

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 #	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:

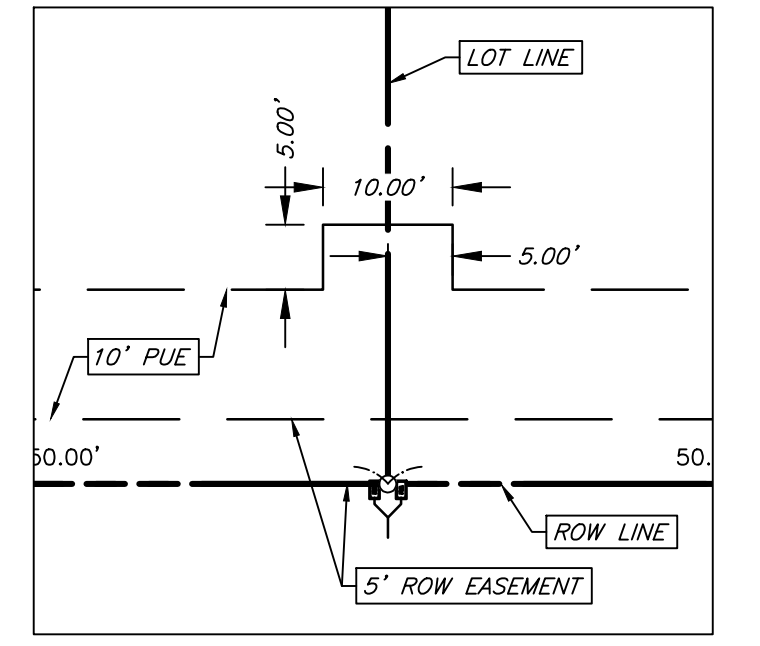
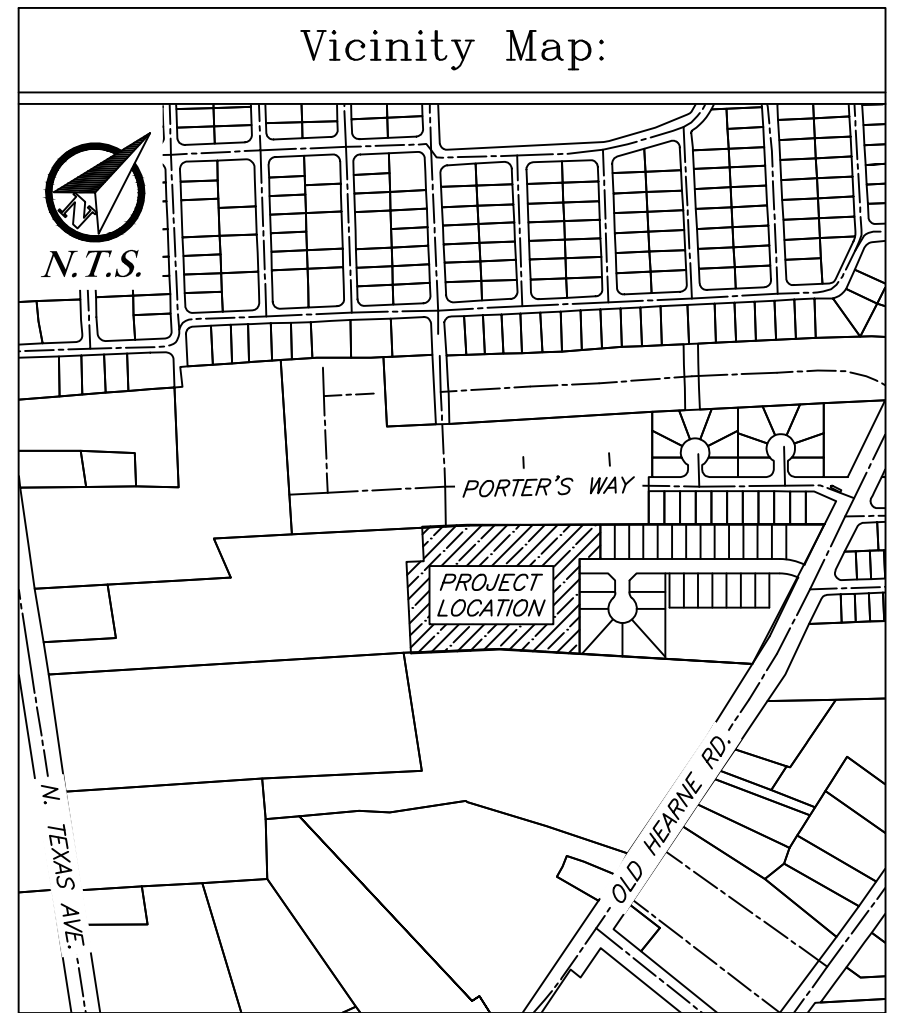
- Bearing System shown hereon is based on the Texas Coordinate System of 1983, Central Zone (4203), grid north as established from GPS observation using the LEICA Smartnet NAD83 (NA2011) epoch 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are Surface Distances unless otherwise noted. To obtain grid distances (net areas) divide by a combined scale factor of 1.000099975483988 (Calculated using GSD1123).
- The zoning is PD-H as approved by City Council on March 5, 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.
- The topography shown is from survey data.
- All utilities shown hereon are approximate locations.
- 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.

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: 800-669-8344
 Texas Excavation Safety: 800-344-8377
 System (Digless): 979-209-5900
 COB Water Services: 979-821-5865
 Bryan Texas Utilities: 979-774-2506
 Atmos Energy: 979-821-4300
 Verizon: 979-846-2229
 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
 - OPRBC - Official Public Records Of Brazos County, Texas
 - () - Record information
 - (CM) - Controlling Monument used to establish property boundaries
 - PUE - Public Utility Easement
 - TYP - Typical
 - N/F - Now or Formerly

Preliminary Plan

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 a Replat of 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:
Bracknell Development, LLC
1500 University Oaks Blvd
College Station, TX 77840

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-6567
TBPE-F-9951

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