

| 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'  |

**FIELD NOTES DESCRIPTION OF A 7.789 ACRE TRACT**  
**STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63**  
**BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 7.789 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 24.03 ACRE TRACT DESCRIBED IN A DEED TO BRACKMEL DEVELOPMENT, LLC, BEING PORTIONS OF THE REMAINDERS OF LOTS 1-3 OF MARVIN M. PORTER'S ADDITION (ORIGINALLY CALLED PORTER'S ADDITION) FILED IN VOLUME 100, PAGE 616 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 7.789 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST SIDE OF OLD HEARNE ROAD (CALLED 100' WIDE RIGHT-OF-WAY, 239/539 & 239/550 DRBCT AND MULTIPLE OTHER EASEMENTS) AT THE NORTH CORNER OF SAID REMAINDER OF LOT 3 AND THE EAST CORNER OF LOT 1, BLOCK 1, PORTER'S MEADOW PHASE I FILED IN VOLUME 14177, PAGE 112 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC), FROM WHICH A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST SIDE OF OLD HEARNE ROAD, AT THE NORTH CORNER OF SAID PORTER'S MEADOW PHASE I, BEARS N 18° 48' 00" W, A DISTANCE OF 482.17 FEET; ALSO FOR REFERENCE THE CITY OF BRYAN MONUMENT GPS-20 BEARS N 61° 25' 54" W A DISTANCE OF 1,647.41 FEET;

THENCE, ALONG THE SOUTHWEST SIDE OF OLD HEARNE ROAD, WITH THE NORTHEAST LINES OF SAID MARVIN M. PORTER'S ADDITION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S 18° 48' 00" E, A DISTANCE OF 435.45 FEET TO A 1/2 INCH IRON ROD SET (ALL RODS SET WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING') FOR AN ANGLE POINT;

2) S 12° 40' 35" E, A DISTANCE OF 112.85 FEET TO A 10 INCH TREATED FENCE CORNER POST FOUND AT THE NORTH CORNER OF A CALLED 15.37 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ALFREDO SURINETS RECORDED IN VOLUME 16173, PAGE 186 (OPRBC), THE EAST CORNER OF SAID LOT 1 AND THE EAST CORNER HEREOF, FROM WHICH AN 8 INCH TREATED FENCE POST FOUND ON THE SOUTHWEST SIDE OF OLD HEARNE ROAD, IN THE NORTHEAST LINE OF SAID 15.37 ACRE TRACT, BEARS S 12° 40' 35" E, A DISTANCE OF 311.42 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID 15.37 ACRE TRACT, BEING THE SAME LINE DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 834, PAGE 432 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), S 48° 26' 59" W, A DISTANCE OF 606.30 FEET TO A POINT FOR CORNER FROM WHICH A TACK FOUND IN A 10 INCH TREATED FENCE POST FOR AN ANGLE POINT BEARS S 48° 26' 59" W A DISTANCE OF 279.94 FEET;

THENCE, SEVERING SAID REMAINDERS OF LOTS 1-3 OF MARVIN M. PORTER'S ADDITION FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

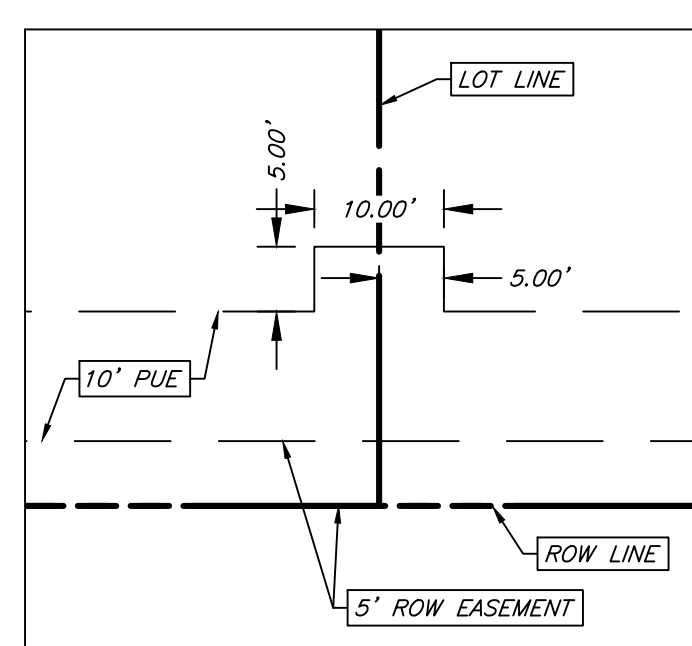
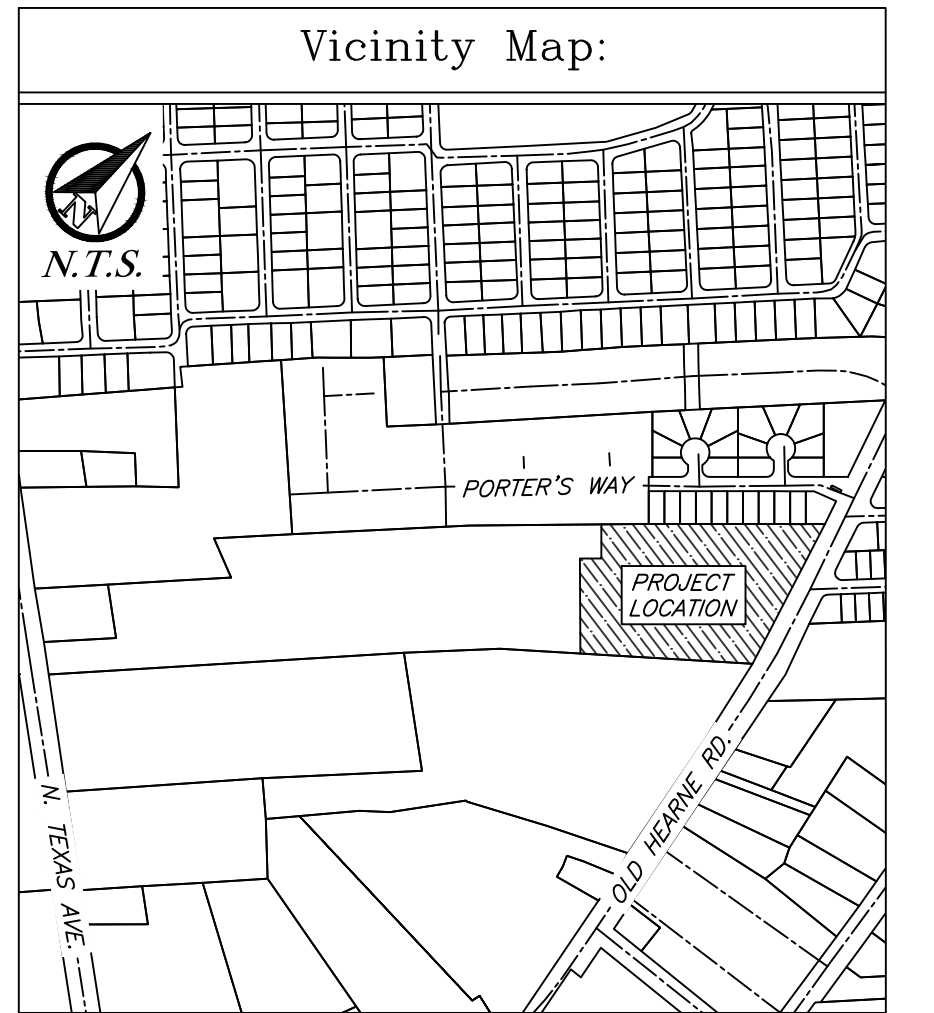
1) N 44° 47' 25" W, A DISTANCE OF 332.74 FEET TO A POINT FOR CORNER;

2) N 45° 12' 35" E, A DISTANCE OF 73.52 FEET TO A POINT FOR CORNER;

3) N 44° 47' 25" W, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF LOT 15, BLOCK 1, PORTER'S MEADOW PHASE II, AS FILED IN VOLUME 15456, PAGE 155 (OPRBC) AND THE NORTHWEST LINE OF SAID REMAINDER OF LOT 3, MARVIN M. PORTER'S ADDITION; FOR REFERENCE A 4 INCH CEDAR FENCE POST FOUND BEARS S 45° 12' 35" W A DISTANCE OF 467.37 FEET;

THENCE, WITH THE COMMON LINE OF SAID REMAINDER OF LOT 3 AND PORTER'S MEADOW PHASES I, II & III (14177/122 & 15456/155 OPRBC), N 45° 12' 35" E, A DISTANCE OF 782.63 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 7.789 ACRES, MORE OR LESS, SURVEYED ON THE GROUND SEPTEMBER 2023 UNDER MY SUPERVISION.

- 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 (MVC52).
  - Distances shown hereon are Surface Distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.000099975483988 (Calculated using GSD0123).
  - The zoning is PD-H as approved by City Council on March 5, 2024, 2024 via Ordinance No. 2872.
  - 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. 48041C185E, effective May 16, 2012.
  - Building setback lines per approved PD-H Ordinance No. 2872.
  - 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.



**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
  - OPRBC - Official Public Records Of Brazos County, Texas
  - ( ) - Record information
  - (CM) - Controlling Monument used to establish property boundaries
  - PUE - Public Utility Easement
  - TYP - Typical
  - N/P - Now or Formerly

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Steve Pittman of Brackmel Development, LLC., owner of the 7.789 acre tract conveyed to us in the Official Public Records of Brazos County in Volume 18857, Page 088, and designated herein as Falcon Ridge Phase 1 in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Steve Pittman, Owner

Notary Public, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 the 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.

Nathan Paul Kerr, R.P.L.S. No. 6834

**APPROVAL OF THE CITY PLANNER**

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

**APPROVAL OF 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 & Zoning Commission, Bryan, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_, 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 in Volume \_\_\_\_\_ Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

**Final Plat**

**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 7.789 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  
 May 2024

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

Engineer:  
 J4 Engineering  
 PO Box 5192  
 Bryan, TX 77805  
 979-739-0567  
 TBPE-F-9951

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

J4 Engineering 5/1/2024 Falcon Ridge - Master Planning J4E Project # 23-1048