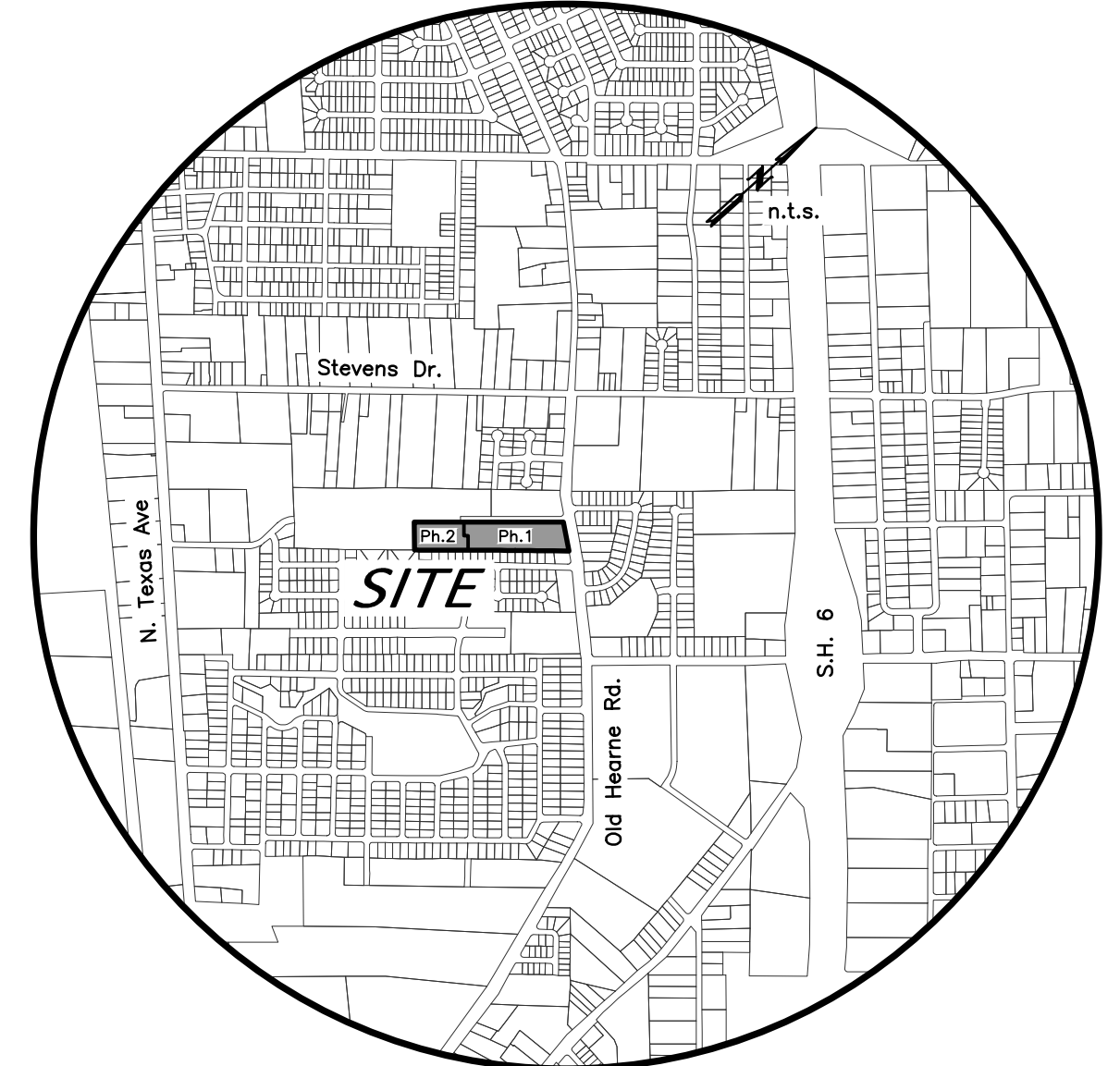


Scale: 1"=50'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG. CHORD DIST.
C1	29°47'20"	50.00'	26.00'	13.30'	N 62°29'32" W 25.70'
C2	149°36'20"	65.00'	169.72'	239.28'	N 2°35'03" W 125.45'
C3	29°35'31"	50.00'	25.82'	13.21'	N 57°25'22" E 25.54'
C4	90°13'29"	25.00'	39.37'	25.10'	S 2°29'08" E 35.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°36'10" W	47.13'
L2	S 42°19'04" W	33.77'
L3	N 47°57'49" E	100.79'
L4	N 47°35'52" W	43.34'
L5	N 41°36'10" E	47.40'
L6	S 41°36'10" W	47.52'
L7	S 47°35'52" E	80.06'
L8	S 83°23'53" W	33.60'

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The bearings system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83.
 - Contact BTU (979-821-5700), City of Bryan (979-209-5900), and 811 for utility locates prior to any excavation.
 - 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, a 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 lines 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: Detached Residential Dwellings (30 lots)
 - Right-of-way Acreage: 0.914 Ac.
 - Lots 18 and 19, Block 2, have a lot depth variance approved by the Planning and Zoning Commission on December 3, 2020.
 - Distances shown along curves are arc lengths.
 - Gutters shall be installed on the homes for Lots 6-19, Block 2 such that they will drain to Contreras Lane.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found
 - ⊙ - 3/8" Iron Rod Found
 - ⊙ - 1/2" Iron Rod Set
 - Abbreviations:
 - B.S.I. - By Separate Instrument
 - 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
 - V.L.H. - Vehicle Lay of Hosi



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Contreras Construction owner and developer of LOTS 6-22, BLOCK 2 and LOTS 5-17, 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 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(s)
 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

CERTIFICATION BY THE COUNTY CLERK
 (STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, Karen McQueen, 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, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, _____, Chairman 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.

Chairman, Planning and Zoning Commission

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

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, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

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 all of the 7.516 acre tract described in the deed from Slatka Enterprises, LLC and Joan Slatka, a single person to Contreras Construction Company, Inc. recorded in Volume 16307, Page 151 of the Official Records of Brazos County, Texas (O.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 east corner of this herein described tract and the north corner of Lot 1, Block 5, PARK FOREST ADDITION, PHASE THREE recorded in Volume 538, Page 731 of the Brazos County Deed Records (B.C.D.R.), said iron rod also being in the southwest margin of Old Hearne Road;
 THENCE: along the common line of this tract, said Block 5, PARK FOREST ADDITION, PHASE THREE and Block 4 and Block 1, PARK FOREST ADDITION, PHASE THREE according to the Final Plat recorded in Volume 437, Page 217 (B.C.D.R.) for the following three (3) calls:

- S 42°37'37" W for a distance of 477.24 feet to a found 1/2-inch iron rod for angle,
- S 41°36'10" W for a distance of 47.13 feet to a found 1/2-inch iron rod for angle, and
- S 42°19'04" W for a distance of 823.95 feet to a found 1/2-inch iron rod marking the south corner of this tract and being an exterior all corner of the called 19.87 acre Cedar Creek Condos, Ltd. Tract recorded in Volume 13141, Page 51 (O.R.B.C.);

THENCE: along the common line of this tract and the called 19.87 acre Cedar Creek Condos tract for the following two (2) calls:

- N 48°11'25" W for a distance of 243.68 feet to a found 1/2-inch iron rod marking the west corner of this herein described tract and being in the southeast line of the called 2.68 acre Right-of-Way Easement described in the deed to Charles Robbie Berka and wife, Ollie Mae Berka recorded in Volume 482, Page 320 (B.C.D.R.), and
- N 42°02'11" E along the southeast line of the called 2.68 acre Right-of-Way tract for a distance of 1,301.23 feet to a found 3/8-inch iron rod marking the north corner of this tract and the east corner of the called 19.87 acre Cedar Creek Condos tract, said iron rod also being in the southwest right-of-way line of the before-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 7.516 acres of land.

FINAL PLAT

MAJESTIC POINTE
PHASE 1
 LOTS 6 - 22, BLOCK 2
 LOTS 5 - 17, BLOCK 3

4.975 ACRES
 MOSES BAINE SURVEY, A-3
 BRYAN, BRAZOS COUNTY, TEXAS
 OCTOBER, 2020
 SCALE: 1" = 50'

Owner: Contreras Construction Co. Inc.
 2713 Thornberry Drive
 Bryan, TX 77806
 979-412-1357

Surveyor: Texas Firm Registration No. 10103300
 McClure & Brown Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838