

NOTICE!

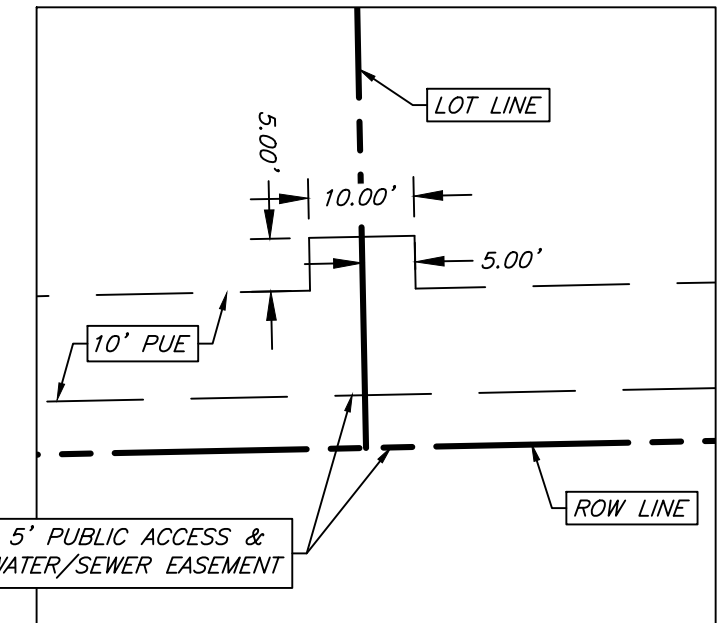
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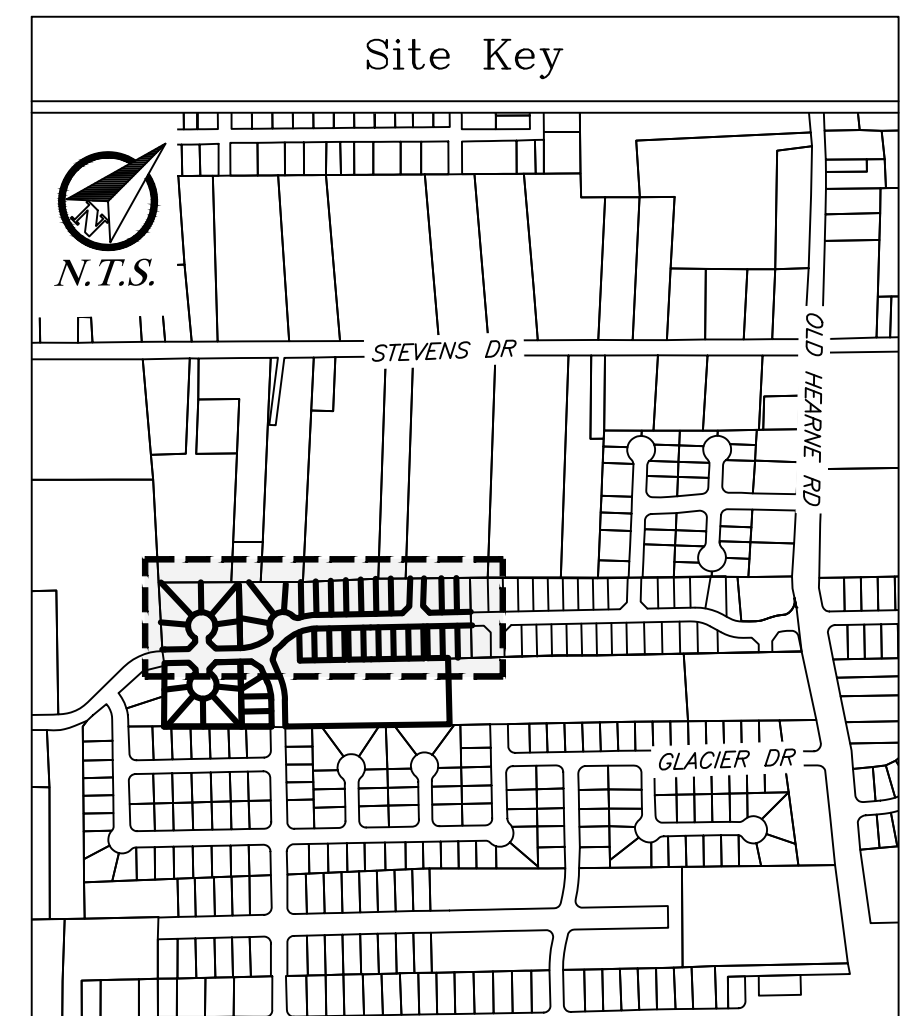
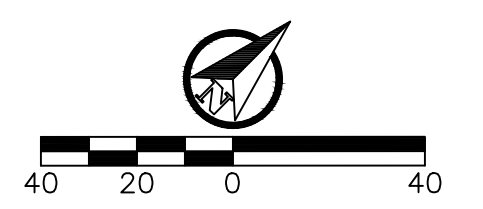
Texas One Call:	800-245-4545
Lone Star One Call:	800-669-8344
Texas Excavation Safety:	800-344-8377
System (Digites):	979-209-5000
COB Water Services:	979-821-5865
Bryan Texas Utilities:	979-774-2506
Atmos Energy:	979-821-4300
Verizon:	979-846-2229
Suddenlink:	

ANNOTATIONS:

ROW - Right-of-Way
 HMACT - 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



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



Preliminary Plan

Sage Meadows Phase 2
 Block 3 Lots 11-13, Block 4 Lots 2-12
 Block 5 Lots 1-11, Block 6 Lots 1-6, Block 7 Lots 1-6,
 Block 8 Lots 1-4, Common Area, & ROW
 ~ 13.04 Acres of
 Moses Baine Survey, A-3
 Bryan, Brazos County, Texas

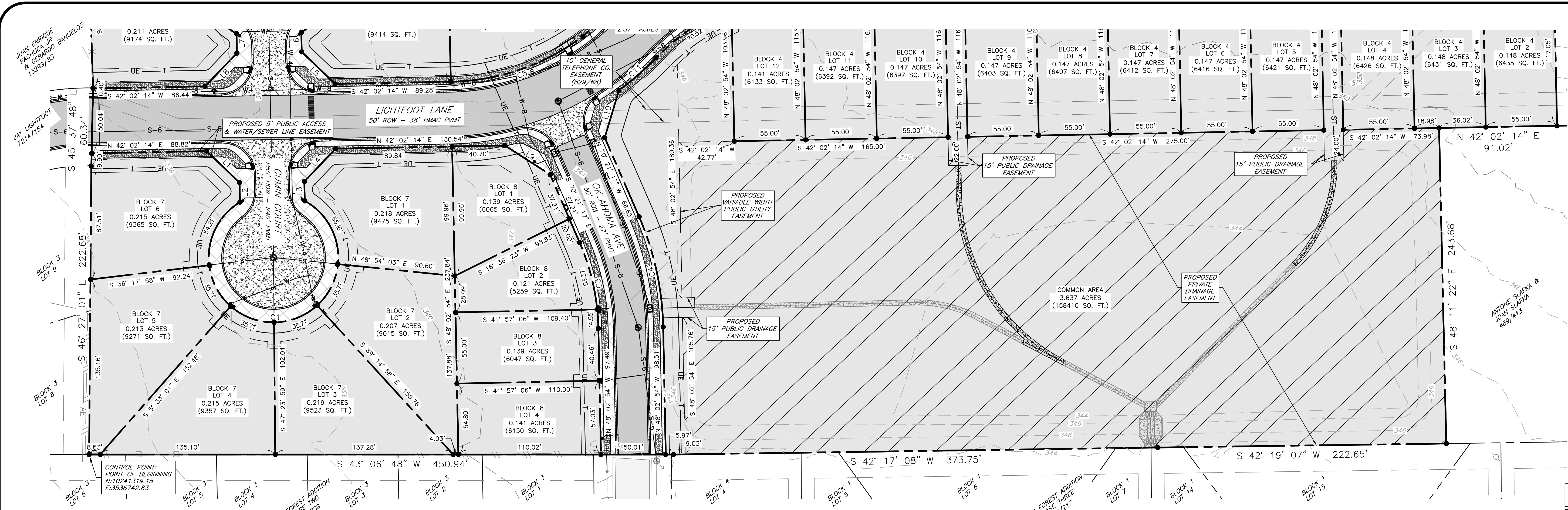
June 2022
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Owner/Developer:
Brackmel Development, LLC
1500 University Oaks Blvd
College Station, TX 77840

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-268-3195
Firm #10018300
Job No. 22-016

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
Firm #10018300
Job No. 22-016

J4 Engineering 6/25/2022 J4E Project # 19-068 Sage Meadows - Plat.dwg



FIELD NOTES DESCRIPTION OF A 13.04 ACRE TRACT
MOSES BAINE LEAGUE SURVEY, ABSTRACT 3
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 13.04 ACRES IN THE MOSES BAINE LEAGUE SURVEY, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 19.867 ACRE TRACT AND CONVEYED TO BRACKMEL DEVELOPMENT, LLC IN VOLUME 16852, PAGE 115 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 13.04 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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 3, 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 BALADRAN AND MARIA D. BALADRAN 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 SOUTHWEST 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 1,131.58 FEET TO A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" MARKING THE WEST CORNER OF SAGE MEADOW PHASE 1 AS DEPICTED ON A PLAT RECORDED IN VOLUME 17902, PAGE 240 (OPRBCT); FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS N 41° 57' 06" E A DISTANCE OF 467.50 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID SAGE MEADOW PHASE 1, S 48° 02' 54" E A DISTANCE OF 282.05 FEET TO A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING";

THENCE, WITH THE COMMON LINES OF A CALLED 7.516 ACRE TRACT CONVEYED TO CONTRERAS CONSTRUCTION IN VOLUME 16307, PAGE 151 (OPRBCT) AND SAID REMAINDER OF 19.867 ACRE TRACT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 42° 02' 14" W A DISTANCE OF 91.02 FEET TO A 1/2 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "SM KLING RPLS 2003" MARKING THE WEST CORNER OF SAID 7.516 ACRE TRACT;
- 2) S 48° 11' 22" E A DISTANCE OF 243.68 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" ON THE NORTHWEST LINE OF PARK FOREST ADDITION PHASE THREE AS DEPICTED ON A PLAT IN VOLUME 437, PAGE 217 (DRBCT), FROM WHICH A 1/2 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "SM KLING RPLS 2003" BEARS N 48° 11' 22" W A DISTANCE OF 0.37 FEET;

THENCE, WITH THE NORTHWEST LINE OF SAID PARK FOREST ADDITION PHASE THREE, S 42° 19' 07" W A DISTANCE OF 222.65 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" MARKING AN ANGLE POINT IN SAID NORTHWEST LINE;

THENCE, WITH SAID NORTHWEST LINE OF PARK FOREST ADDITION PHASE THREE AND THE NORTHWEST LINE OF SAID PARK FOREST ADDITION PHASE TWO (413/739 DRBCT), S 42° 17' 08" W A DISTANCE OF 373.75 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502", FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS S 56° 23' 47" W A DISTANCE OF 3.36 FEET;

THENCE, WITH SAID NORTHWEST LINE OF PARK FOREST ADDITION PHASE TWO, S 43° 06' 48" W A DISTANCE OF 450.94 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 13.04 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GROUND IN 2019, 2021, AND 2022 BY THIS PROFESSIONAL LAND SURVEYING FIRM AND UNDER MY SUPERVISION.

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 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 GSD01D18).
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. Iron rods 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 DFRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0165E, effective May 16, 2012.
7. Building setback lines Per City of Bryan Ordinance.
8. The topography shown is from survey data.
9. All utilities shown hereon are approximate locations.
10. Distances shown along curves are chord lengths.
11. No fences shall be located within or across public or private drainage easements as to prevent drainage.
12. 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 17449/287.
 - Easement to Andrus Pipeline 567/365, no longer applies as released in 17070/108.
13. 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.

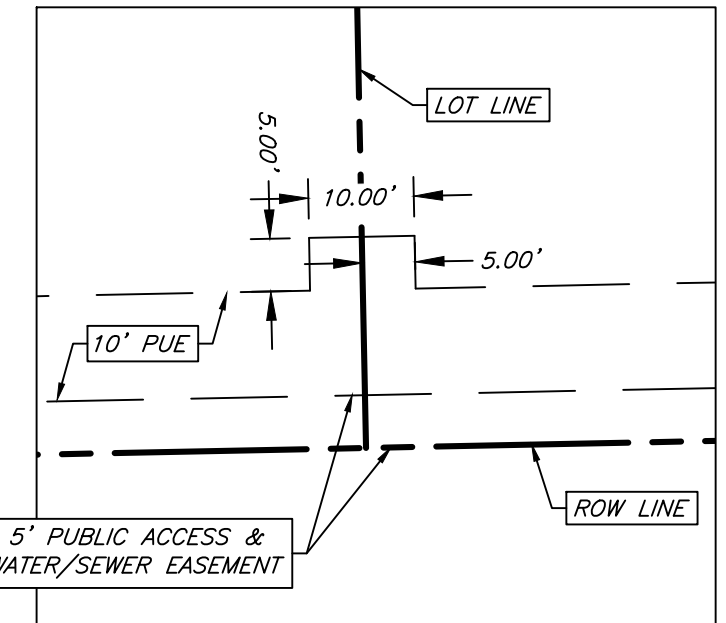
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	261.80'	50.00'	300° 00' 00"	N 41° 57' 06" E	50.00'	28.87'
C2	261.80'	50.00'	300° 00' 00"	N 41° 57' 06" E	50.00'	28.87'
C3	68.13'	175.00'	22° 18' 23"	S 59° 12' 05" E	67.70'	34.50'
C4	87.60'	225.00'	22° 18' 23"	N 59° 12' 05" W	87.04'	44.36'
C5	109.51'	175.00'	35° 51' 09"	S 24° 08' 50" W	107.73'	56.61'
C6	32.42'	25.00'	74° 17' 56"	S 30° 55' 38" E	30.19'	18.94'
C7	136.22'	50.00'	156° 05' 54"	S 9° 58' 19" W	97.83'	236.23'
C8	27.13'	25.00'	62° 10' 55"	S 56° 55' 48" W	25.82'	15.08'
C9	63.27'	225.00'	16° 06' 45"	S 33° 53' 44" W	63.07'	31.85'
C10	136.59'	175.00'	44° 43' 11"	S 19° 35' 31" W	133.15'	71.99'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.17'	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	35.54'	S 3° 02' 54" E
L9	41.55'	N 75° 50' 29" E
L10	38.18'	N 30° 08' 13" W
L11	36.29'	S 1° 30' 52" E
L12	34.40'	S 88° 29' 08" W

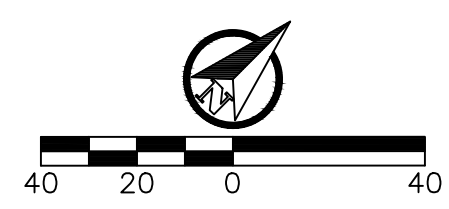
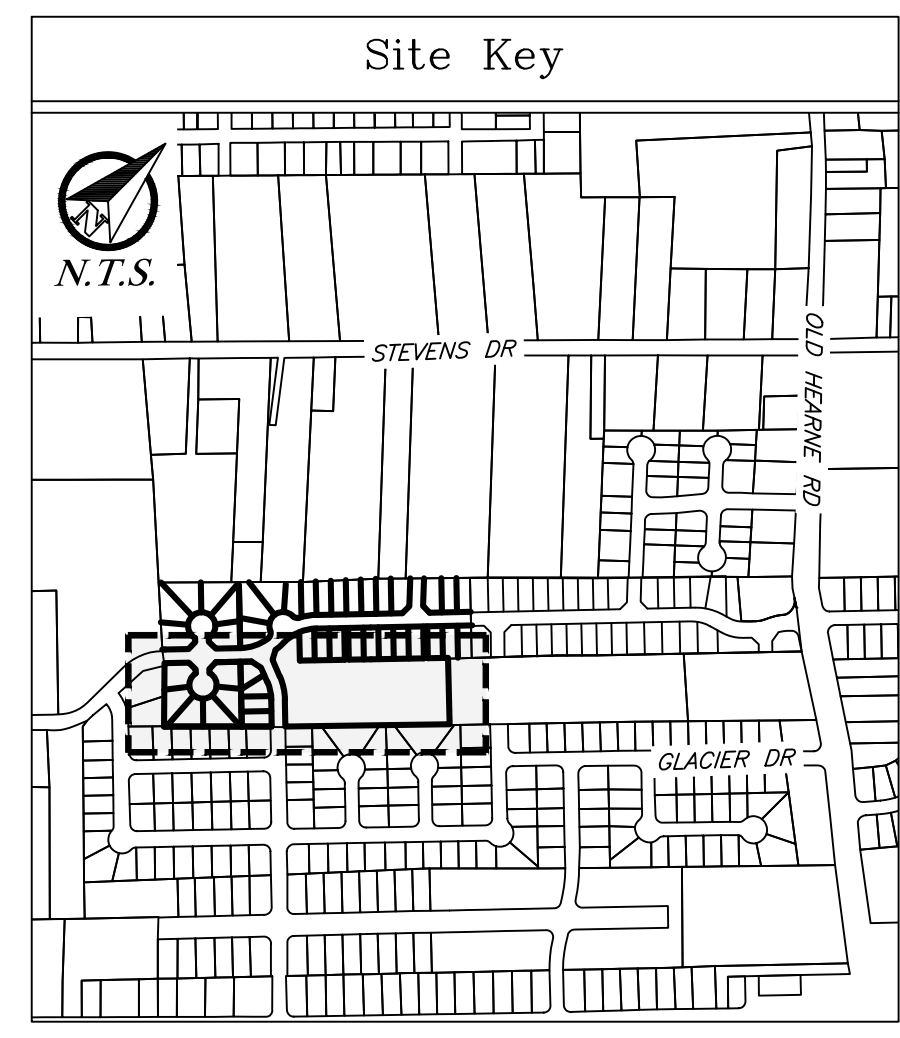
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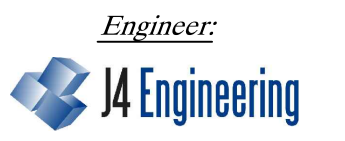


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 College Station, TX 77840



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 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195
 Firm #10018300
 Job No. 22-016

PO Box 5192
 Bryan, TX 77805
 979-739-4567
 TBPE F-951