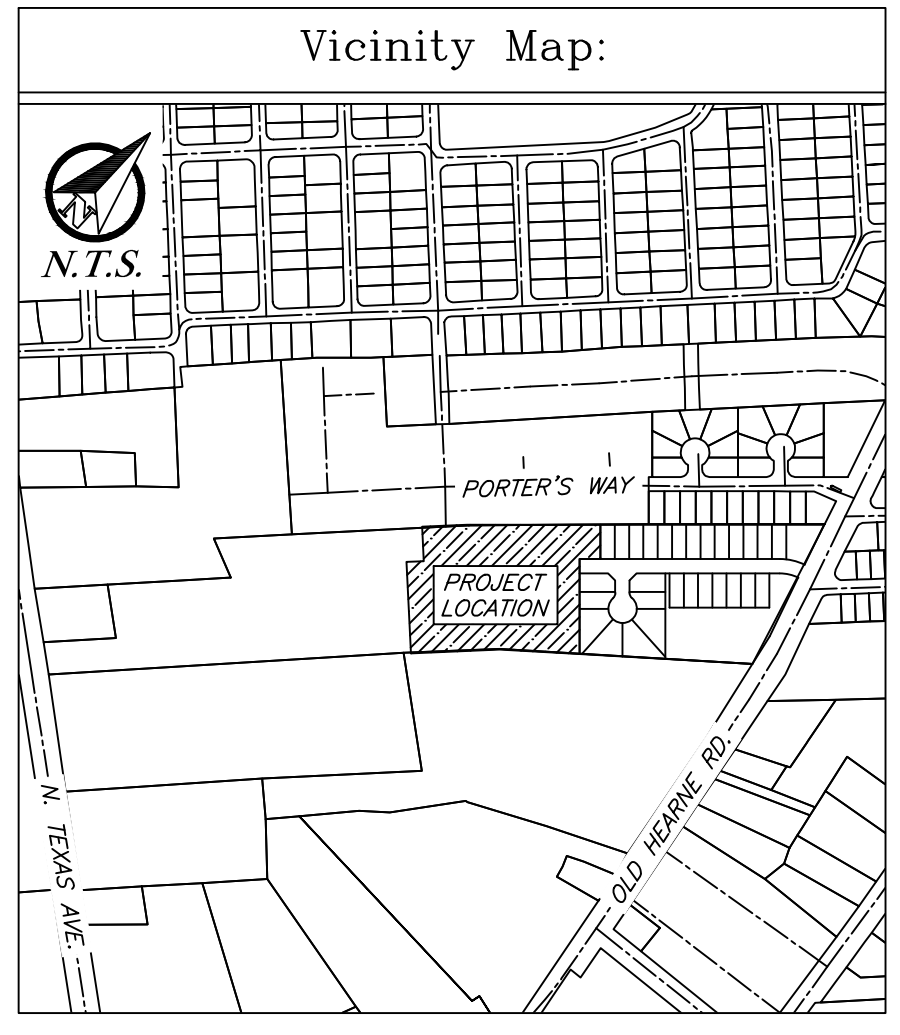


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	21.03'	25.00'	48° 11' 23"	S 68° 53' 06" E	20.41'	11.18'
C2	241.19'	50.00'	276° 22' 46"	S 45° 12' 35" W	66.67'	44.72'
C3	21.03'	25.00'	48° 11' 23"	N 20° 41' 43" W	20.41'	11.18'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.36'	S 2° 32' 11" E
L2	35.36'	S 87° 27' 49" W
L3	35.36'	N 2° 32' 11" W
L4	35.36'	N 87° 27' 49" E
L5	35.36'	N 89° 47' 25" W
L6	35.36'	S 0° 12' 35" W

- 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 GSD123).
 - The zoning is PD-H as approved by City Council on March 5, 2024, 2024 via Ordinance No. 2872.
 - 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.
 - Iron rods 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.
 - Building setback lines per approved PD-H Ordinance No. 2872.
 - 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 electric facilities.
 - 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.



METES & BOUNDS

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Steve Pittman, of Brackmel Development LLC, owner of the x.xxx acre tract conveyed to us in the Official Public Records of Brazos County in Volume 18857, Page 088, and designated herein as Falcon Ridge Phase 2, 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.

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 metes and bounds describing said subdivision will describe a closed geometric form.

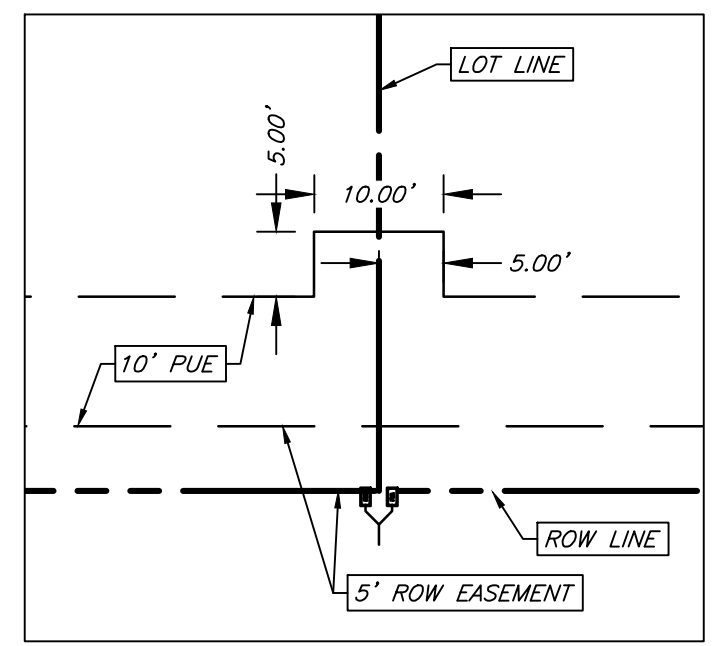
APPROVAL OF THE CITY ENGINEER
 I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

Steve Pittman, Owner
 Notary Public, Brazos County, Texas
 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 _____ day of _____, 20____.

Nathan Paul Kerr, R.P.L.S. No. 6834
 APPROVAL OF THE CITY PLANNER
 I, _____, 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 _____ day of _____, 20____.

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, _____, 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 _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.
 Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.



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.

Contact Information:
 Texas One Call: 800-245-4545
 Lone Star One Call: 800-869-8344
 Texas Excavation Safety: 800-344-8377
 System (Digless)
 COB Water Services: 979-209-6900
 Bryan Texas Utilities: 979-821-5865
 Atmos Energy: 979-774-2508
 Verizon: 979-821-4300
 Suddenlink: 979-846-2229

- ANNOTATIONS:**
- 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 property boundaries
 - PUE - Public Utility Easement
 - TYP - Typical
 - N/P - Now or Formerly

Final Plat

**Falcon Ridge Subdivision
Phase 2**

Block 1 Lots 14-23, Block 3 Lots 1-8, Block 4 Lots 1-8,
Block 5 Lots 1-2, Common Areas, & R.O.W. - 28 Lots
Being 6.274 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
Nov 2024

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

Engineer:

 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE-F-9951

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195
 Firm #10018500
 Job No. 23-1054

J4 Engineering - Master Planning # 23-1054
 11/15/2024 - Falcon Ridge - Master Planning