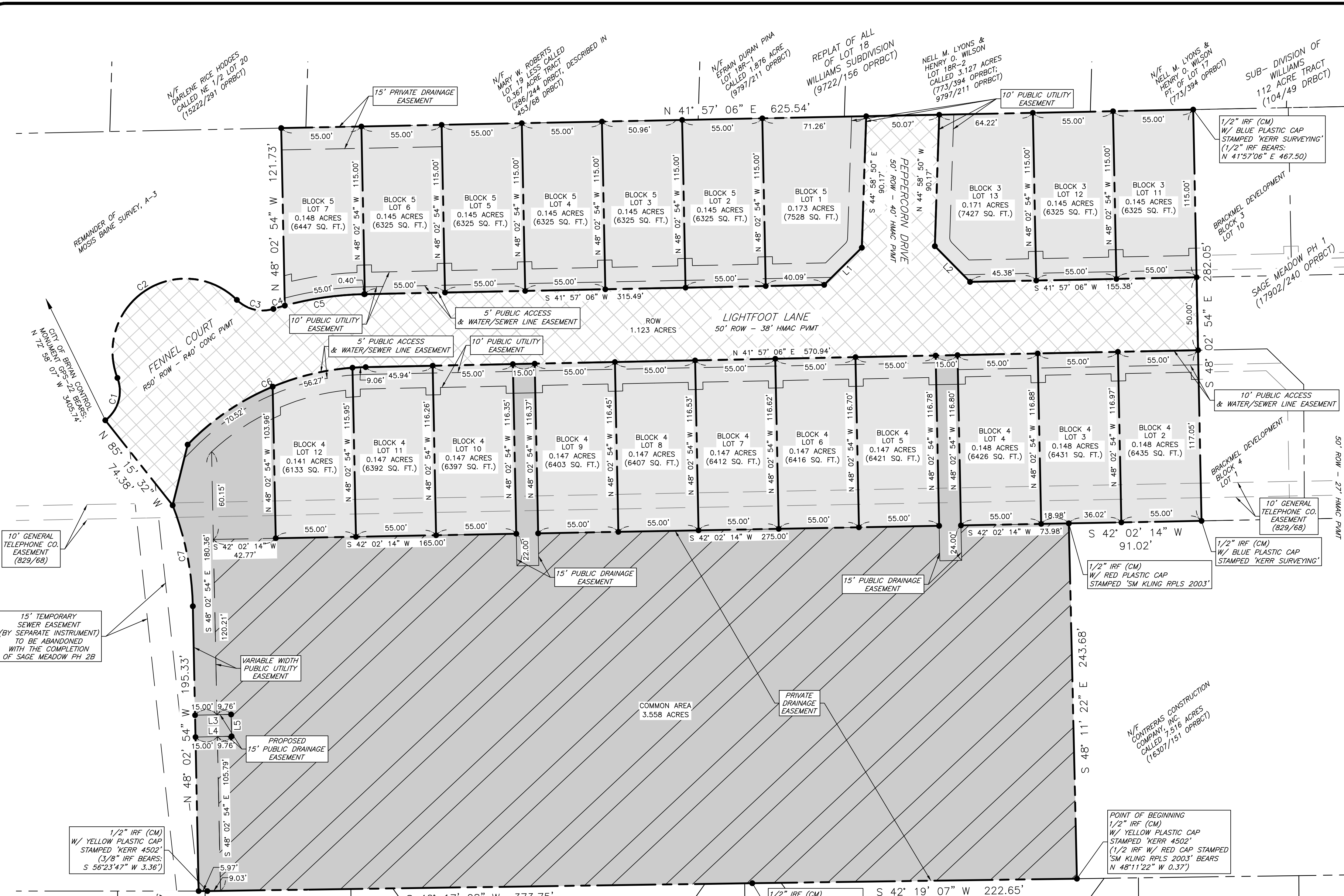


J&E Project # 22-037
Sage Meadows - Plat.dwg
2/28/2023
J&E Engineering



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

A FIELD NOTES DESCRIPTION OF 7.802 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 (OPRBC); SAID 13.04 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING AN INTERIOR CORNER OF PARK FOREST ADDITION PHASE THREE DEPICTED ON A PLAT RECORDED IN VOLUME 437, PAGE 217 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 15, BLOCK 1 OF SAID PARK FOREST ADDITION PHASE THREE;

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 (413/759 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, N 48° 02' 54" W A DISTANCE OF 195.33 FEET TO A 1/2 INCH IRON SET;

THENCE, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 70.93 FEET, A DELTA ANGLE OF 201°16'21", 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 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 LEFT, 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, WITH A CURVE TO THE RIGHT, 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 LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 72.13 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 RIGHT, 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, N 48° 02' 54" W A DISTANCE OF 121.73 FEET TO A 1/2 INCH IRON SET;

THENCE, WITH THE SOUTHWEST LINE OF SUB-DIVISION OF WILLIAMS 112 ACRE TRACT (104/49 DRBCT) AND THE NORTHWEST LINE OF SAID REMAINDER OF 19.867 ACRE TRACT (16852/115 DRBCT) N 41° 57' 06" E A DISTANCE OF 625.54 FEET TO A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" MARKING THE WEST CORNER OF SAID SAGE MEADOW PHASE 1 AS DEPICTED ON A PLAT RECORDED IN VOLUME 17902, PAGE 240 (OPRBC); FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS N 41° 57' 06" E A DISTANCE OF 467.50 FEET;

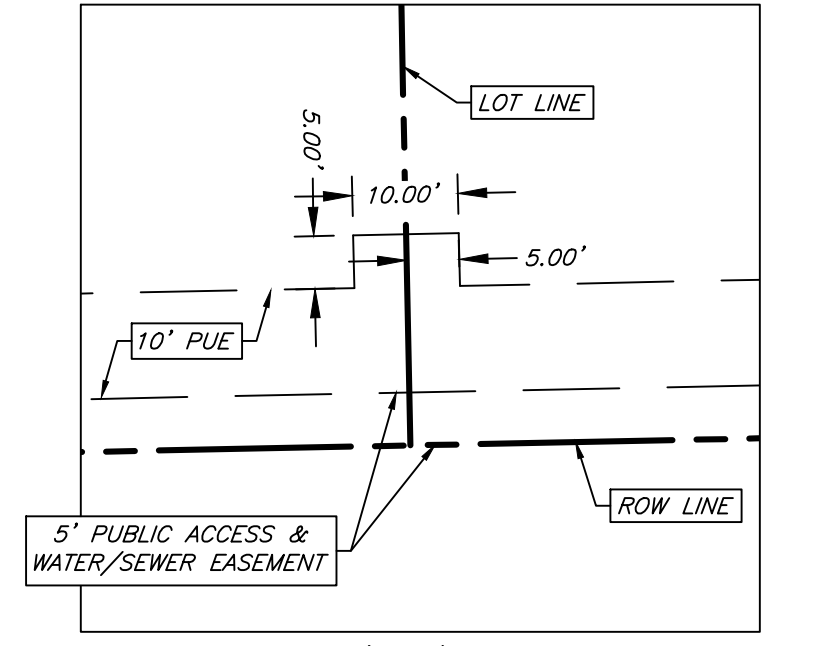
THENCE, WITH THE SOUTHWEST LINE OF SAID SAGE MEADOW PHASE 1, S 48° 02' 54" E A DISTANCE OF 282.05 FEET TO A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING";

THENCE, WITH THE COMMON LINES OF A CALLED 7.516 ACRE TRACT CONVEYED TO CONTRERAS CONSTRUCTION IN VOLUME 16307, PAGE 151 (OPRBC) 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, TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 7.802 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 OPU3 Solution Report obtained 08-27-2019 and as established by GPS observation. Base stations used for OPU3 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 OFIRM 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.

LINE TABLE

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 TABLE

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 7.802 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 intended.

Steve Pittman, Owner

CERTIFICATE 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

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

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.

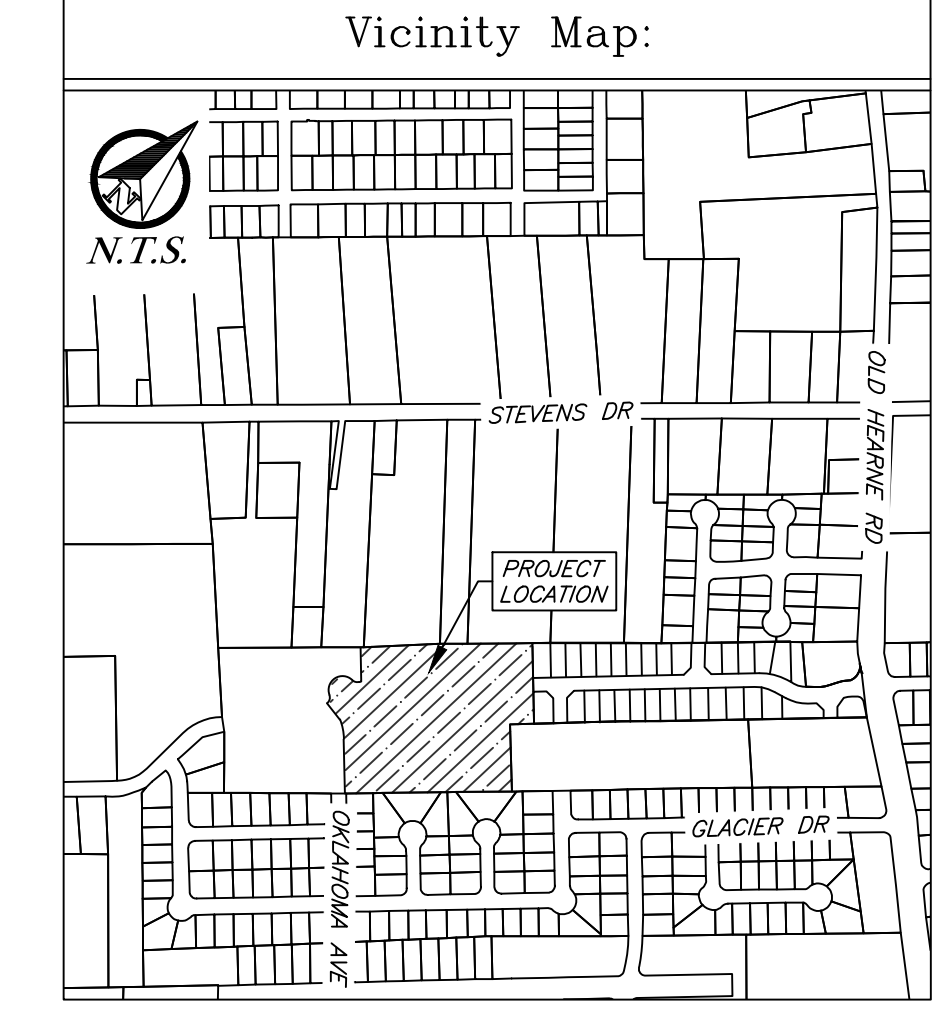
Chair, Planning & Zoning Commission, Bryan, Texas

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

- ANNOTATIONS:**
- ROW- Right-of-Way
 - HMAC- Hot mix Asphaltic concrete
 - DRBCT- Deed Records Of Brazos County, Texas
 - ORBCT- Official Records Of Brazos County, Texas
 - OPRBC- 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 - 7.802 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:
J&E 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 #10181800
Job No. 22-016