

**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 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.

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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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, 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  
 \_\_\_\_\_ 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\_\_\_\_.

City Engineer, Bryan, Texas

**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

**FIELD NOTES DESCRIPTION**  
 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 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 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;

THENCE, N 48° 02' 54" W A DISTANCE OF 121.73 FEET TO A 1/2 INCH IRON SET;

THENCE, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 8.12 FEET, A DELTA ANGLE OF 02°04'08", A TANGENT OF 4.06 FEET, AND A CHORD WHICH BEARS S 26° 52' 25" W, A DISTANCE OF 8.12 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 727.13 FEET, A DELTA ANGLE OF 62°10'55", A TANGENT OF 15.08 FEET, AND A CHORD WHICH BEARS S 56° 55' 48" W, A DISTANCE OF 25.82 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 136.22 FEET, A DELTA ANGLE OF 156°05'54", A TANGENT OF 236.23 FEET, AND A CHORD WHICH BEARS S 09° 58' 19" W, A DISTANCE OF 97.83 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 32.42 FEET, A DELTA ANGLE OF 74°17'56", A TANGENT OF 18.94 FEET, AND A CHORD WHICH BEARS S 30° 55' 38" E, A DISTANCE OF 30.19 FEET TO A 1/2 INCH IRON ROD SET;

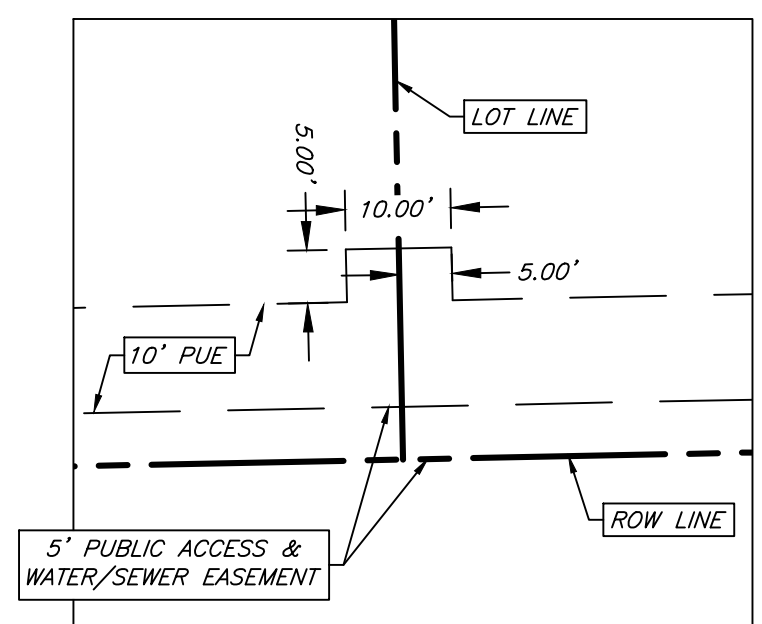
THENCE, N 85° 15' 32" W A DISTANCE OF 74.38 FEET TO A 1/2 INCH IRON SET;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 70.93 FEET, A DELTA ANGLE OF 20°19'16", A TANGENT OF 35.84 FEET, AND A CHORD WHICH BEARS N 58° 12' 32" W, A DISTANCE OF 70.56 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, N 48° 02' 54" W A DISTANCE OF 195.33 FEET TO A 1/2 INCH IRON SET;

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 5.242 ACRES OF LAND, MORE OR LESS.

AS SURVEYED ON THE GROUND IN 2019, 2021, & 2022.



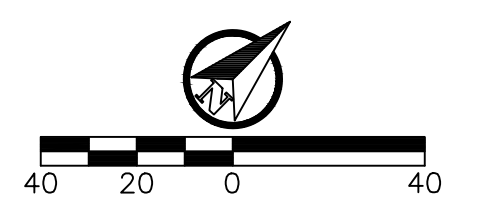
Typical 5'x10' Easement Extension  
 N.T.S.

**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 TXMK CORS ARP.
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00017851 (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.
- 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 DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0185E, effective May 16, 2012.
- Building setback lines Per City of Bryan Ordinance.
- The topography shown is from survey data.
- 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 a released in 17449/257.
  - Easement to Andrus Pipeline 587/365, 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.

**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

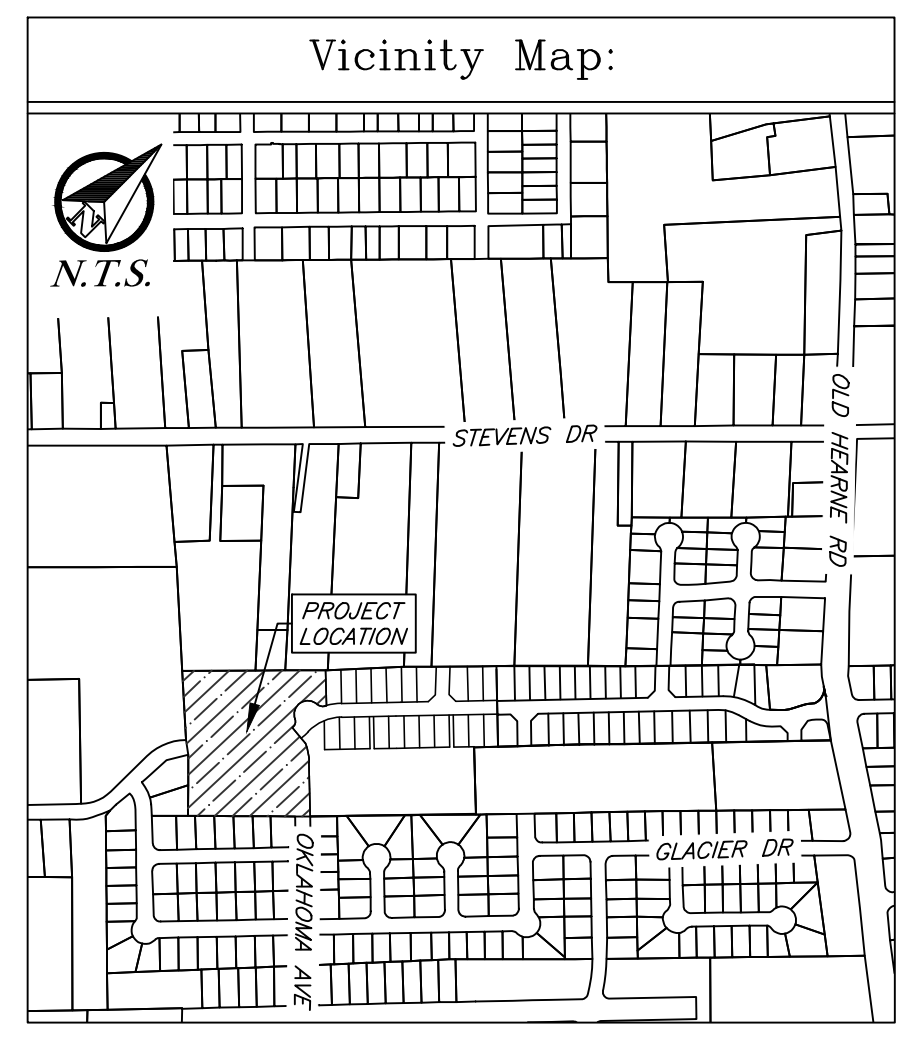


**CURVE TABLE**

| 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"  | N 58° 12' 32" W | 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" | N 9° 58' 19" E  | 97.83'       | 236.23' |
| C9      | 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'   |

**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  |



**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, and ROW  
 20 Lots - 5.242 Acres of  
 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:  
 JA Engineering  
 PO Box 5192  
 Bryan, TX 77805  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3195  
 Firm #0018300  
 Job No. 22-016

Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3195  
 Firm #0018300  
 Job No. 22-016