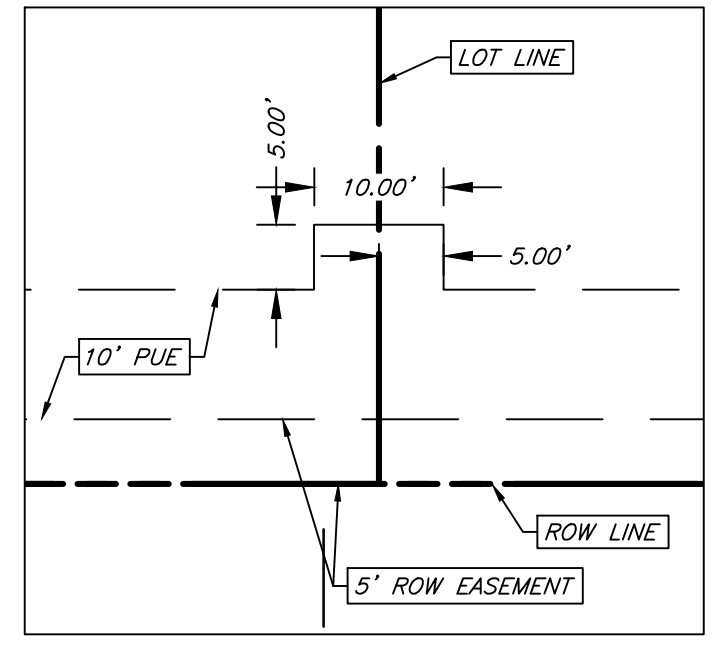
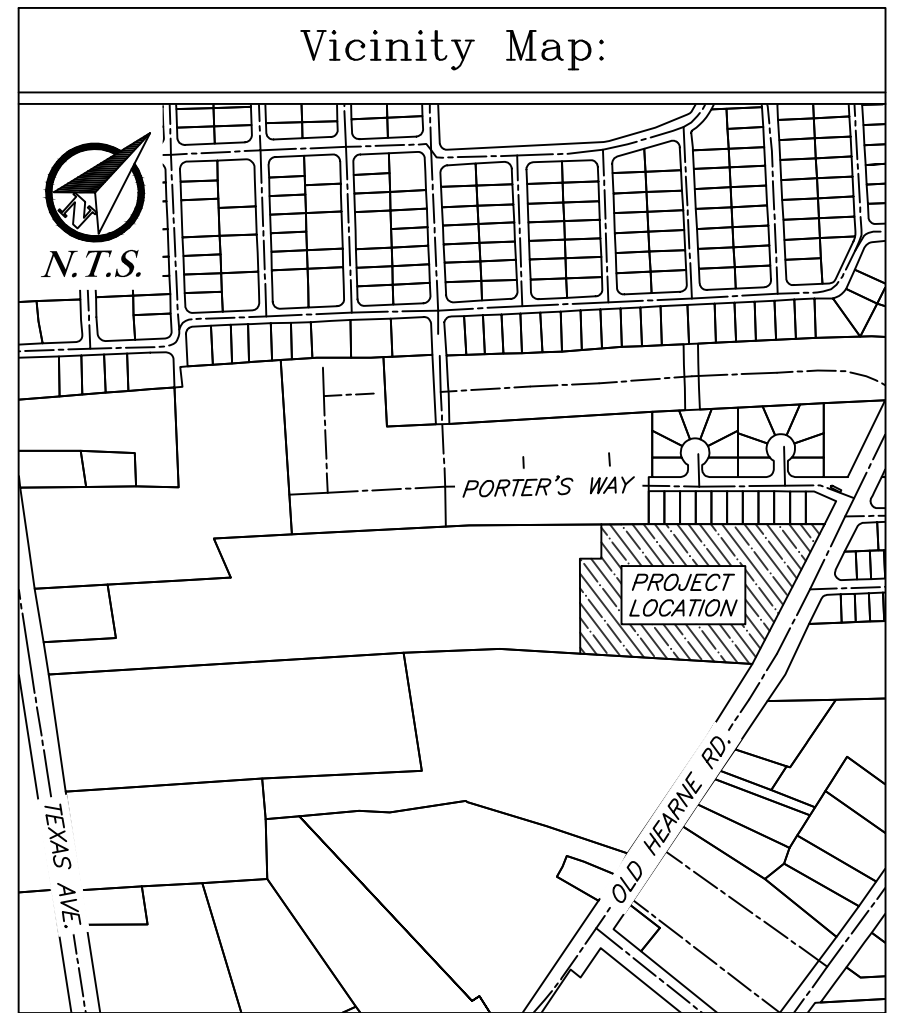


CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	90.72'	200.00'	25° 59' 23"	N 58° 12' 17" E	89.95'	46.15'
C2	68.04'	150.00'	25° 59' 23"	S 58° 12' 17" W	67.46'	34.62'
C3	21.03'	25.00'	48° 11' 23"	N 68° 53' 06" W	20.41'	11.18'
C4	241.19'	50.00'	276° 22' 46"	S 45° 12' 35" W	66.67'	44.72'
C5	21.03'	25.00'	48° 11' 23"	S 20° 41' 43" E	20.41'	11.18'

- 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 (not areas) divide by a combined scale factor of 1.00009975483988 (Calculated using GSD1123).
 - Current zoning is _____.
 - 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 City of Bryan Ordinance.
 - 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.



Typical 5'x10' Easement Extension
N.T.S.

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: 800-869-8344
 Texas Excavation Safety: 800-344-8377
 System (Digless)
 COB Water Services: 979-209-5900
 Bryan Texas Utilities: 979-821-5865
 Atmos Energy: 979-774-2508
 Verizon: 979-821-4300
 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
 - OPRBCT - 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 1
 Block 1 Lots 1-13, Block 2 Lots 1-15,
 Common Areas, & R.O.W. - 28 Lots
 Being a Replat of xxx.x 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
 February 2024

Owner/Developer:
 Bracknell Development, LLC
 1500 University Oaks Blvd
 College Station, TX 77840

Engineer:

 JA Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE F-9951

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