

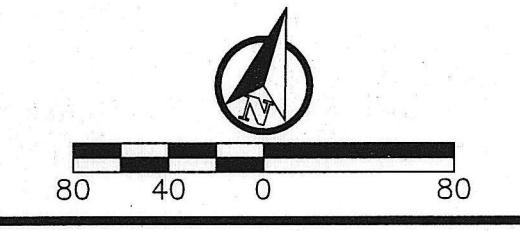
- General Notes:**
1. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
 2. A portion of this lot is located within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0185E, effective May 16, 2012.
 3. Property is currently zoned 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. Building setback lines Per City of Bryan Ordinance.
 6. All utilities shown hereon are approximate locations.
 7. The topography shown is from survey Data.

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 System (DigTess):	800-344-6377
COB Water Services:	979-209-5900
Bryan Texas Utilities:	979-821-5865
Amos Energy:	979-774-2506
Verizon:	979-821-4300
Suddenlink:	979-846-2229



Master Plan		
Phase	Lot Count	AC
Phase 1	29	4.61
Phase 2	40	7.06
ROW	2	4.22
Common Area/ Detention	3	3.98

Master Plan

Sage Meadow Phases 1&2
Phase 1 - 29 Lots, Phase 2 - 40 Lots

Being 19.867 Acres of
Moses Baine Survey, A-3
Bryan, Brazos County, Texas

January 2021

Owner: Glockzin, Emanuel H Jr. P.O. Box 3189 Bryan, TX 77805-3189	Engineer: I4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951
Developer: New Phase Home Builders 1500 University Oaks Blvd College Station, TX 77840	Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 RPLS No. 4502 - Firm #10018500 Job No. 19-407