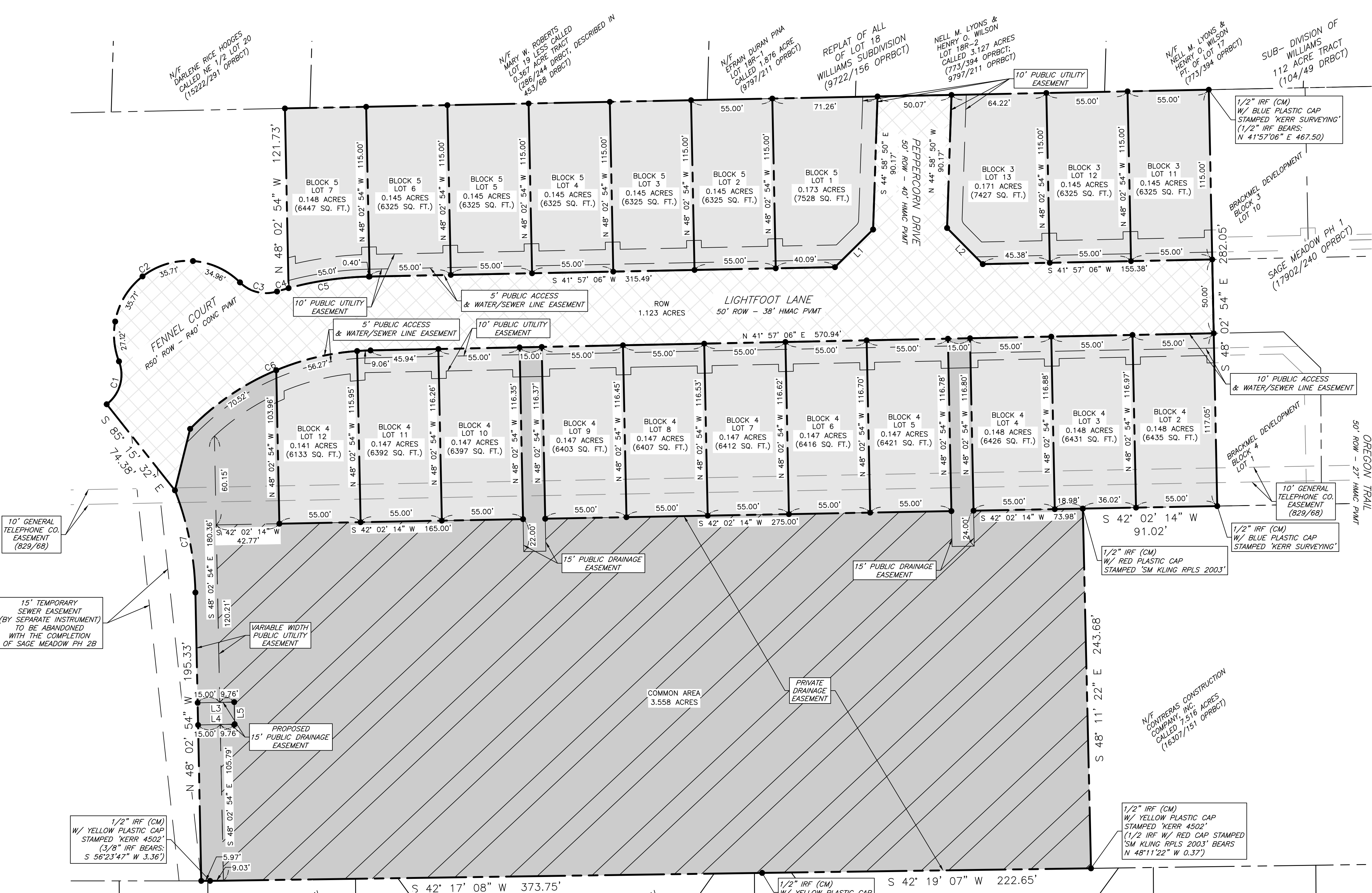


JAE Project # 22-037
Sage Meadows - Plat.dwg
1/18/2023
JAE Engineering



LINE #	LENGTH	DIRECTION
L1	36.29'	S 1° 30' 52" E
L2	34.40'	S 88° 29' 08" W
L3	24.76'	N 41° 56' 38" E
L4	24.76'	S 41° 56' 38" W
L5	15.00'	S 48° 03' 22" E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	32.42'	25.00'	74° 17' 56"	S 30° 55' 38" E	30.19'	18.94'
C2	136.22'	50.00'	156° 05' 54"	S 9° 58' 19" W	97.83'	236.23'
C3	27.13'	25.00'	62° 10' 55"	S 56° 55' 48" W	25.82'	15.08'
C4	8.12'	225.00'	2° 04' 08"	S 26° 52' 25" W	8.12'	4.06'
C5	63.27'	225.00'	16° 06' 45"	S 33° 53' 44" W	63.07'	31.85'
C6	136.59'	175.00'	44° 43' 11"	S 19° 35' 31" W	133.15'	71.99'
C7	70.93'	200.00'	20° 19' 16"	N 58° 12' 32" W	70.56'	35.84'

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, Steve Pittman of Brackmel Development, LLC, owner of the x.xxx 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 2A 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
Bryan, 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____.

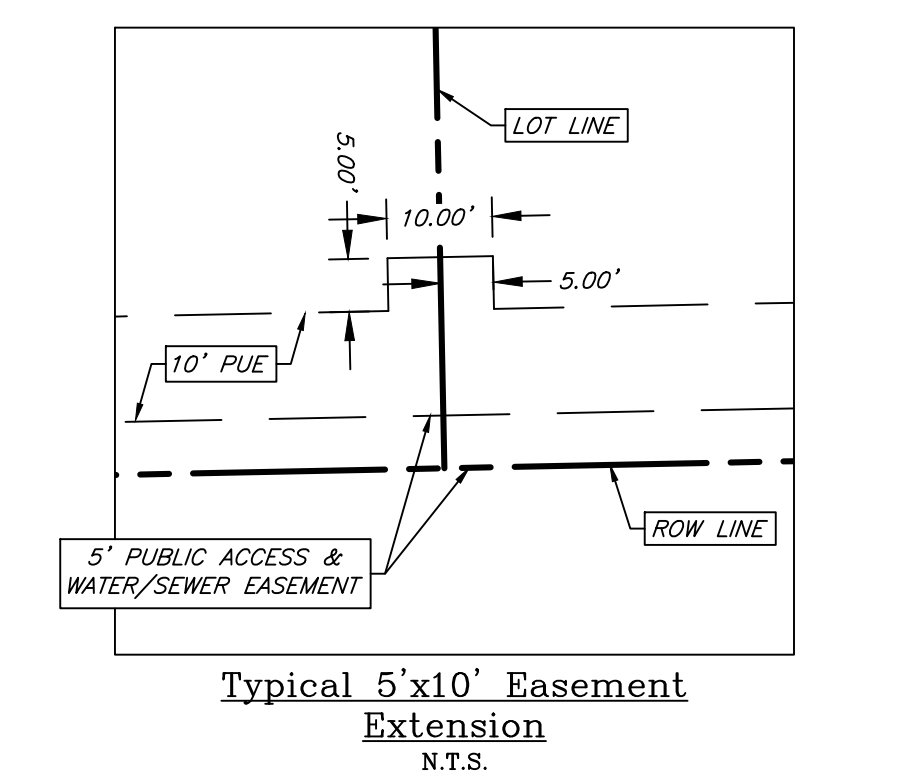
City Engineer, Bryan, Texas

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 ____.

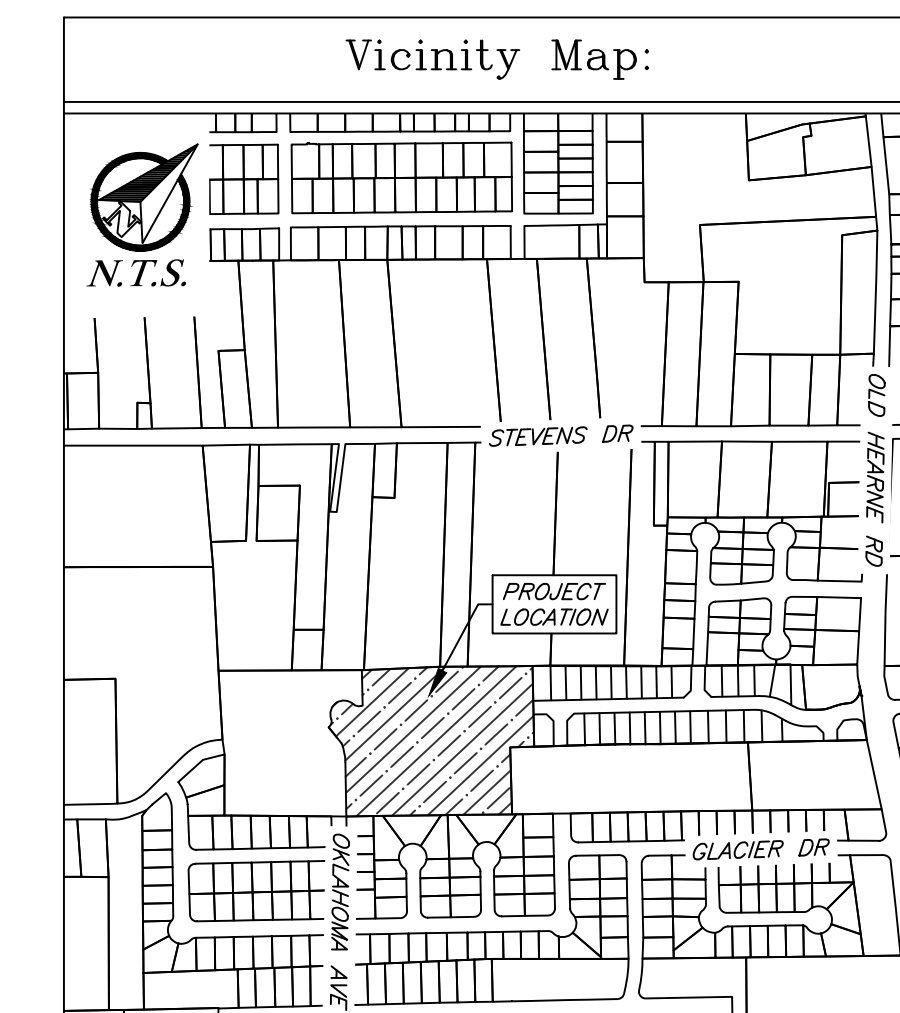
County Clerk, Brazos County, Texas



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: TX02 Cameron CORS ARP, TXCN Conroe CORS ARP, and TXXM 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



Final Plat
Sage Meadow Phase 2A
Block 3 Lots 11-13, Block 4 Lots 2-12
Block 5 Lots 1-7, Common Area, & ROW
21 Lots - x.xxx Acres of
Moses Baine Survey, A-3
Bryan, Brazos County, Texas
January 2023

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

Engineer:
JAE Engineering
PO Box 5192
Bryan, TX 77805
979-739-1867
TBPE F-9551

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