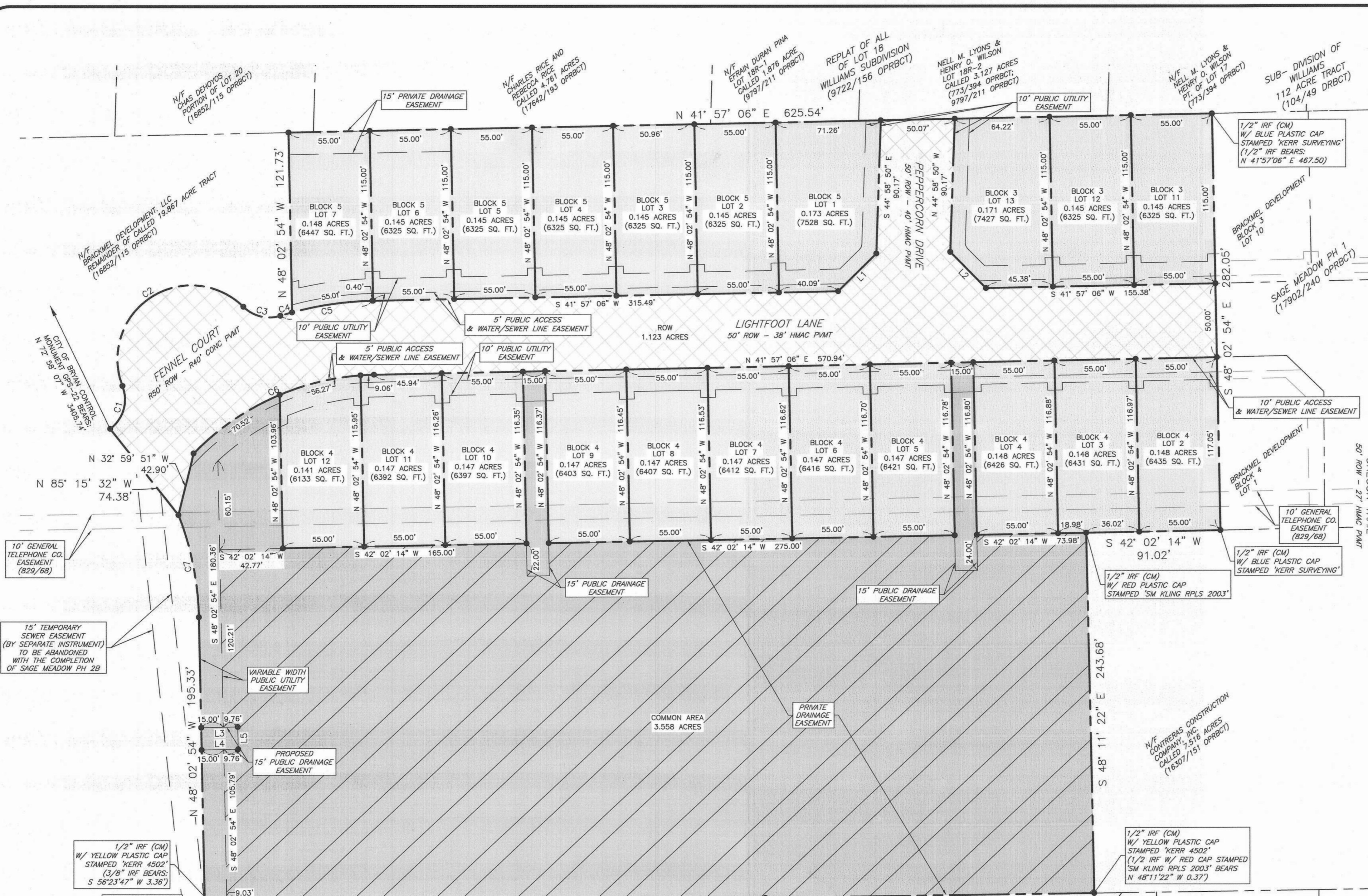
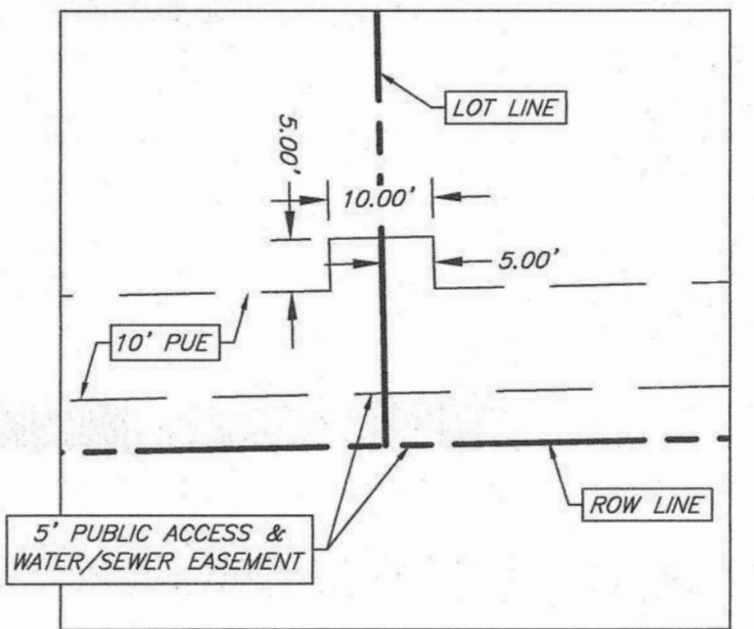


J&E Project # 22-037  
J&E Engineering  
Sage Meadows - Platting



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

A FIELD NOTES DESCRIPTION OF 7.802 ACRES IN THE MOSES BAINE LEAGUE SURVEY, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS, BEING THE REMAINDER 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 (OPRBC); SAID 13.04 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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

General Notes:

- 1. Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on NGS OPLUS Solution Report obtained 08-27-2019 and as established by GPS observation. Base stations used for OPLUS Solution: TX02 Cameron CORS ARP, TX0N Conroe CORS ARP, and TXMX 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 DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C01805E, effective May 16, 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. No cul-de-sac lots shall take access off of Lightfoot Lane.
- 12. 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.
- 13. The following easements do not apply to this tract:
  - Easement to Humble Pipeline Co., 48/615
  - Easements to Ferguson Crossing Pipeline Co. 854/313, no longer applies a released in 17449/257.
  - Easement to Andrus Pipeline 567/385, no longer applies as released in 17070/108.
- 14. The following blanket easements apply to this tract:
  - Blanket electric easement to City of Bryan, 98/205 & 171/457.
  - Blanket water line and electric easement to City of Bryan, 100/254 & 100/254.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	36.29'	S 1° 30' 52" E
L2	34.40'	S 88° 29' 08" W
L3	24.76'	N 41° 56' 38" E
L4	24.76'	S 41° 56' 38" W
L5	15.00'	S 48° 03' 22" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	32.42'	25.00'	74° 17' 56"	N 30° 55' 38" W	30.19'	18.94'
C2	136.22'	50.00'	156° 05' 54"	N 9° 58' 19" E	97.83'	236.23'
C3	27.13'	25.00'	62° 10' 55"	N 56° 55' 48" E	25.82'	15.08'
C4	8.12'	225.00'	2° 04' 08"	N 26° 52' 25" E	8.12'	4.06'
C5	63.27'	225.00'	16° 06' 45"	S 33° 53' 44" W	63.07'	31.85'
C6	136.59'	175.00'	44° 43' 11"	S 19° 35' 31" W	133.15'	71.99'
C7	70.93'	200.00'	20° 19' 16"	N 58° 12' 32" W	70.56'	35.84'

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Steve Pittman of Brackmel Development, LLC, owner of the 7.802 acre tract, being a portion of the tract conveyed to us in the Official Public Records of Brazos County in Volume 16852, Page 115, and designated herein as Sage Meadow Phase 2A 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 herein shown for the purposes identified.

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 metes and bounds describing said subdivision will describe a closed geometric form.



STATE OF TEXAS  
COUNTY OF BRAZOS  
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 purpose stated.  
Given under my hand and seal on this 12 day of June, 2023.

APPROVAL OF THE CITY PLANNER  
I, Madia 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 16th day of June, 2023.

APPROVAL OF THE CITY ENGINEER  
I, W. Paul Keegan, 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 16th day of June, 2023.

APPROVAL OF PLANNING AND ZONING COMMISSION  
I, John Bush, Vice-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 18th day of June, 2023, and same was duly approved on the 2nd day of March, 2023, by said Commission.

CERTIFICATE OF THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, County Clerk, do hereby certify that this plat together with record in my office this day Records of Brazos County in Volume 16852, Page 115, is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of June, 2023.

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 6/20/2023 8:37:10 AM  
In the PLAT Records  
Doc Number: 2023-1505073  
Volume-Page: 16852-259  
Number of Pages: 1  
Amount: 73.00  
Order#: 2023062000011  
By: Victoria Elliott

ANNOTATIONS:  
ROW - Right-of-Way  
HMAL - Hot mix Asphaltic concrete  
DRBC - Deed Records Of Brazos County, Texas  
OPRBC - Official Records Of Brazos County, Texas  
(-) - Record Information of Brazos County, Texas  
(CM) - Controlling Monument used to establish property boundaries  
PUE - Public Utility Easement  
TYP - Typical  
N/F - Now or Formerly



**Final Plat**  
**Sage Meadow Phase 2A**  
Block 3 Lots 11-13, Block 4 Lots 2-12  
Block 5 Lots 1-7, Common Area, & ROW  
21 Lots - 7.802 Acres  
Being a portion of the remainder of called 19.867 acres  
Volume 16852, Page 115 OPRBC  
Moses Baine Survey, A-3  
Bryan, Brazos County, Texas  
February 2023  
Owner/Developer:  
Brackmel Development, LLC  
1500 University Oaks Blvd  
College Station, TX 77840  
Engineer:  
J&E 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  
Job #10018500  
Feb No. 22-478