

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Steve Pittman of Brackmel Development, LLC, owner of the 13.04 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 2 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, 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 purposes stated.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, 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 _____, 20____.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, County Clerk, in and for said county do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, 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 bound describing said subdivision will describe a closed geometric form.

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

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 20____.

City Planner
 Bryan, Texas

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 OF LAND 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 5 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 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 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;

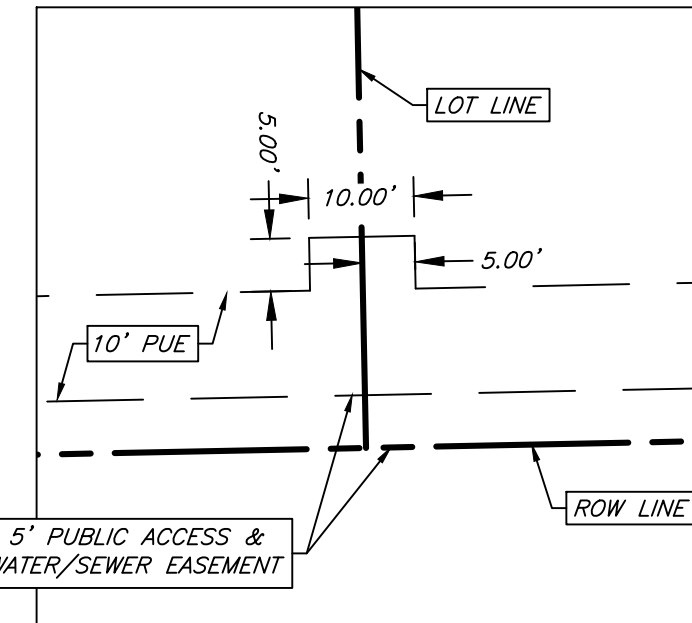
THENCE, WITH THE NORTHWEST LINE OF SAID PARK FOREST ADDITION PHASE THREE, S 42° 19' 07" W A DISTANCE OF 222.65 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" MARKING AN ANGLE POINT IN SAID NORTHWEST LINE;

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 1920, 2021, AND 2022 BY THIS PROFESSIONAL LAND SURVEYING FIRM AND UNDER MY SUPERVISION.

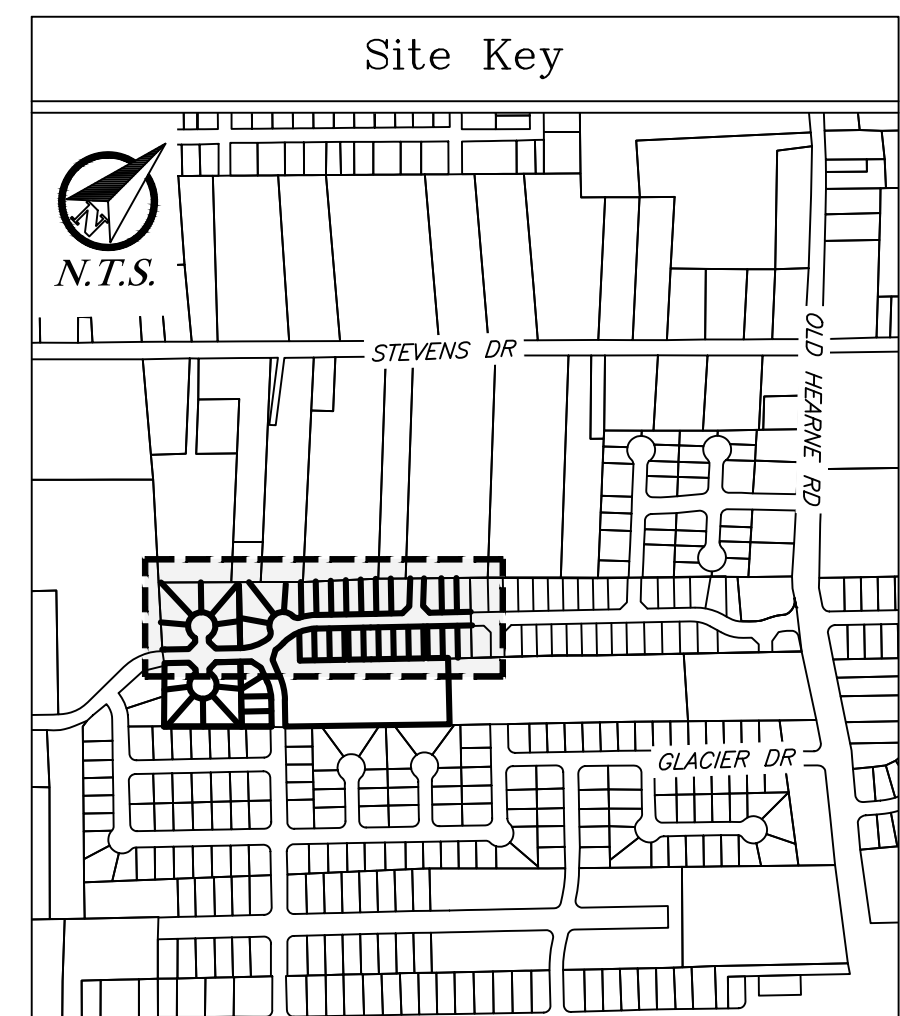
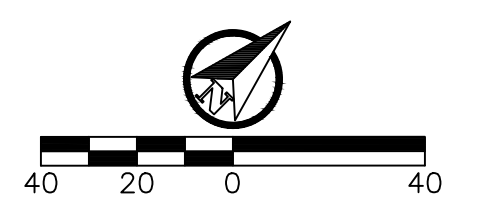
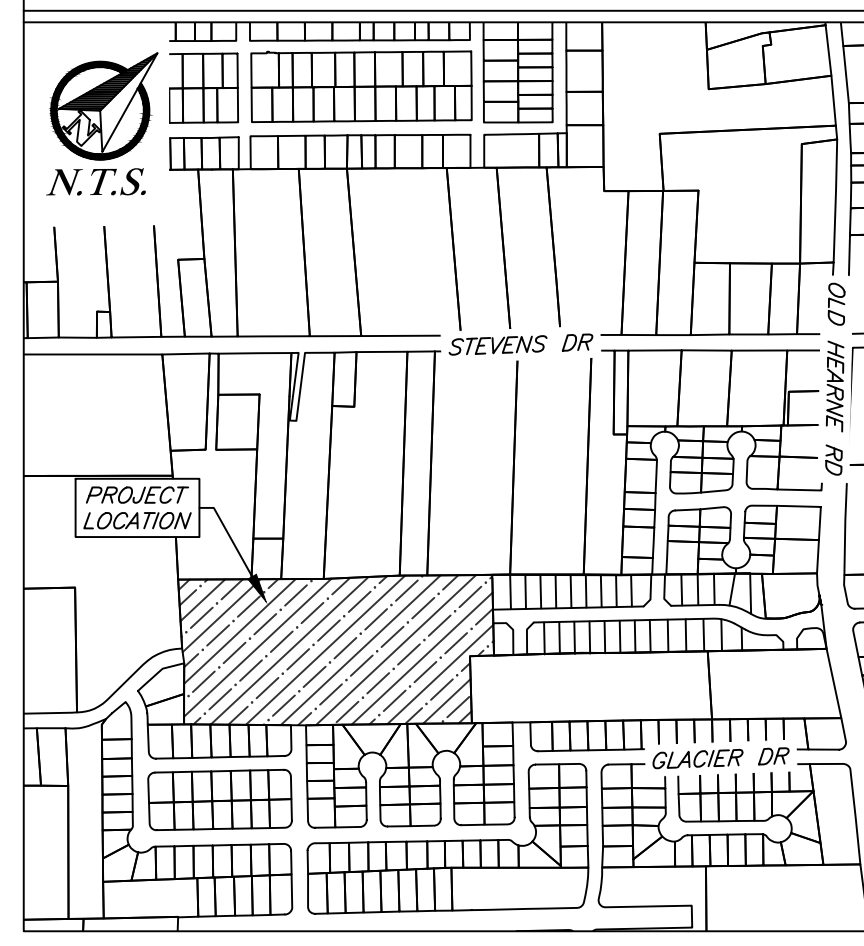
ANNOTATIONS:

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



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

Vicinity Map:



Final Plat

Sage Meadow 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
 41 Lots - 13.04 Acres of
 Moses Baine Survey, A-3
 Bryan, Brazos County, Texas

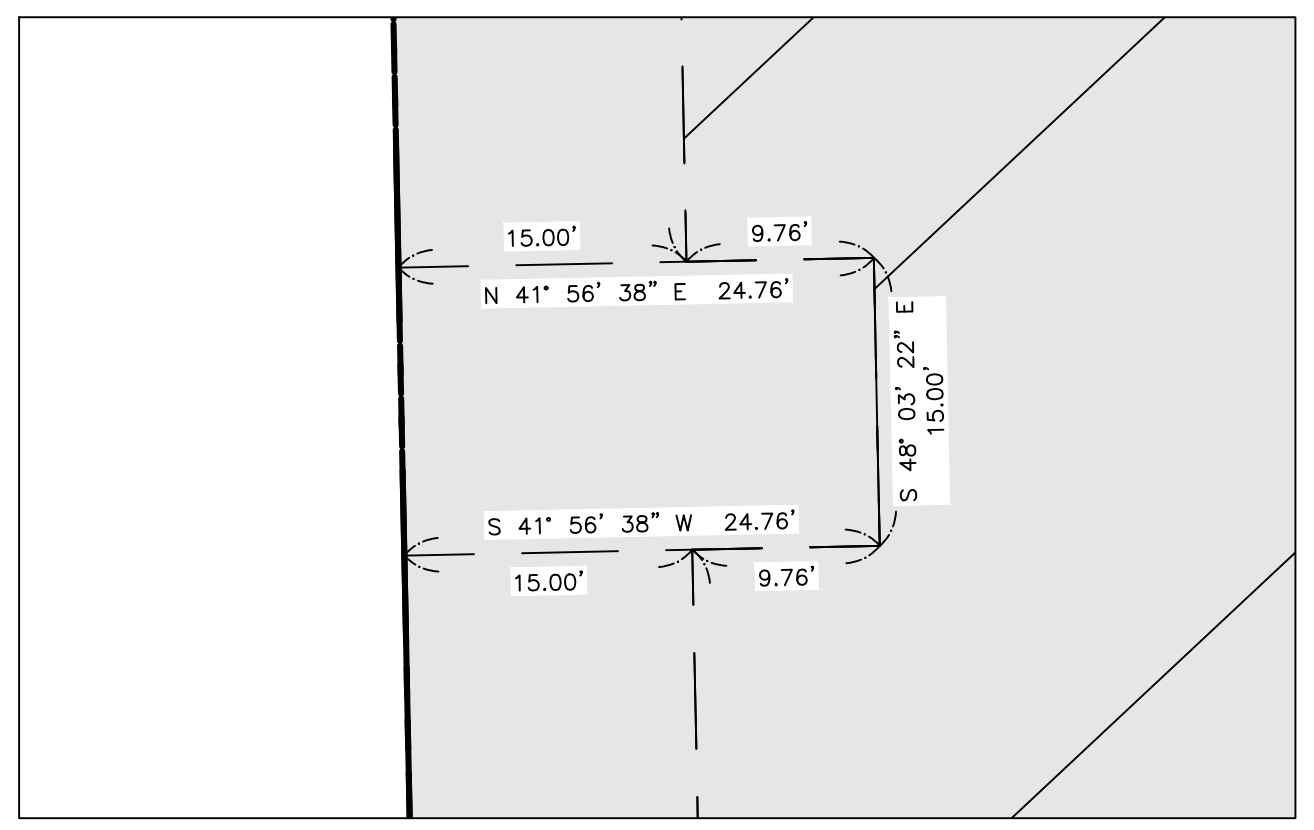
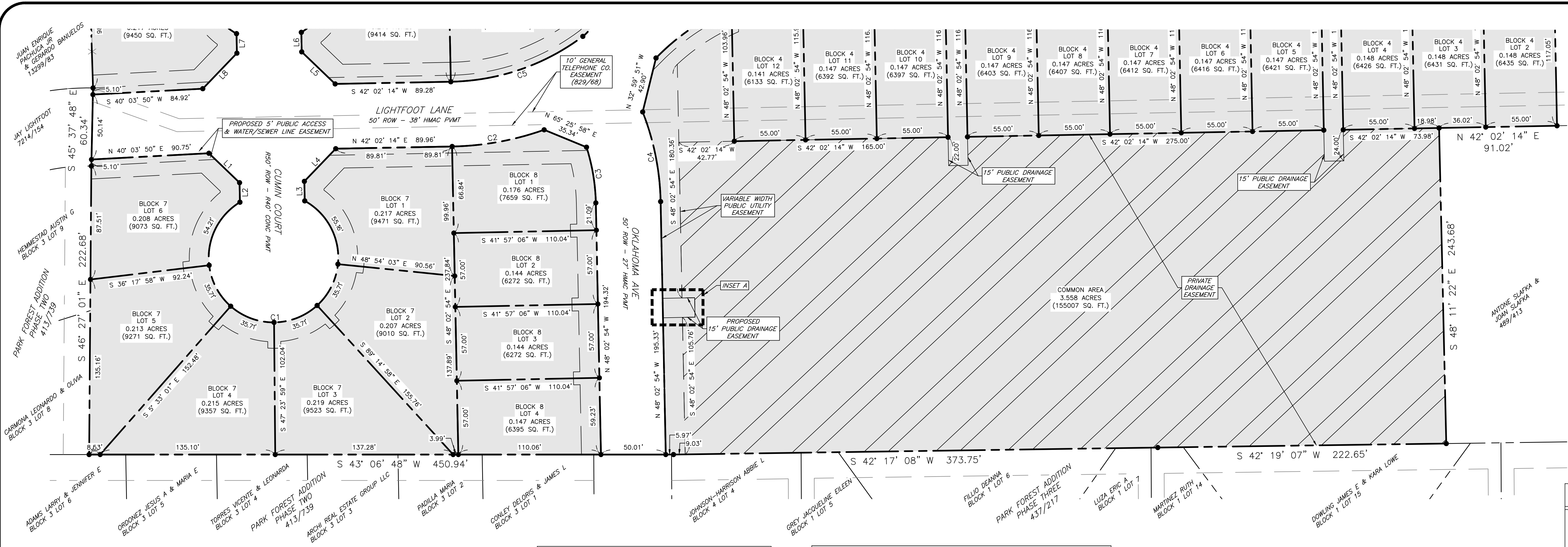
August 2022
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Owner/Developer:
 Brackmel Development, LLC
 1500 University Oaks Blvd
 College Station, TX 77840

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

Engineer:
 JA Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-1867
 TBPE F-951

JAE Project # 22-037
 Sage Meadows - Plat.dwg
 8/29/2022
 JAE Engineering



Inset A
N.T.S.

General Notes:

- Coordinates and Bearing System shown here 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 here are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00017651 (calculated using GSD012B).
- 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.
- Iron rods 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.
- 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, 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	43.75'	150.00'	16° 42' 40"	S 56° 24' 14" E	43.59'	22.03'
C4	70.93'	200.00'	20° 19' 16"	N 58° 12' 32" W	70.56'	35.84'
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	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
L11	36.29'	S 1° 30' 52" E
L12	34.40'	S 88° 29' 08" W

NOTICE!

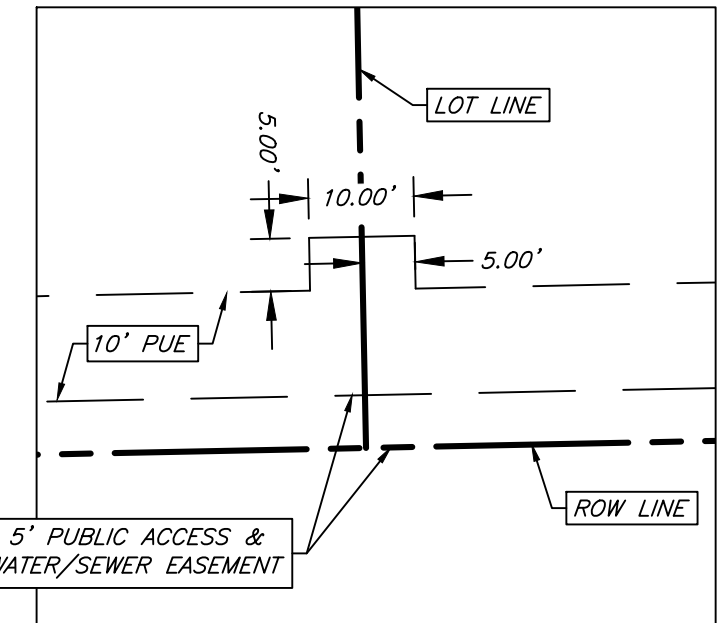
The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

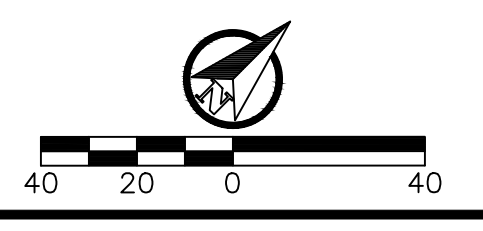
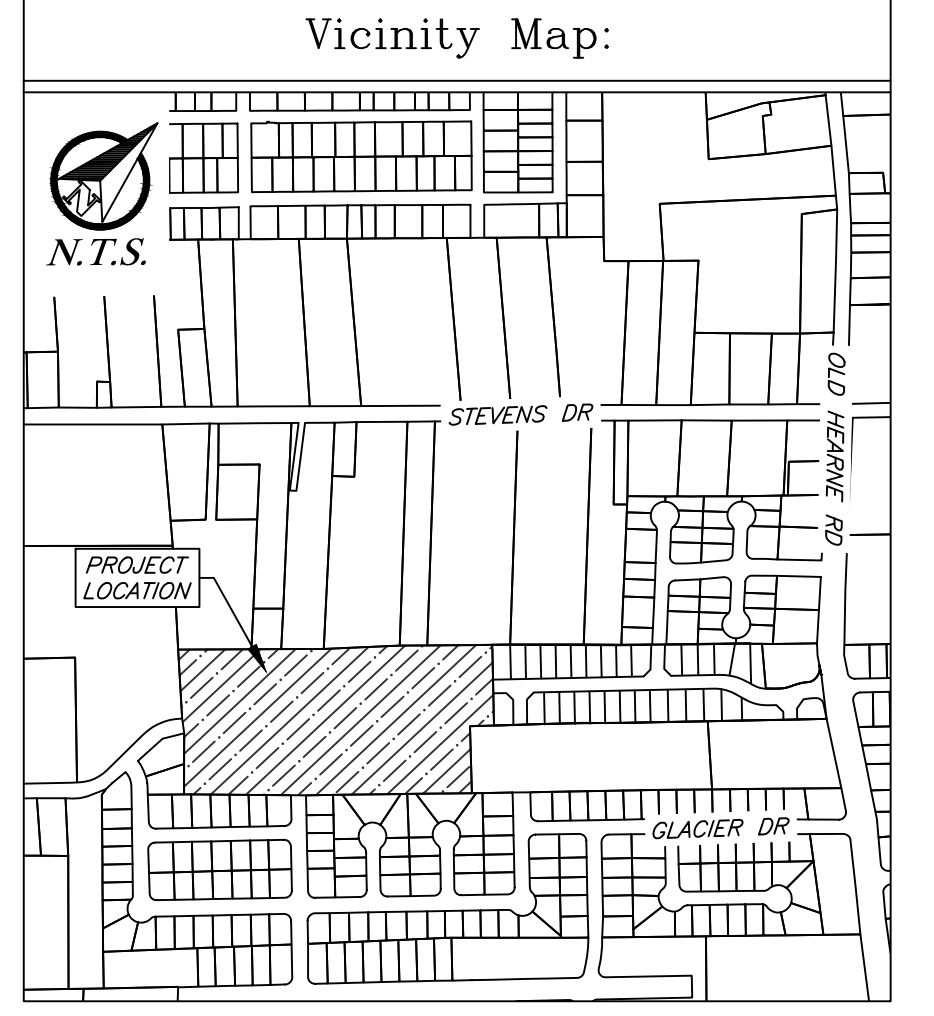
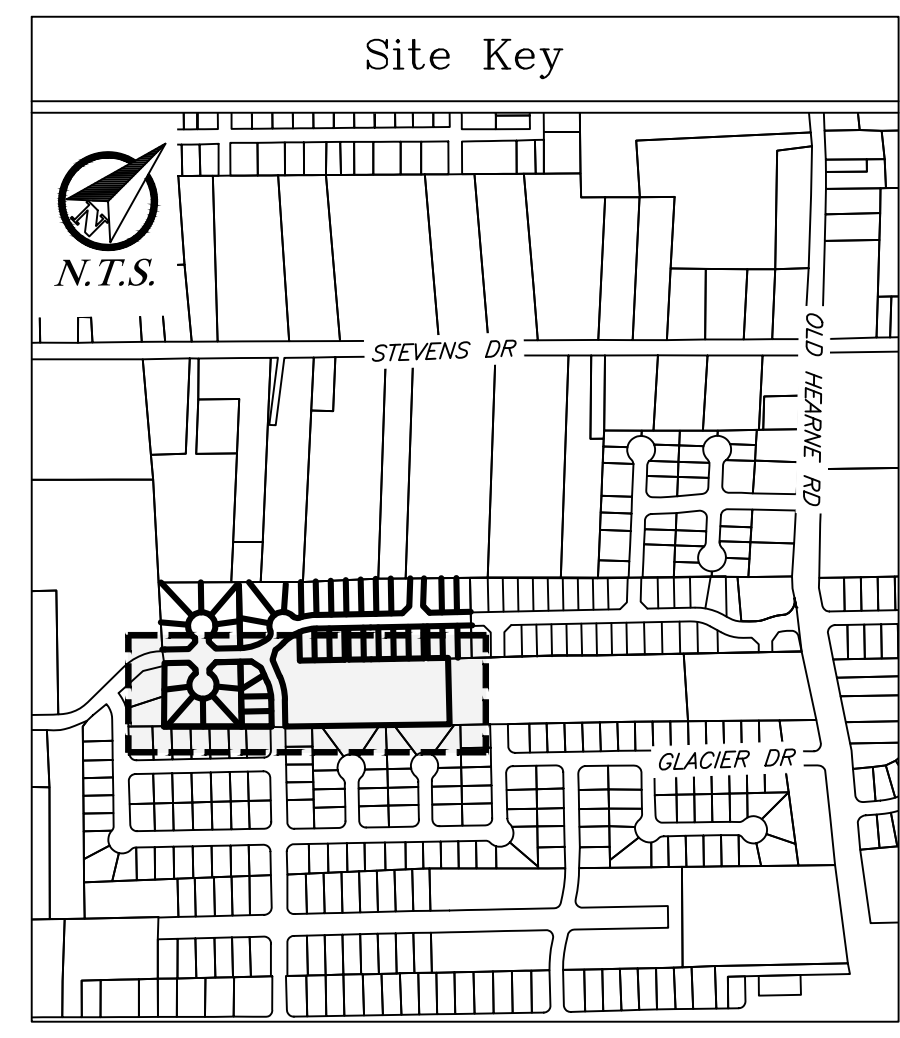
- Texas One Call: 800-245-4545
- Lone Star One Call: 800-669-8344
- Texas Excavation Safety: 800-344-8377
- System (DigTess): 979-209-5900
- COB Water Services: 979-821-5865
- Bryan Texas Utilities: 979-774-2506
- Atmos Energy: 979-821-4300
- Verizon: 979-846-2229
- Suddenlink: 979-846-2229

ANNOTATIONS:

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- HMAC - Hot mix Asphaltic concrete
- DRBCT - Deed Records Of Brazos County, Texas
- ORBCT - Official Records Of Brazos County, Texas
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- PUB - Public Utility Easement
- TYP - Typical
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Typical 5'x10' Easement Extension
N.T.S.



Final Plat

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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
41 Lots - 13.04 Acres of
Moses Baine Survey, A-3
Bryan, Brazos County, Texas

August 2022
Page 1 of 2

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

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

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-1867
TBPE F-951