

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Steve Pittman of Brackmel Development, LLC, owner of the 19.867 acre tract conveyed to us in the OFFICIAL PUBLIC RECORDS of Brazos County in Volume 16852, Page 115, and designated herein as Sage Meadow Phase 1, the City of Bryan, Texas and whose name is subscribed hereto dedicating to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Before me, the undersigned authority, on this day personally appeared, Steve Pittman, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.
 Given under my hand and seal on this 25 day of March, 2022.

Brianne Cooney
 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 survey describe a closed geometric form.
 3/14/2022
 Nathan Paul Kerr, R.P.L.S. No. 6834

APPROVAL OF THE CITY PLANNER
 I, *Hortia Zimmerman*, 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 14 day of March, 2022.

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

APPROVAL OF THE CITY ENGINEER
 I, *W Paul Kagan*, 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 14 day of March, 2022.

W Paul Kagan
 City Engineer, Bryan, Texas

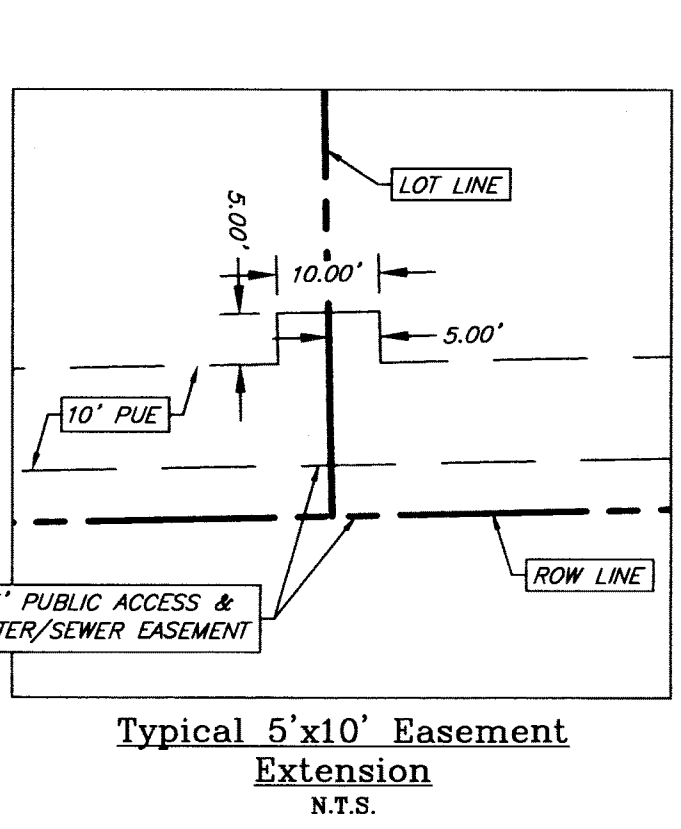
APPROVAL OF PLANNING AND ZONING COMMISSION
 I, *W Paul Kagan*, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 14 day of March, 2022, and same was duly approved on the 14 day of March, 2022, by said Commission.

W Paul Kagan
 Chair, Planning & Zoning Commission, Bryan, Texas

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 4/27/2022 8:59:58 AM
 In the PLAT Records
 Doc Number: 2022-1469252
 Volume - Page: 17902 - 240
 Number of Pages: 1
 Amount: 73.00
 Order#: 2022042700023
 By: MG

said county, do hereby certify that this plat for record in my office in Volume _____ Page _____ of Brazos County in Volume _____ Page _____

Karen McQueen
 County Clerk, Brazos County, Texas



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	47.35'	N 42° 01' 34" E
L2	15.00'	N 22° 30' 12" E
L3	16.95'	N 41° 36' 44" E
L4	40.41'	N 11° 30' 53" W
L5	40.15'	N 47° 35' 52" W
L6	29.22'	S 47° 35' 52" E
L7	35.06'	N 86° 55' 39" E
L8	31.29'	N 42° 01' 34" E
L9	45.45'	N 72° 14' 44" E
L10	16.62'	S 72° 14' 44" W
L11	35.13'	S 88° 47' 36" W
L12	35.56'	S 1° 12' 24" E
L13	35.61'	N 2° 37' 39" W
L14	35.09'	N 87° 22' 21" E
L15	47.28'	N 41° 57' 06" E

FIELD NOTES DESCRIPTION OF A 6.823 ACRE TRACT MOSES BAINE LEAGUE SURVEY, ABSTRACT 3 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 6.823 ACRES IN THE MOSES BAINE LEAGUE SURVEY, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.867 ACRE TRACT OF LAND CONVEYED TO BRACKMEL DEVELOPMENT, LLC IN VOLUME 16852, PAGE 115 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT); SAID 6.823 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF OLD HEARNE ROAD (APPROXIMATE 100-FOOT RIGHT-OF-WAY, INCLUDING 50 FOOT PUBLIC STREET EASEMENT, VOLUME 239, PAGE 512 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS--DRBCT), MARKING THE EAST CORNER OF SAID 19.867 ACRE TRACT AND THE NORTH CORNER OF A CALLED 7.516 ACRE TRACT OF LAND CONVEYED TO CONTRAS CONSTRUCTION COMPANY, INC. IN VOLUME 16307, PAGE 151 (ORBCT); BEARING SYSTEM SHOWN HEREIN IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE NGS OPUS SOLUTION REPORT OBTAINED 08-27-2019 AND AS ESTABLISHED BY GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000117651 (CALCULATED USING GEOID12B);

THENCE, S 42° 02' 14" W ALONG THE COMMON LINE OF SAID 19.867 ACRE TRACT AND SAID 7.516 ACRE TRACT FOR A DISTANCE OF 1210.21 FEET TO A 1/2 INCH IRON ROD TO BE SET (ALL 1/2 INCH IRON RODS TO BE SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") ON THE NORTHWEST LINE OF SAID 7.516 ACRE TRACT, MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND MARKING THE WEST CORNER OF SAID 7.516 ACRE TRACT BEARS S 42° 02' 14" W A DISTANCE OF 91.22 FEET;

THENCE, SEVERING SAID 19.867 ACRE TRACT, N 48° 02' 54" W A DISTANCE OF 282.05 FEET TO A 1/2 INCH IRON ROD TO BE SET ON THE COMMON LINE OF SAID 19.867 ACRE TRACT AND THE WILLIAMS SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 104, PAGE 48 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 19.867 ACRE TRACT BEARS S 41° 57' 06" W FOR A DISTANCE OF 1131.58 FEET;

THENCE, N 41° 57' 06" E ALONG THE NORTHWEST LINE OF SAID 19.867 ACRE TRACT AND THE SOUTHWEST LINE OF SAID WILLIAMS SUBDIVISION FOR A DISTANCE OF 467.50 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF LOT 16 OF SAID WILLIAMS SUBDIVISION AND THE SOUTH CORNER OF LOT 21, BLOCK 2, WOOD KNOLL ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 513, PAGE 789 (DRBCT);

THENCE, N 42° 09' 41" E ALONG THE COMMON LINE OF SAID 19.867 ACRE TRACT AND SAID WOOD KNOLL ADDITION, A DISTANCE OF 470.73 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR SURVEYING" FOUND MARKING THE WEST CORNER OF A CALLED 0.86 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO DAVID LAMAR AND BRENDA WILLIAMS LAMAR RECORDED IN VOLUME 13823, PAGE 1 (ORBCT), FOR REFERENCE, A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND MARKING THE NORTH CORNER OF SAID 0.86 ACRE TRACT BEARS N 42° 09' 41" E A DISTANCE OF 233.70 FEET; ALSO FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-22 BEARS S 84° 45' 13" W A DISTANCE OF 4257.09 FEET;

THENCE, WITH THE COMMON LINES OF SAID 0.86 ACRE TRACT FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) S 47° 58' 35" E A DISTANCE OF 148.97 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND MARKING THE SOUTH CORNER OF SAID 0.86 ACRE TRACT;
- 2) N 72° 14' 44" E FOR A DISTANCE OF 10.36 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;
- 3) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 13' 10" FOR AN ARC DISTANCE OF 52.74 FEET (CHORD BEARS: N 57° 08' 09" E FOR A DISTANCE OF 52.13 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND MARKING THE END POINT OF SAID CURVE;
- 4) N 42° 01' 34" E FOR A DISTANCE OF 47.35 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 99.99 FEET;
- 5) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 31' 22" FOR AN ARC DISTANCE OF 34.07 FEET (CHORD BEARS: N 32° 15' 53" E FOR A DISTANCE OF 33.91 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND MARKING THE END POINT OF SAID CURVE;
- 6) N 22° 30' 12" E FOR A DISTANCE OF 15.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 199.87 FEET;
- 7) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 15' 31" FOR AN ARC DISTANCE OF 63.69 FEET (CHORD BEARS: N 31° 37' 39" E FOR A DISTANCE OF 63.42 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
- 8) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 05' 57" FOR AN ARC DISTANCE OF 43.67 FEET (CHORD BEARS: N 09° 17' 34" W FOR A DISTANCE OF 38.33 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND ON THE SOUTHWEST LINE OF OLD HEARNE ROAD MARKING THE END POINT OF SAID CURVE AND THE EAST CORNER OF SAID 0.86 ACRE TRACT;

THENCE, S 58° 49' 02" E ALONG THE SOUTHWEST LINE OF OLD HEARNE ROAD FOR A DISTANCE OF 169.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.823 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST 2019 AND DECEMBER 2021.

General Notes:

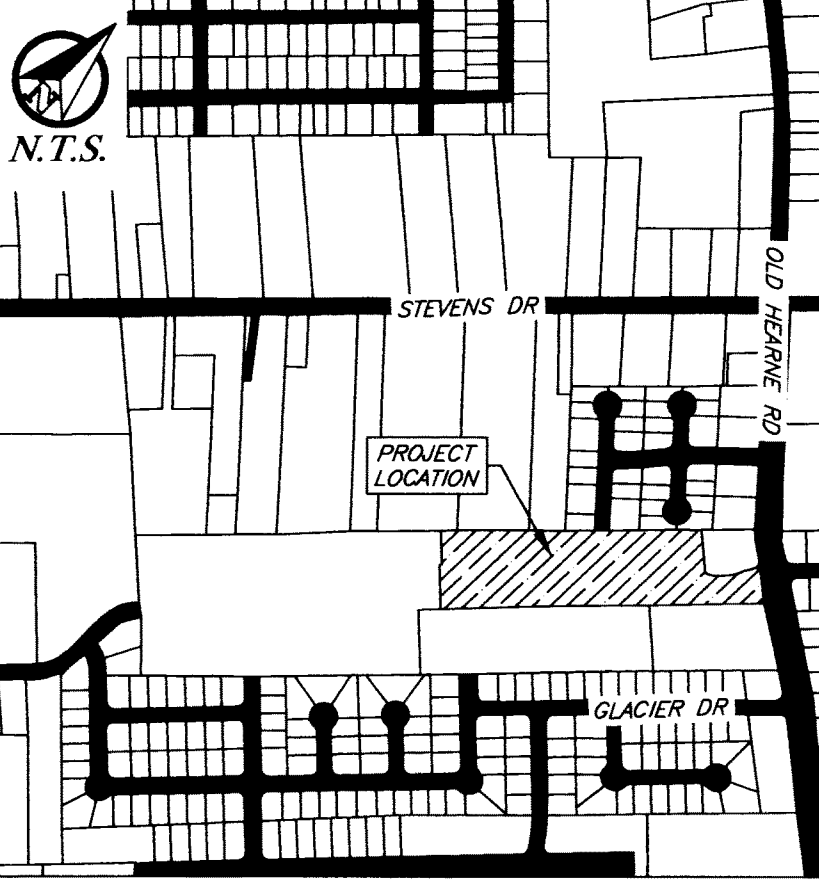
1. Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on NGS OPUS Solution Report obtained 08-27-2019 and as established by GPS observation. Base stations used for OPUS Solution: TXC2 Cameron CORS ARP, TXCN Conroe CORS ARP, and TXMX MEXIA CORS ARP.
2. Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000117651 (calculated using GEOID12B).
3. Current zoning is Residential District - 5000 (RD-5).
4. 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.
5. 1/2" iron rods with blue plastic caps stamped "KERR SURVEYING" will be set at all angle points and lot corners, unless stated otherwise.
6. This lot is not within the 100-YR floodplain according to the DPFIRM for Brazos County, Texas and incorporated areas. Map No. 4804C0185E, effective May 18, 2012.
7. Building setback lines Per City of Bryan Ordinance.
8. All utilities shown hereon are approximate locations.
9. Distances shown along curves are chord lengths.
10. No fences shall be located within or across public or private drainage easements as to prevent drainage.
11. This plat was prepared to reflect the title commitment prepared by University Title Co., GP No. 210509, Effective date: February 21, 2021. Items listed on title commitment and relevant easements are addressed as follows:

- Easement to Humble Pipeline Co., 48/616 DRBCT.
- Easements to Ferguson Crossing Pipeline Co. 854/313 ORBCT (10), no longer applies a released in 17449/257 ORBCT.
- Easement to Andrus Pipeline 587/385 DRBCT, no longer applies as released in 17070/108 ORBCT.
- The following blanket easements apply to this tract:
 - Blanket electric easement to City of Bryan, 98/205 & 171/457 DRBCT (10g).
 - Blanket water line and electric easement to City of Bryan, 100/254 & 100/238 DRBCT (10e, f).

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	52.74'	100.00'	30° 13' 10"	N 57° 08' 09" E	52.13'	27.00'
C2	34.07'	99.99'	19° 31' 22"	N 32° 15' 53" E	33.91'	17.20'
C3	63.69'	199.87'	18° 15' 31"	N 31° 37' 39" E	63.42'	32.12'
C4	43.67'	25.00'	100° 05' 57"	N 09° 17' 34" W	38.33'	29.84'
C5	34.72'	25.00'	79° 34' 14"	S 81° 23' 51" W	32.00'	20.82'
C6	30.69'	151.41'	11° 36' 50"	S 35° 17' 50" W	30.64'	15.40'
C7	84.39'	160.00'	30° 13' 10"	N 57° 08' 09" E	83.41'	43.20'
C8	76.67'	145.00'	30° 17' 38"	N 57° 05' 55" E	75.78'	39.25'
C9	105.75'	200.00'	30° 17' 38"	N 57° 05' 55" E	104.52'	54.14'

Vicinity Map:



Final Plat

Sage Meadow Phase 1
 Block 1 Lots 1-5, Block 2 Lots 1-13,
 Block 3 Lots 1-10, Block 4 Lot 1, &
 Common Area - 29 Lots
 Being 6.823 Acres out of a called
 19.867 Acre Tract, Volume 16852, Page 115 OPRBCT
 Moses Baine League Survey, A-3
 Bryan, Brazos County, Texas
 March 2022

Owner:
 Steve Pittman
 1500 University Oaks Blvd
 College Station, TX 77840

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
 RPLS No. 6834 - Firm #1001800
 Job No. 19-407 & 22-016