

_____ day of _____ _____, 20_____.

codes and ordinances of the City of Bryan and was approved on the

City Planner, Bryan, Texas

FIELD NOTES

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 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

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

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

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.

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

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.

Proposed Land Use: Single Family Residential (10 lots)
Right-of-way Acreage: 0.251 Ac.

 B. Distances shown along curves are arc lengths.
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

MAJESTIC POINTE

PHASE 2

LOTS 6 - 10, BLOCK 2

LOTS 5 - 9, BLOCK 3

MOSES BAINE SURVEY, A-3

BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2025

SCALE: 1" = 20'

<u>Surveyor:</u>

(979) 693–3838

Texas Firm Registration No. 10103300

10000437-fp-ph2.dwg

McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103

College Station, Texas 77845

1.453 ACRES

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

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

final plat. 10. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

D.E.

E.E.

P.U.E. U.E.

O - 1/2" Iron Rod Set

Owner: Ranier & Son Development Company, LLC 4090 S.H. 6 South

College Station, Texas 77845

(979) 690-1222

P.O.B. – Point of Beginning P.O.C. – Point of Commencement

Utility Easement

Public Utility Easement

11. Abbreviations:

Drainage Easement
Electric Easement

A.E. - Access Easement

North Oak

ŜITE

Bonham Park

Acres

VICINITY MAP

GENERAL NOTES:

Official Public Records of Brazos County, Texas.