



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	21.03'	25.00'	48° 11' 23"	S 68° 53' 06" E	20.41'	11.18'
C2	241.19'	50.00'	276° 22' 46"	S 45° 12' 35" W	66.67'	44.72'
C3	21.03'	25.00'	48° 11' 23"	N 20° 41' 43" W	20.41'	11.18'

LINE #	LENGTH	DIRECTION
L1	35.36'	S 2° 32' 11" E
L2	35.36'	S 87° 27' 49" W
L3	35.36'	N 2° 32' 11" W
L4	35.36'	N 87° 27' 49" E
L5	35.36'	N 89° 47' 25" W
L6	35.36'	S 0° 12' 35" W

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

A FIELD NOTES DESCRIPTION OF 6.274 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 IN VOLUME 18857, PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) 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 6.274 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST LINE OF LOT 15, BLOCK 1, PORTER'S MEADOW PHASE II AS SHOWN ON THE PLAT FILED IN VOLUME 15456, PAGE 155 (OPRBCT) AND ON A NORTHWEST LINE OF SAID 24.03 ACRE TRACT MARKING THE WESTERMOST CORNER OF FUTURE FALCON RIDGE SUBDIVISION PHASE I, FROM WHICH A 3/8 INCH IRON ROD FOUND BENT ON THE SOUTHWEST SIDE OF OLD HEARNE ROAD (CALLED 100' WIDE RIGHT-OF-WAY, 239/529 & 239/550 DRBCT AND MULTIPLE OTHER EASEMENTS) AT THE NORTH CORNER OF SAID 24.03 ACRE TRACT AND THE EAST CORNER OF LOT 1, BLOCK 1, PORTER'S MEADOW PHASE I FILED IN VOLUME 14177, PAGE 112 (OPRBCT) BEARS N 45° 12' 35" E A DISTANCE OF 782.63 FEET; FOR REFERENCE FROM SAID POINT OF BEGINNING THE CITY OF BRYAN MONUMENT GPS-20 BEARS N 33° 38' 58" W A DISTANCE OF 1,608.73 FEET;

THENCE, SEVERING SAID 24.03 ACRE TRACT AND WITH FUTURE FALCON RIDGE SUBDIVISION PHASE I FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S 44° 47' 25" E A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;
 2) S 45° 12' 35" W A DISTANCE OF 73.52 FEET TO A POINT FOR CORNER;
 3) S 44° 47' 25" E A DISTANCE OF 332.74 FEET TO A POINT FOR CORNER ON THE NORTHWEST LINE OF A CALLED 15.37 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ALFREDO SIFUENTES RECORDED IN VOLUME 16173, PAGE 186 (OPRBCT); FOR REFERENCE A 10 INCH TREATED FENCE CORNER POST FOUND ON SAID SOUTHWEST SIDE OF OLD HEARNE ROAD AT THE NORTH CORNER OF SAID 15.37 ACRE TRACT BEARS N 48° 26' 59" E A DISTANCE OF 606.30 FEET;

THENCE, WITH SAID 15.37 ACRE TRACT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S 48° 26' 59" W A DISTANCE OF 279.94 FEET TO A TACK FOUND IN TOP OF 10 INCH TREATED FENCE POST;
 2) S 42° 44' 44" W A DISTANCE OF 310.51 FEET TO A POINT FOR CORNER;

THENCE, SEVERING SAID 24.03 ACRE TRACT FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) N 47° 32' 11" W A DISTANCE OF 320.36 FEET TO A POINT FOR CORNER;
 2) N 42° 27' 49" E A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;
 3) N 47° 32' 11" W A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER ON THE SOUTHEAST LINE OF LOT 2, BLOCK 7, PORTER'S MEADOW PHASE III FILED IN VOLUME 15456, PAGE 155 (OPRBCT); FOR REFERENCE A 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RPLS 2972" MARKING THE SOUTH CORNER OF SAID PHASE III BEARS S 42° 27' 49" W A DISTANCE OF 414.62 FEET;

THENCE, WITH SAID SOUTHEAST LINES OF PORTER'S MEADOW PHASES II AND III FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

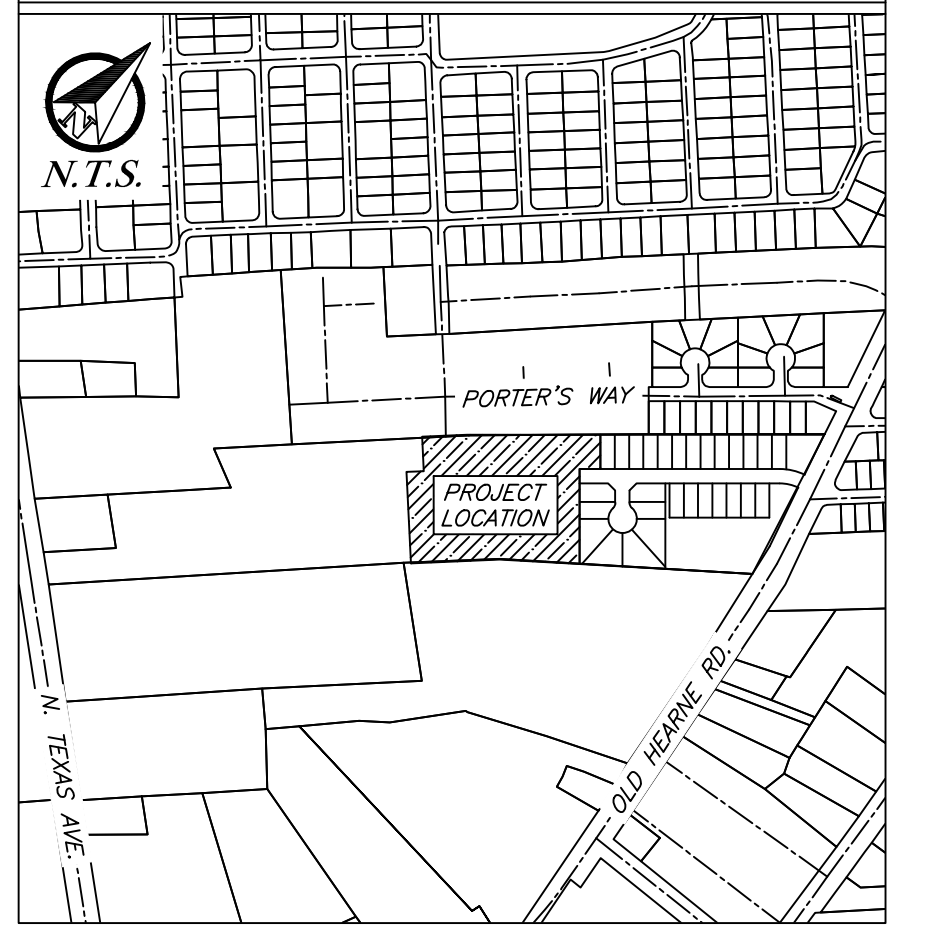
1) N 42° 27' 49" E A DISTANCE OF 207.21 FEET TO A 4 INCH CEDAR FENCE POST FOUND FOR ANGLE POINT;
 2) N 45° 12' 35" E A DISTANCE OF 467.37 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 6.274 ACRES OF LAND, MORE OR LESS.

SURVEYED ON THE GROUND, SEPTEMBER 2023 UNDER MY SUPERVISION, THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000099975483388 (CALCULATED USING GEOD12B).

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 CORRS 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 1.000099975483388 (Calculated using GEOD12B).
- The zoning is PD-H as approved by City Council on March 5, 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 DFRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0185E, effective May 16, 2012.
- Building setback lines per approved PD-H Ordinance No. 2872.
- 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 or 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.

Vicinity Map:



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I (We), Steve Pittman, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 18857, Page 088, and whose name is subscribed hereto, hereby 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

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Steve Pittman, 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 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.

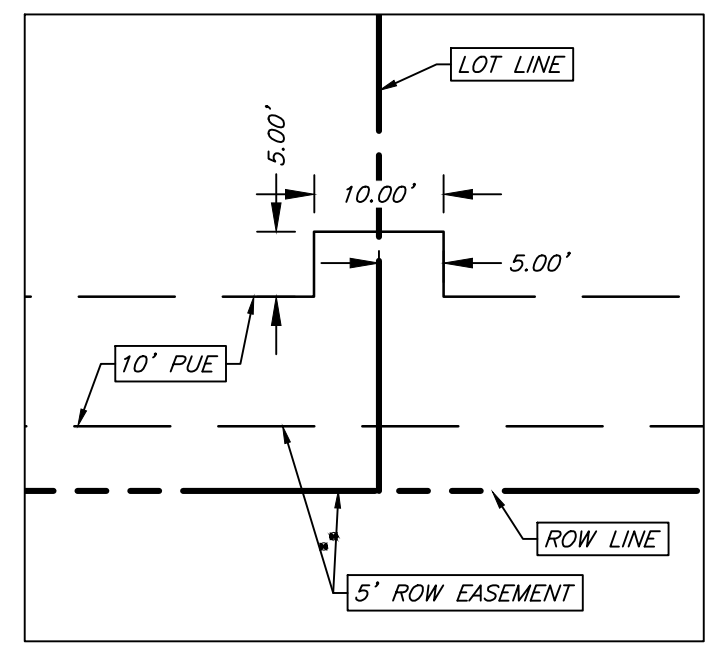
Chair, Planning & Zoning Commission, Bryan, Texas

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



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

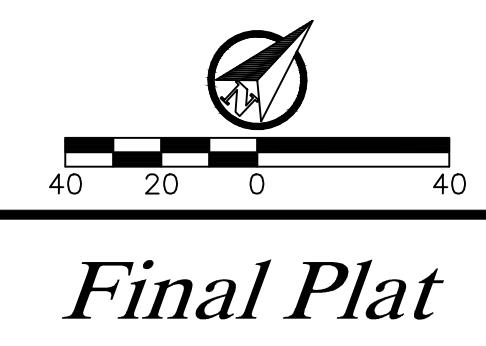
NOTICE:

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: 979-209-6900
 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
 (CM) - Controlling Monument used to establish property boundaries
 PUE - Public Utility Easement
 TYP - Typical
 N/P - Now or Formerly



Final Plat

Falcon Ridge Subdivision Phase 2

Block 1 Lots 14-23, Block 3 Lots 1-8, Block 4 Lots 1-8, Block 5 Lots 1-2, Common Areas, & R.O.W. - 28 Lots Being 6.274 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
 Dec 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