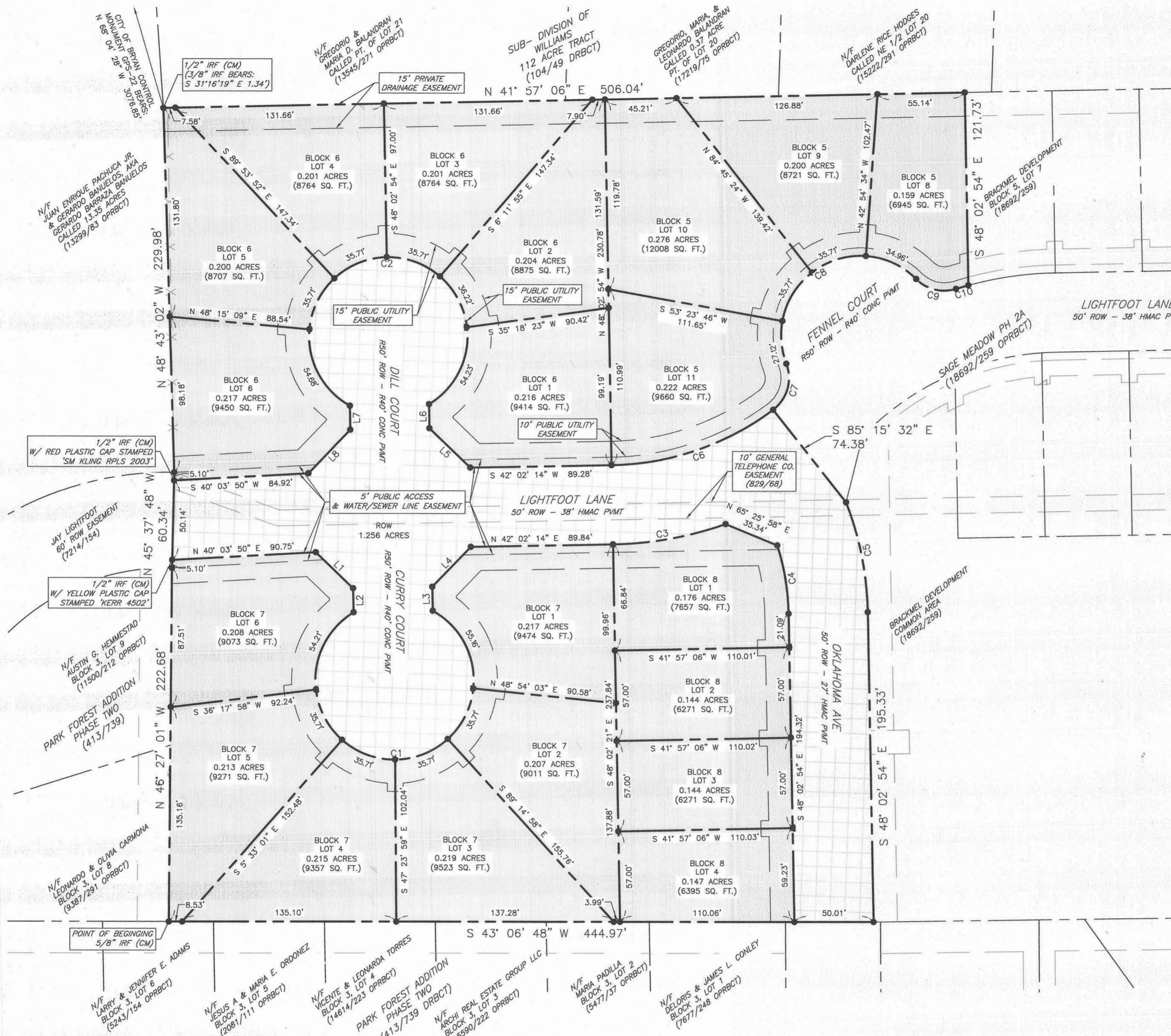


11/20/2023 Sage Meadows - Plat.dwg J4 Engineering



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Steve Pittman of Brackmel Development, LLC, owner of the 5.242 acre tract conveyed to me 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.

Steve Pittman
 Steve Pittman, Owner

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 29th day of November, 2023.

Victoria Culver
 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 subdivision will describe a closed geometric form.

Nathan Paul Kerr
 Nathan Paul Kerr, R.P.L.S. No. 6834

APPROVAL OF THE CITY PLANNER
 I, *Madie 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 29th day of November, 2023.

Madie Zimmerman
 City Planner
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, *W. Paul Korman*, 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 29th day of November, 2023.

W. Paul Korman
 City Engineer, Bryan, Texas

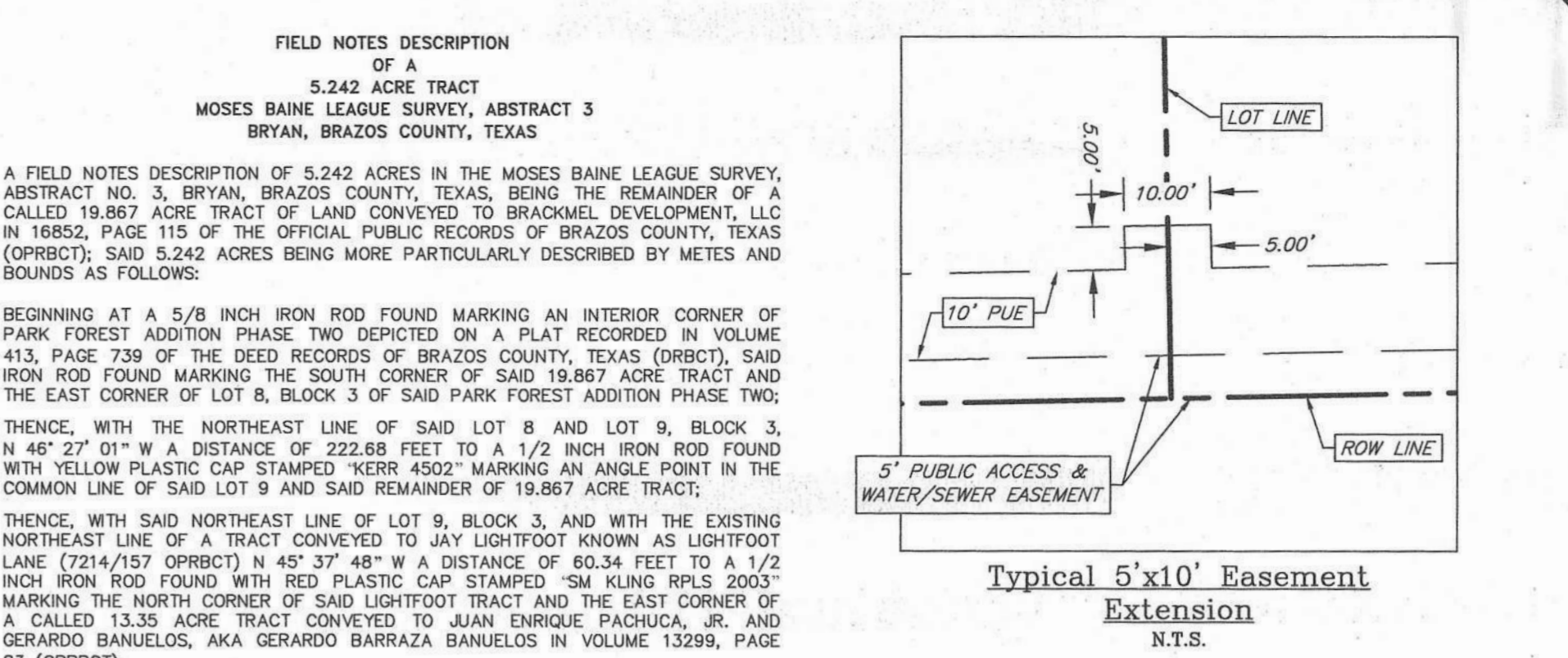
APPROVAL OF PLANNING AND ZONING COMMISSION
 I, *Anne McQueen*, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 29th day of November, 2023 and same was duly approved on the 29th day of November, 2023 by said Commission.

Anne McQueen
 Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
 Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 1/23/2024 8:16:15 AM
 In the PLAT Records

Doc Number: 2024-1520115
 Volume - Page: 19017-231
 Number of Pages: 1
 Amount: 72.00
 Order#: 20240123000013
 By: JS

Karen McQueen
By: J. Shaw



- General Notes:**
- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on NGS OPUS Station Report obtained 08-27-2019 and as established by GPS observation. Base stations used for OPUS Solution: TX02 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 GSD01D18).
 - 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 SURVEYING" 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 DFRM 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.
 - No fences shall be located within or across public or private drainage easements as to prevent drainage.
 - No cul-de-sac lots shall take access off of Lightfoot Lane.
 - 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.
 - 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 as released in 17449/257.
 - Easement to Andrus Pipeline 567/365, no longer applies as released in 17070/108.
 - The following blanket easements apply to this tract:
 - Blanket electric easement to City of Bryan, 96/205 & 171/457.
 - Blanket water line and electric easement to City of Bryan, 100/254 & 100/254.

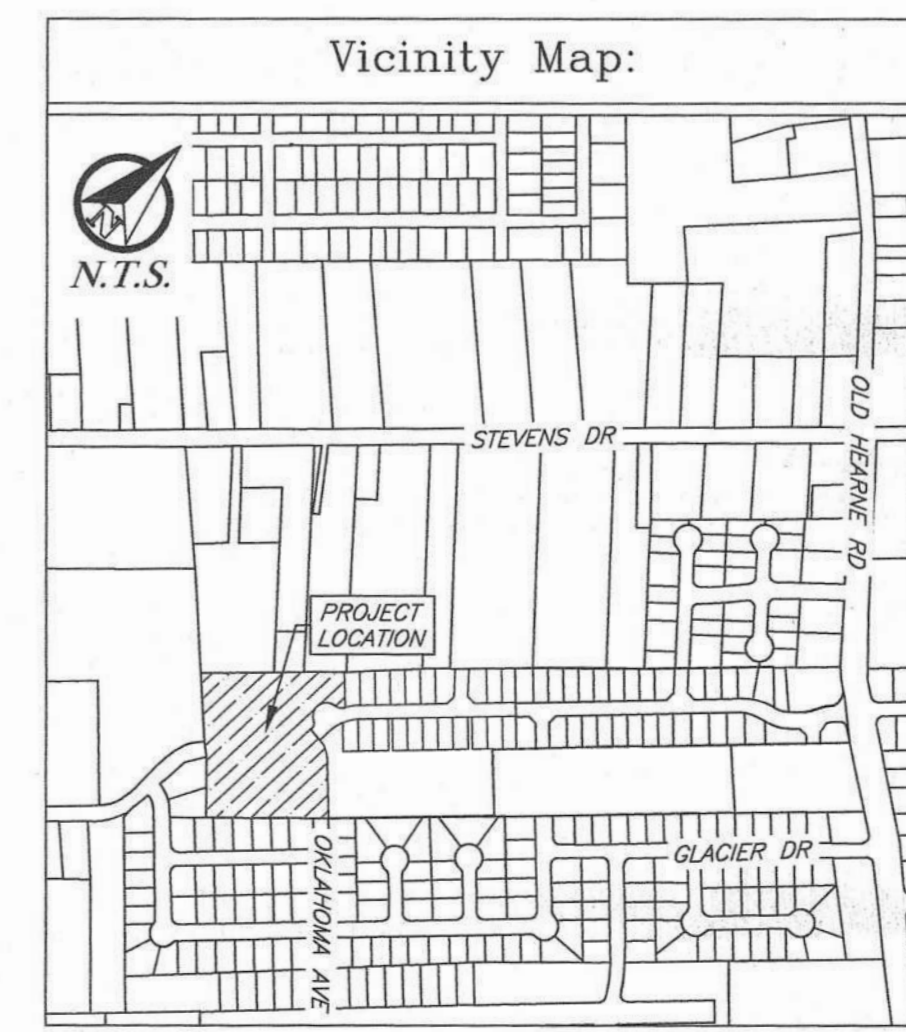
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
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'
C3	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'
C9	27.13'	25.00'	62° 10' 55"	S 58° 55' 48" W	25.82'	15.08'
C10	8.12'	225.00'	2° 04' 08"	S 28° 52' 25" W	8.12'	4.06'

LINE 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	34.98'	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

ANNOTATIONS:
 ROW - Right-of-Way
 HMAC - Hot mix Asphalt 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



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

Engineer:

 J4 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-1567
 TBPE F-9951

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3165
 Firm #10018300
 Job No. 22-478