET, 3948159) (PLAT CALL: S 42° 13' 40" E - 242.94 FEET, 558379) (PLAT CALL: S 42° 54' 29" E - 242.34 FEET, 628647) TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID PHASE II,
THENCE: N 45° 22' 16" E ALONG THE NORTHWEST LINE OF SAID RESERVE TRACT FOR A DISTANCE OF 547.75 FEET TO THE POINT OF BEGINNING CONTAINING 12.785 ACRES OF LAND, AS SURVEYED ON THE GROUND SEPTEMBER, 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

Legend

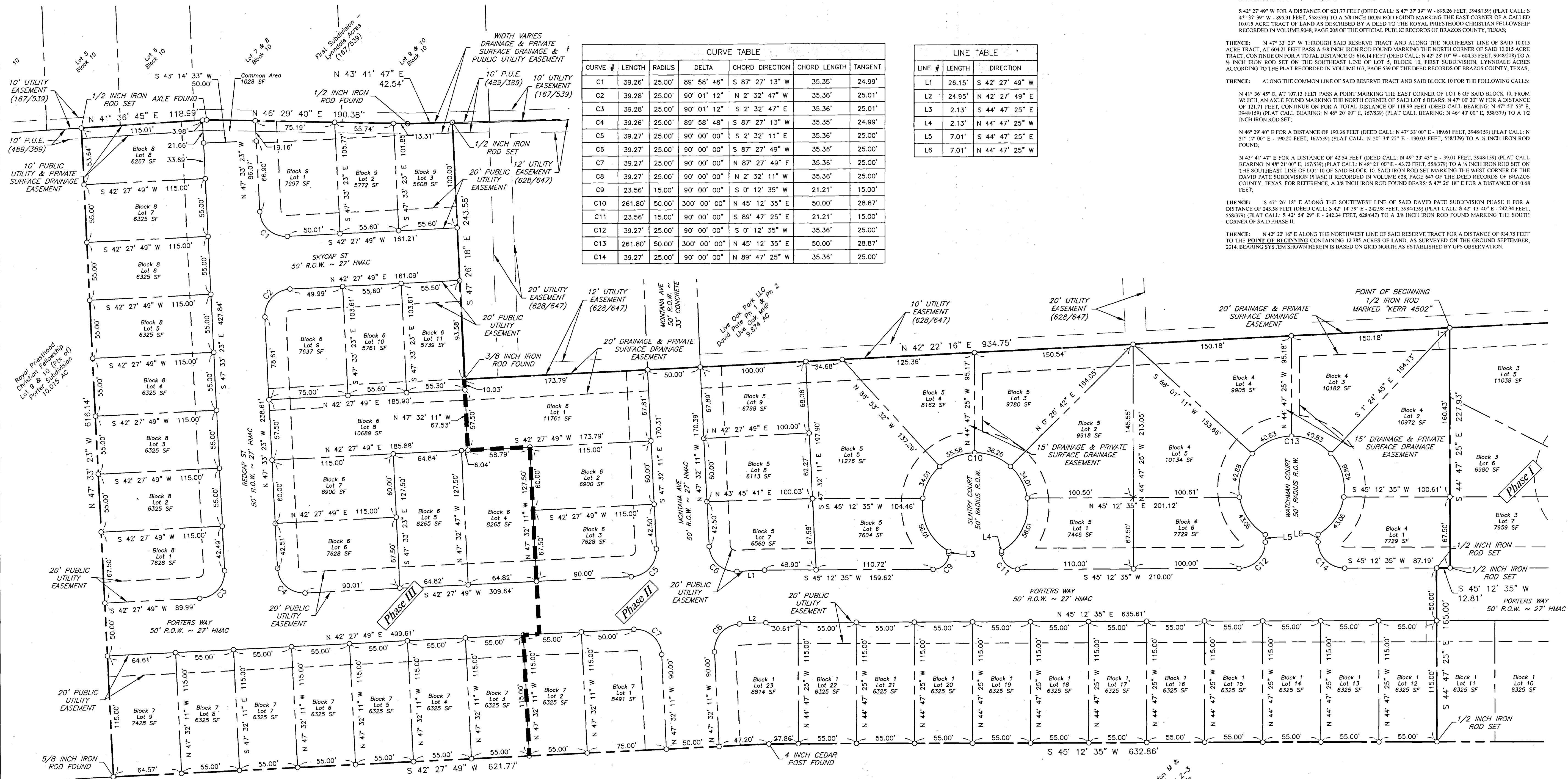
- Line Types
Proposed Property Line
Existing Property Line
Proposed Easement
Existing Easement

General Notes:

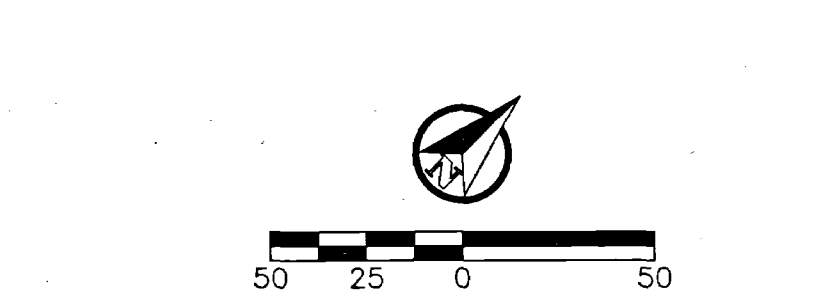
- 1. Current owner is CTX Development Company, 4090 State Highway 6 South, College Station, TX 77845.
2. Current use - Vacant.
3. Proposed use and improvements: Residential Subdivision.
4. Current & Proposed Zoning RD-5 District (Residential District - 6000)
5. This lot is not within the 100-yr floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0185E effective May 9, 2014 and 48041C0205E, effective April 2, 2014.
6. 1/2 inch iron rods shall be set at all property corners and angle points unless otherwise indicated.
7. Distances shown on curves are cord lengths.
8. All building setbacks shall be in accordance with the Bryan Code of Ordinances.
9. Maximum proposed hydrant spacing is 650 feet by lay-of-hose. All properties are within 500 feet by lay-of-hose of a proposed or existing hydrant.
10. Porter's Meadow Home Owner's Association "HOA" shall be responsible for the maintenance of all common areas.
11. On February 5, 2015, the Bryan Planning and Zoning Commission approved an exception to the Subdivision Ordinance, to allow the installation of a storm sewer line in an area that is encumbered by a public utility easement and within which a strip water line is located, specifically for a 20-foot wide strip of land that generally extends along the northwestern boundary of land shown on this final plat (case no. PE15-01).

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH, TANGENT. Includes curves C1 through C14.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Includes lines L1 through L6.



Vicinity Map:



Final Plat
Porters Meadow Phase II & III
12.785 Acre Reserve Tract
Marvin M. Porter's Subdivision
Stephen F. Austin No. 10 League, A-63
Bryan, Brazos County, Texas
June 2019
Owner/Developer: Rainier & Son Development Company, LLC
Kerr Surveying, LLC
J4 Engineering

6/12/19 J4 Engineering Porter Master Plan New Layout.dwg J4E Project # 17-020