



VICINITY MAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 42°19'07" E	34.94'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°31'32"	25.00'	39.06'	24.79'	N 2°26'39" W	35.21'
C2	90°28'28"	25.00'	39.48'	25.21'	S 87°33'21" W	35.50'

- 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, an 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 (12 lots)
 - Right-of-way Acreage: 0.553 Ac.
 - Distances shown along curves are arc lengths.
 - Easements recorded under Volume 18858, Page 232 and Volume 18858, Page 242, shall be released by separate instrument prior to the filing of Majestic Pointe Phase 1 final plat.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 ○ - 1/2" Iron Rod Found
 ○ - 1/2" Iron Rod Set
 - Abbreviations:
 - A.E. - Access Easement
 - B.S.I. - By Separate Instrument
 - D.E. - Drainage Easement
 - E.E. - Electrical Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement
 - T.P.A.E. - Temporary Public Access Easement
 - T.P.U.E. - Temporary 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 1, as shown on this plat, being all of the tract of land as conveyed to me in the Official Public 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 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

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

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 south corner of this herein described tract and the called 7.516 acre Ranier & Son Development Company, LLC tract, said iron rod also marking the east corner of the called 3.558 acre Common Area, SAGE MEADOW, PHASE 2A according to the Final Plat recorded in Volume 18692, Page 259 (O.P.R.B.C.) and being in the northwest line of Lot 15, Block 1, PARK FOREST ADDITION, PHASE THREE according to the Final Plat recorded in Volume 437, Page 217 of the Brazos County Deed Records (B.C.D.R.);

THENCE: N 48° 11' 22" W along the common line of this tract and the called 3.558 acre Common Area for a distance of 243.69 feet to a found 1/2-inch iron rod marking the common west corner of this tract and the called 7.516 acre Ranier & Son Development Company, LLC tract, said iron rod also being in the southeast line of Lot 3, Block 4 of said SAGE MEADOW, PHASE 2A;

THENCE: N 42° 02' 14" E along the common line of this tract, said SAGE MEADOW, PHASE 2 and SAGE MEADOW, PHASE 1 according to the Final Plat recorded in Volume 17902, Page 240 (O.P.R.B.C.) for a distance of 432.92 feet to a 1/2-inch iron rod set for the north corner of this herein described tract, said iron rod also being in the southeast line of Lot 10, Block 2 of said SAGE MEADOW, PHASE 1, from whence a found 1/2-inch iron rod marking the north corner of the called 7.516 acre Ranier & Son Development Company, LLC tract bears N 42° 02' 14" E at a distance of 868.31 feet for reference;

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

- 1) S 47° 44' 05" E for a distance of 100.79 feet to a 1/2-inch iron rod set for corner,
- 2) N 42° 19' 07" E for a distance of 34.94 feet to a 1/2-inch iron rod set for corner, and
- 3) S 47° 35' 52" E for a distance of 145.00 feet to a 1/2-inch iron rod set for the east corner of this tract, said iron rod also being in the northwest line of Lot 4, Block 4 of said PARK FOREST ADDITION, PHASE THREE;

THENCE: S 42° 19' 07" W along the common line of this tract and said PARK FOREST ADDITION, PHASE 3 for a distance of 465.58 feet to the POINT OF BEGINNING and containing 2.543 acres of land.

FINAL PLAT

MAJESTIC POINTE PHASE 1

LOTS 1 - 3, BLOCK 1
 LOTS 1 - 5, BLOCK 2
 LOTS 1 - 4, BLOCK 3
 0.341 ACRE COMMON AREA

2.543 ACRES

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

MARCH, 2025
 SCALE: 1" = 30'

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

