

_____ day of _____ _____, 20_____.

codes and ordinances of the City of Bryan and was approved on the

City Planner, Bryan, Texas

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: COMMENCING: at a found 1/2-inch iron rod marking the south corner of 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

THENCE: N 42° 19' 07" E along the common line of this tract and said PARK FOREST ADDITION, PHASE 3 for a distance of 465.58 feet to a 1/2-inch iron rod set for the south corner of this herein described tract, said iron rod also being in the northwest line of Lot 4, Block 4 of said PARK FOREST ADDITION, PHASE THREE and the POINT OF BEGINNING;

THENCE: into and through the called 7.516 acre Ranier & Son Development Company, LLC tract for the

1) N 47° 35' 52" W for a distance of 145.00 feet to a 1/2-inch iron rod set for corner, 2) S 42° 19' 07" W for a distance of 34.94 feet to a 1/2-inch iron rod set for corner, and 3) N 47° 44' 05" W for a distance of 100.79 feet to a 1/2-inch iron rod set for the west corner of this tract, said iron rod also being in the southeast line of Lot 10, Block 2, SAGE MEADOW, PHASE 1 according to the Final Plat recorded in Volume 17902, Page 240 (O.P.R.B.C.);

THENCE: N 42° 02' 14" E along the common line of this tract and said SAGE MEADOW, PHASE 1 for a distance of 270.10 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 5, 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 598.21 feet for reference; THENCE: into and through the called 7.516 acre Ranier & Son Development Company, LLC tract for the

1) S 47° 40' 47" E for a distance of 102.11 feet to a 1/2-inch iron rod set for angle 2) S 65° 58' 29" E for a distance of 47.40 feet to a 1/2-inch iron rod set for angle, 3) S 47° 35' 52" E for a distance of 100.00 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 8, 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 THREE for a distance of 250.00 feet to the POINT OF BEGINNING and containing 1.453 acres of land.

FINAL PLAT MAJESTIC POINTE PHASE 2LOTS 6 - 10, BLOCK 2 LOTS 5 - 9, BLOCK 3

P.O.B.

P.O.C.

P.U.E.

U.E.

VICINITY MAP

Acres Bonham Park

North Oak ŜITE

> shall be released by separate instrument prior to the filing of Majestic Pointe Phase 2 final plat. 10. Temporary Easements recorded under Volume _____, Page _____, shall be released by separate instrument prior to the filing of Majestic Pointe Phase 2 final plat. 11. Unless otherwise indicated 1/2" Iron Rods are set at all corners. O - 1/2" Iron Rod Set 12. Abbreviations: A.E. Access Easement D.E. E.E.

 Drainage Easement
Electric Easement Point of Beginning

- Point of Commencement

– Public Utility Easement

Utility Easement

Owner: Ranier & Son Development Company, LLC

4090 S.H. 6 South

(979) 690-1222

College Station, Texas 77845

B. Distances shown along curves are arc lengths.
Easements recorded under Volume 18858, Page 232 and Volume 18858, Page 242,

1.453 ACRES

MOSES BAINE SURVEY, A-3

BRYAN, BRAZOS COUNTY, TEXAS

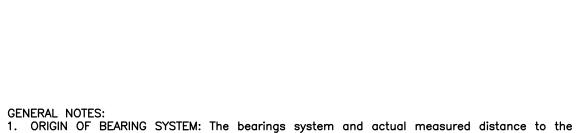
restrictions.

Proposed Land Use: Single Family Residential (10 lots)
Right-of-way Acreage: 0.251 Ac.

5. 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

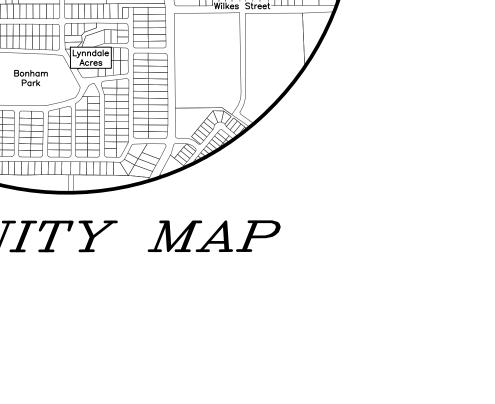
maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.

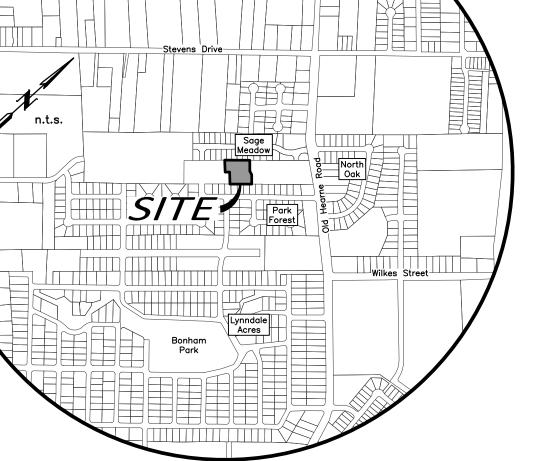
Official Public Records of Brazos County, Texas. 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0185E effective May 16, 2012, this property is not located in a Special Flood Hazard Area. 3. ZONING: This property is currently zoned Residential District-5000 (RD-5). 4. A Homeowner's Association (HOA) shall be established with direct responsibility to, an



monuments are consistent with the deed recorded in Volume 19917, Page 153 of the

controlled by, the property owners involved to provide for operation, repair and





JUNE, 2025 SCALE: 1" = 20' <u>Surveyor:</u> Texas Firm Registration No. 10103300 McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 ŇÅB (979) 693–3838

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