

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGEN
C1	261.80'	50.00'	300, 00, 00,	N 41° 57' 06" E	50.00'	28.87
C2	261.80'	50.00'	300° 00' 00"	S 41° 57' 06" W	50.00'	28.87
С3	72.48'	225.00'	18° 27' 26"	N 32° 49' 08" E	72.17'	36.56
C4	43.75'	150.00'	16' 42' 40"	S 56° 24' 14" E	43.59'	22.03
C5	70.93'	200.00'	20° 19' 16"	S 58° 12' 32" E	70.56'	35.84
C6	109.51	175.00'	35° 51' 09"	S 24° 08' 50" W	107.73'	56.61
C7	32.42'	25.00'	74" 17' 56"	S 30° 55' 38" E	30.19'	18.94
C8	136.22	50.00'	156' 05' 54"	S 9° 58' 19" W	97.83'	236.23
С9	27.13'	25.00'	62' 10' 55"	S 56° 55' 48" W	25.82'	15.08
C10	8.12'	225.00'	2° 04' 08"	S 26° 52' 25" W	8.12'	4.06

A RANGE		TABLE			
LINE #	LENGTH	DIRECTION			
L1	32.80'	N 86° 57' 06" E			
L2	15.06'	S 48' 02' 54" E			
L3	15.06	N 48° 02' 54" W			
L4	34.96'	N 3° 02' 54" W			
L5	35.75	S 86° 57' 06" W			
L6	15.06'	N 48' 02' 54" W			
L7	15.06'	S 48' 02' 54" E			
L8	38.05	S 3' 02' 54" E			

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF BRAZOS

I, Steve Pittman of Brackmel Development, LLC., owner of the 5.242 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 2B 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 hereon shown for the purposes identified.

STATE OF TEXAS

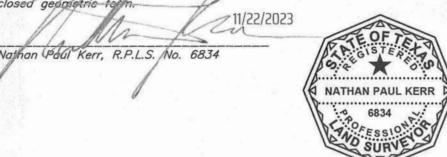
Before me, the undersigned authority, on this day personally appeared, Steve Pittman, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 29th day of November,

VICTORIA CULVER
Notary ID #132605242 VICTORIA CULVER Notary Public, Brazos County, Texas My Commission Expires
August 5, 2024

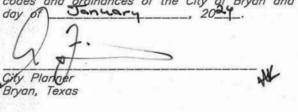
CERTIFICATION OF THE SURVEYOR

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 the 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



APPROVAL OF THE CITY PLANNER

Martin Zimmernany, 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 22



APPROVAL OF THE CITY ENGINEER

Worlkeyer , 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 _________, 2021_.



APPROVAL OF PLANNING AND ZONING COMMISSION

I. Anne MCBroom Bullenair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat

Filed for Record Official Public Records Of: **Brazos County Clerk** On: 1/23/2024 8:16:15 AM

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said county, do uthentication was e _____ Page

Karen McQueen

FIELD NOTES DESCRIPTION OF A 5.242 ACRE TRACT MOSES BAINE LEAGUE SURVEY, ABSTRACT 3 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 5.242 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, LL N 16852, PAGE 115 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 5.242 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND

BEGINNING AT A 5/8 INCH IRON ROD FOUND MARKING AN INTERIOR CORNER OF PARK FOREST ADDITION PHASE TWO DEPICTED ON A PLAT RECORDED IN VOLUME 413, PAGE 739 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 19.867 ACRE TRACT AND THE EAST CORNER OF LOT 8, BLOCK 3 OF SAID PARK FOREST ADDITION PHASE TWO; THENCE, WITH THE NORTHEAST LINE OF SAID LOT 8 AND LOT 9, BLOCK N 46° 27' 01" W A DISTANCE OF 222.68 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" MARKING AN ANGLE POINT IN THE COMMON LINE OF SAID LOT 9 AND SAID REMAINDER OF 19.867 ACRE TRACT;

THENCE, WITH SAID NORTHEAST LINE OF LOT 9, BLOCK 3, AND WITH THE EXISTING NORTHEAST LINE OF A TRACT CONVEYED TO JAY LIGHTFOOT KNOWN AS LIGHTFOOT LANE (7214/157 OPRBCT) N 45° 37' 48" W A DISTANCE OF 60.34 FEET TO A 1/2 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED 'SM KLING RPLS 2003' MARKING THE NORTH CORNER OF SAID LIGHTFOOT TRACT AND THE EAST CORNER OF A CALLED 13.35 ACRE TRACT CONVEYED TO JUAN ENRIQUE PACHUCA, JR. AND GERARDO BANUELOS, AKA GERARDO BARRAZA BANUELOS IN VOLUME 13299, PAGE 83 (OPRBCT);

THENCE, WITH THE NORTHEAST LINE OF SAID 13.35 ACRE TRACT, N 48° 43' 02" W A DISTANCE OF 229.98 FEET TO A 1/2 INCH IRON ROD FOUND ON SAID NORTHEAST LINE, MARKING THE SOUTH CORNER OF A PORTION OF LOT 21, SUB-DIVISION OF WILLIAMS 112 ACRE TRACT AS DEPICTED ON A PLAT RECORDED IN VOLUME 104, PAGE 49 (DRBCT), SAID PORTION CONVEYED TO GREGORIO BALANDRAN AND MARIA D. BALANDRAN IN VOLUME 13545, PAGE 271 (OPRBCT), AND MARKING THE WEST CORNER OF SAID REMAINDER OF 19.867 ACRE TRACT; FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS: S 31° 16' 19" E A DISTANCE OF 1.34 FEET: FOR REFERENCE THE CITY OF BRYAN CONTROL MONUMENT GPS-22 BEARS N 68° 04' 28" W A DISTANCE OF 3,076.85 FEET;

THENCE, WITH THE SOUTHEAST LINE OF SAID SUB-DIVISION OF WILLIAMS 112 ACRE TRACT (104/49 DRBCT) AND THE NORTHWEST LINE OF SAID REMAINDER OF 19.867 ACRE TRACT (16852/115 OPRBCT) N 41° 57' 06" E A DISTANCE OF 506.04 FEET TO A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" MARKING THE WEST CORNER OF SAGE MEADOW PHASE 2A (18692/259 OPRBCT);

THENCE, WITH THE EXTERIOR LINES OF SAID SAGE MEADOW PHASE 2A FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1)S 48' 02' 54" E FOR A DISTANCE OF 121.73 FEET TO A 1/2 INCH IRON ROD 2) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 8.12 FEET, A DELTA ANGLE OF 02' 04' 08", AND A CHORD WHICH

BEARS S 26° 52' 25" W A DISTANCE OF 8.12 FEET TO A 1/2 INCH IRON ROD

3) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 27.13 FEET, A DELTA ANGLE OF 62° 10' 55", AND A CHORD WHICH BEARS S 56° 55' 48" W A DISTANCE OF 25.82 FEET TO A 1/2 INCH IRON ROD

4) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 136.22 FEET, A DELTA ANGLE OF 156' 05' 54", AND A CHORD WHICH BEARS S 09° 58' 19" W A DISTANCE OF 97.83 FEET TO A 1/2 INCH IRON ROD 5) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC

BEARS S 30° 55' 38" E A DISTANCE OF 30.19 FEET TO A 1/2 INCH IRON ROD 6) S 85' 15' 32" E FOR A DISTANCE OF 74.38 FEET TO A 1/2 INCH IRON ROD

DISTANCE OF 32.42 FEET, A DELTA ANGLE OF 74° 17' 56", AND A CHORD WHICH

7) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 70.93 FEET, A DELTA ANGLE OF 20' 19' 16", AND A CHORD WHICH BEARS S 58° 12' 32" E A DISTANCE OF 70.56 FEET TO A 1/2 INCH IRON ROD

8) S 48" 02' 54" E FOR A DISTANCE OF 195.33 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST RIGHT-OF-WAY OF OKLAHOMA AVENUE (60 FOOT RIGHT-OF-WAY, 413/739 DRBCT);

(413/739 DRBCT), S 43° 06' 48" W A DISTANCE OF 444.97 FEET TO THE POINT OF SEGINNING HEREOF, AND CONTAINING 5.242 ACRES OF LAND, MORE OR LESS. SURVEYED ON THE GROUND IN 2019, 2021, 2022, AND 2023 BY THIS PROFESSIONAL LAND SURVEYING FIRM AND UNDER MY SUPERVISION.

ANNOTATIONS:

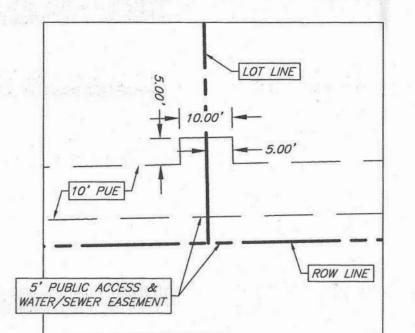
N/F-

Typical

Now or Formerly

Right-of-Way 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 Controlling Monument used to establish property boundaries Public Utility Easement PUE-

Vicinity Map: LOCATION GLACIER DR



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

General Notes:

- 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 CORS ARP.
- 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).
- Current zoning is Residential District 5000 (RD-5).
- 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.
- 1/2" iron rods with blue plastic caps stamped "KERR SRUVEYING" 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 DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0185E, effective May 16, 2012.
- Building setback lines Per City of Bryan Ordinance.
- All utilities shown hereon are approximate locations.
- Distances shown along curves are chord lengths.
- private drainage easements as to prevent drainage.
- No cul-de-sac lots shall take access off of Lightfoot

No fences shall be located within or across public or

- 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 567/365, no longer applies as released in 17070/108.
- 5. The following blanket easements apply to this tract:
- Blanket electric easement to City of Bryan, 98/205 &
- Blanket water line and electric easement to City of Bryan, 100/254 & 100/254.



Final Plat

Sage Meadow Phase 2B

Block 5 Lots 8-11. Block 6 Lots 1-6 Block 7 Lots 1-6, Block 8 Lots 1-4, & ROW 20 Lots - 5.242 Acres of a called 19.867 Acre Tract Volume 16852, Page 115 OPRBCT Moses Baine Survey, A-3 Bryan, Brazos County, Texas

November 2023

Owner/Developer: Brackmel Development, LLC 1500 University Oaks Blvd College Station, TX 77840

> Bryan, TX 77803 979-268-3195 Firm #10018500

Job No. 22-478

Engineer: 🐝 J4 Engineering PO Box 5192 Surveyor: Kerr Surveying, LLC Bryan, TX 77805 979-739-0567 409 N. Texas Ave.

TBPE F-9951