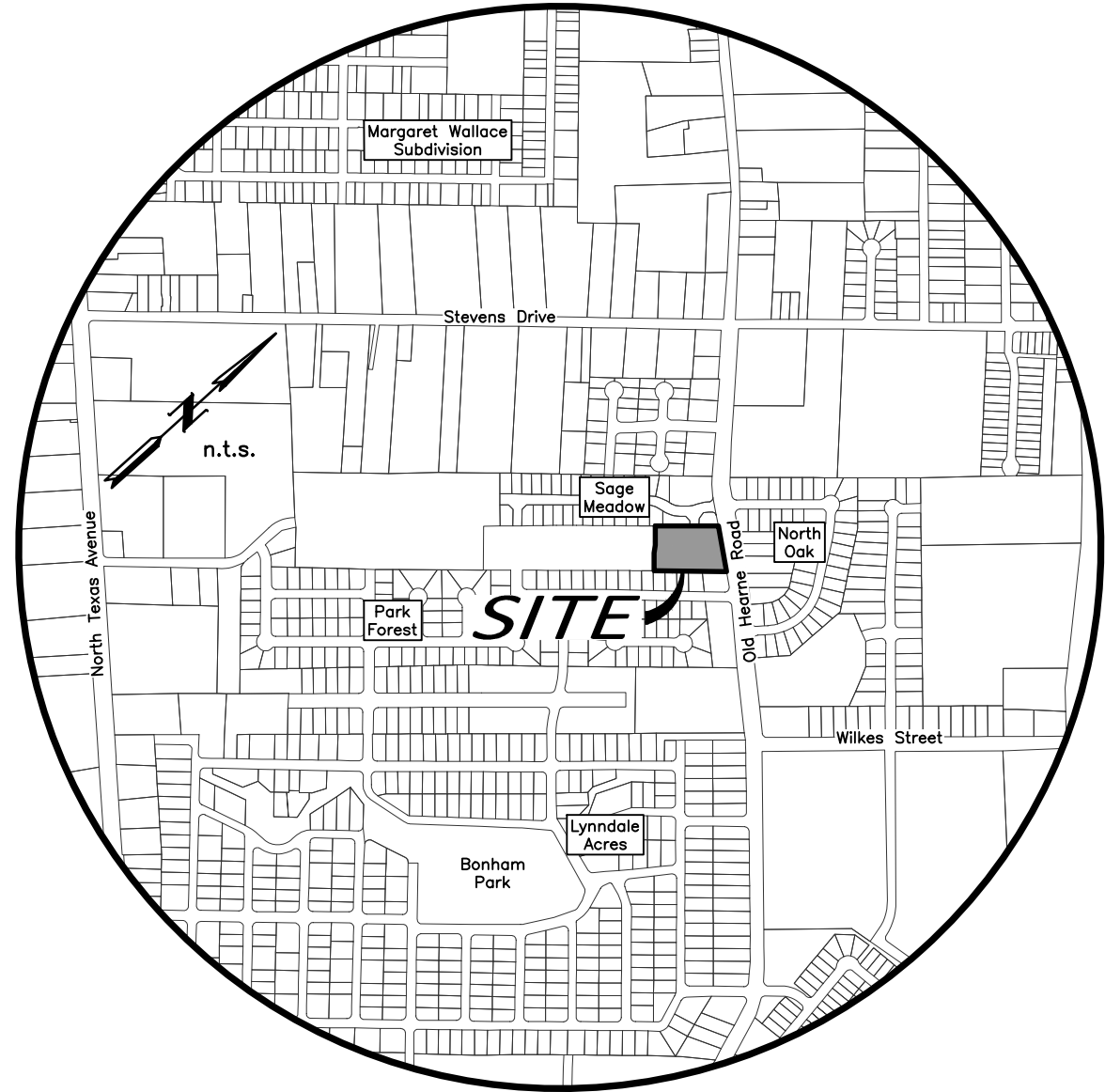
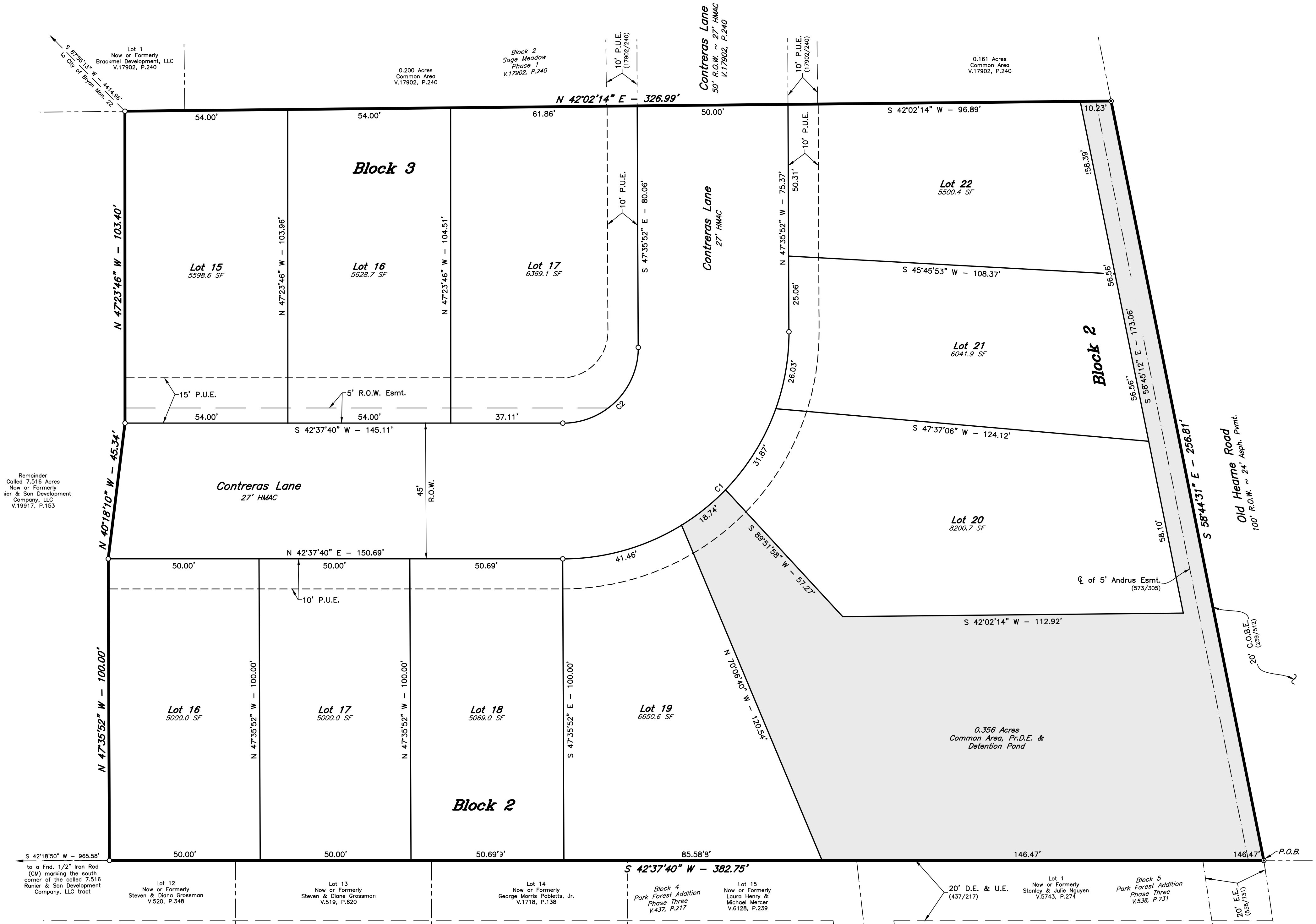


Scale:
1"=20'



VICINITY MAP

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°13'33"	75.00'	118.11'	75.30'	N 2°29'03" W	106.28'
C2	90°15'13"	25.00'	39.38'	25.11'	S 2°27'31" E	35.43'

GENERAL NOTES:

- 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 Official Public Records of Brazos County, Texas.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0185E 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, on 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 (10 lots)
- Right-of-way Acreage: 0.327 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:
 - C.O.B.E. - City of Bryan Easement
 - D.E. - Drainage Easement
 - E.E. - Electrical Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - U.E. - Utility Easement

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Ranier & Son Development Company, LLC, owner and developer of MAJESTIC POINTE PHASE 3, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 19917, Page 153 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.

Stephen Grove, Assistant Vice President

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

APPROVAL OF THE 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 and Zoning Commission
Bryan, Texas

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 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 more particularly described by metes and bounds as follows:

BEGINNING; at a found 1/2-inch iron rod marking the common east corner of this herein described tract and the called 7.516 acre Ranier & Son Development Company, LLC tract, said iron rod also marking the north corner of Lot 1, Block 5, PARK FOREST ADDITION, PHASE THREE according to the Final Plat recorded in Volume 538, Page 731 of the Brazos County Deed Records (B.C.D.R.) and being in the southwest margin of Old Hearne Road;

THENCE: S 42° 37' 40" W along the common line of this tract, said Lot 1, Block 5 and Lots 15 through 12, Block 4, PARK FOREST ADDITION, PHASE THREE according to the Final Plat recorded in Volume 437, Page 217 (B.C.D.R.) for a distance of 382.75 feet to a 1/2-inch iron rod set for the south corner of this tract, from whence a found 1/2-inch iron rod marking the south corner of the called 7.516 acre Ranier & Son Development Company, LLC tract bears S 42° 18' 50" W at a distance of 965.58 feet for reference;

THENCE: into and through the called 7.516 acre Ranier & Son Development Company, LLC tract for the following three (3) calls:

- N 47° 35' 52" W for a distance of 100.00 feet to a 1/2-inch iron rod set for angle,
- N 40° 18' 10" W for a distance of 45.34 feet to a 1/2-inch iron rod set for angle, and
- N 47° 23' 46" W for a distance of 103.40 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 1, 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 326.99 feet to a found 1/2-inch iron rod marking the common north corner of this tract and the called 7.516 acre Ranier & Son Development Company, LLC tract, said iron rod also marking the east corner of the called 0.161 acre Common Area of said SAGE MEADOW, PHASE 1 and being in the southwest margin of said Old Hearne Road;

THENCE: S 58° 44' 31" E along the southwest margin of said Old Hearne Road for a distance of 256.81 feet to the POINT OF BEGINNING and containing 2.039 acres of land.

FINAL PLAT

MAJESTIC POINTE PHASE 3

LOTS 16 - 22, BLOCK 2
LOTS 15 - 17, BLOCK 3

2.039 ACRES

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

JUNE, 2025
SCALE: 1" = 20'

Owner:
Ranier & Son Development Company, LLC
4090 S.H. 6 South
College Station, Texas 77845
(979) 690-1222

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

MB