



**VICINITY MAP**

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 42°19'04" E	33.77'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°16'53"	25.00'	39.39'	25.12'	N 2°49'23" W	35.44'
C2	89°43'07"	25.00'	39.15'	24.88'	S 87°10'37" W	35.27'

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearings system and actual measured distance to the monuments are consistent with the deed recorded in Volume 16307, Page 151 of the Official Public Records of Brazos County, Texas.
  - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100185E effective May 16, 2012, this property is not located in a Special Flood Hazard Area.
  - ZONING: This property is currently zoned Residential District-5000 (RD-5).
  - 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.
  - 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.
  - Proposed Land Use: Single Family Residential (12 lots)
  - Right-of-way Acreage: 0.550 Ac.
  - Distances shown along curves are arc lengths.
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - ⊙ - 1/2" Iron Rod Found
    - - 1/2" Iron Rod Set
  - Abbreviations:
    - D.E. - Drainage Easement
    - E.E. - Electrical Easement
    - P.O.B. - Point of Beginning
    - P.U.E. - Public Utility Easement
    - Pr.D.E. - Private Drainage Easement
    - U.E. - Utility Easement

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, Contreras Construction Company, Inc., owner and developer of LOTS 1-3, BLOCK 1, LOTS 1-5, BLOCK 2 and LOTS 1-4, BLOCK 3, MAJESTIC POINTE PHASE 1, as shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 16307, Page 151 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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\_\_\_\_.

Notary Public, Brazos County, Texas

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning & 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\_\_\_\_.

City Planner, Bryan, Texas

**CERTIFICATION BY THE COUNTY CLERK**

\_\_\_\_\_  
 County Clerk, Brazos County, Texas

**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\_\_\_\_.

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.

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 Sierka Enterprises, LLC and Joon Sierka to Contreras Construction Company, Inc. recorded in Volume 16307, Page 151 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:

BEGINNING: at a found 1/2-inch iron rod marking the common south corner of this herein described tract and the called 7.516 acre Contreras Construction Company, Inc. 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 18692, 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 48° 11' 22" W along the common line of this tract and the called 3.558 acre Common Area for a distance of 243.68 feet to a found 1/2-inch iron rod marking the common west corner of this tract and the called 7.516 acre Contreras Construction Company, Inc. tract, said iron rod also being in the southeast line of Lot 3, Block 4 of said SAGE MEADOW, PHASE 2A;

THENCE: N 42° 02' 14" E along the common line of this tract, said SAGE MEADOW, PHASE 2 and SAGE MEADOW, PHASE 1 according to the Final Plat recorded in Volume 17902, Page 240 (O.P.R.B.C.) for a distance of 432.77 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 10, 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 Contreras Construction Company, Inc. tract bears N 42° 02' 14" E at a distance of 868.46 feet for reference;

THENCE: into and through the called 7.516 acre Contreras Construction Company, Inc. tract for the following three (3) calls:

- S 47° 57' 49" E for a distance of 100.80 feet to a 1/2-inch iron rod set for corner,
- N 42° 19' 04" E for a distance of 33.77 feet to a 1/2-inch iron rod set for corner, and
- S 47° 57' 49" E for a distance of 145.00 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 4, 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 3 for a distance of 465.58 feet to the POINT OF BEGINNING and containing 2.541 acres of land.

**FINAL PLAT**

**MAJESTIC POINTE PHASE 1**

LOTS 1 - 3, BLOCK 1  
 LOTS 1 - 5, BLOCK 2  
 LOTS 1 - 4, BLOCK 3

**2.541 ACRES**

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

MARCH, 2025  
 SCALE: 1" = 30'

Owner:  
 Contreras Construction Company, Inc.  
 1008 Woodcreek Dr., Suite 103  
 Bryan, TX 77808  
 979-412-1357

Surveyor:  
 McClure & Browne Engineering/Surveying, Inc.  
 2713 Thornberry Drive  
 Bryan, TX 77808  
 (979) 693-3838

