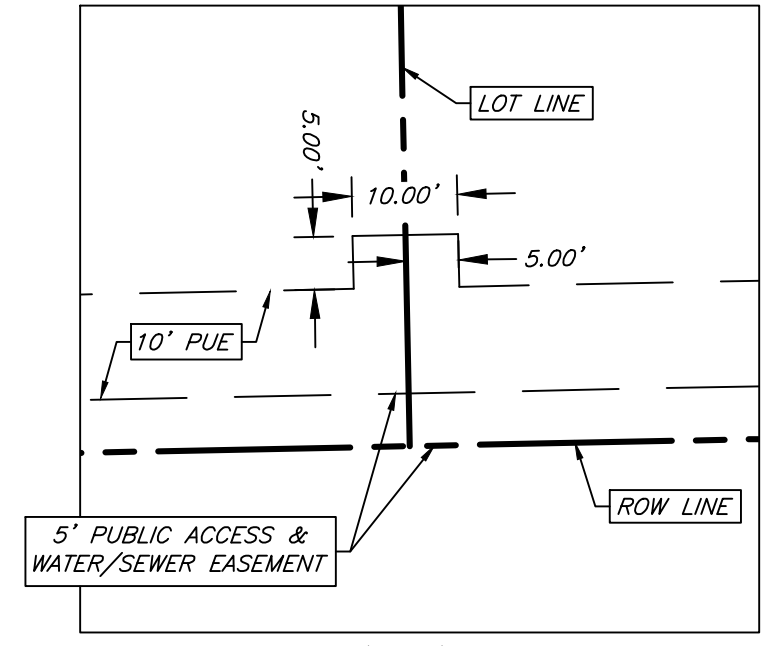
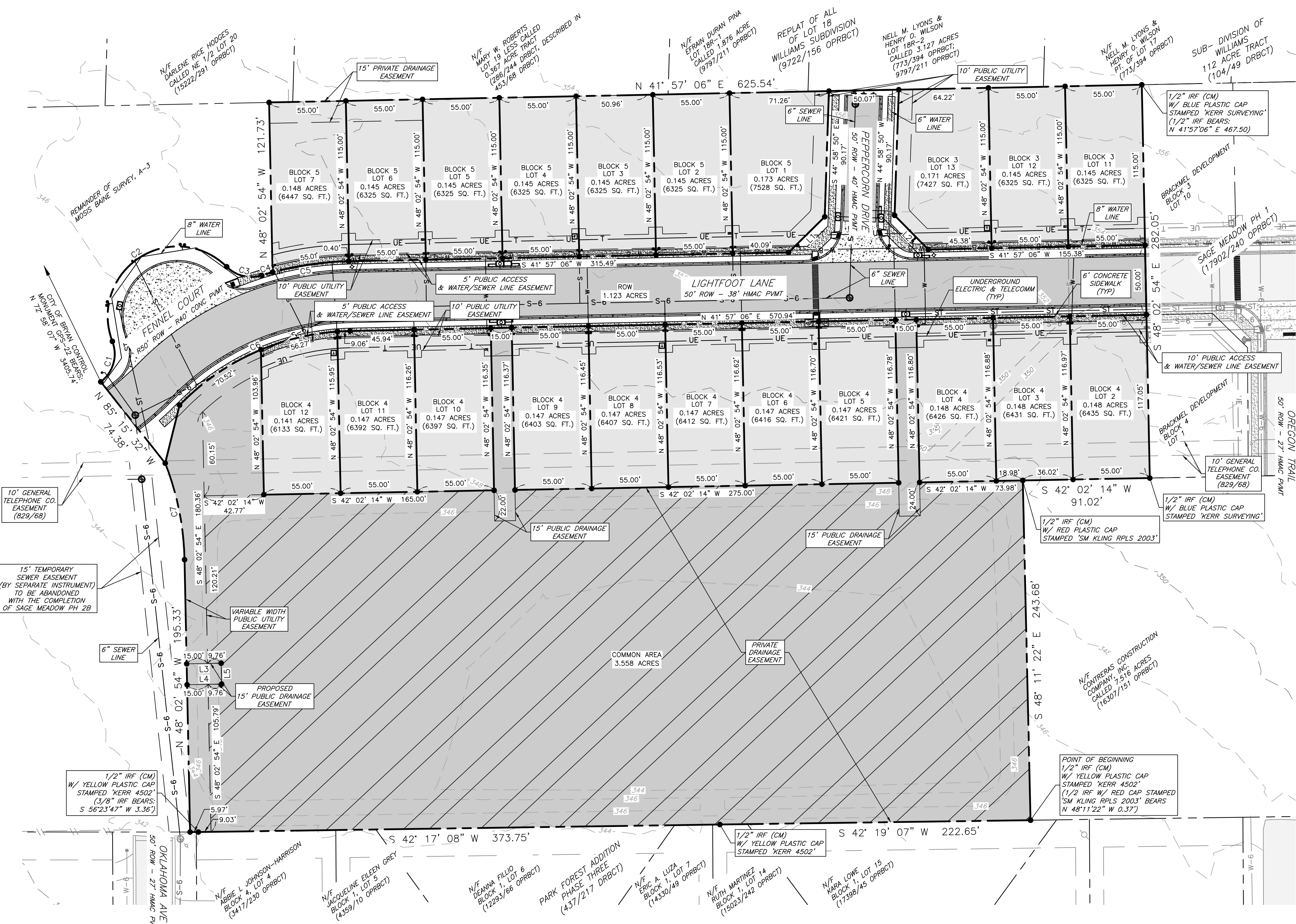


J4 Engineering 2/28/2023 Sage Meadows - Plat.dwg JAE Project # 22-037



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., 46/615
 - Easements to Ferguson Crossing Pipeline Co. 854/313, no longer applies a 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.

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 (Digless)
 COB Water Services: 979-209-5900
 Bryan Texas Utilities: 979-821-5865
 Atmos Energy: 979-774-2506
 Verizon: 979-821-4300
 Suddenlink: 979-846-2229

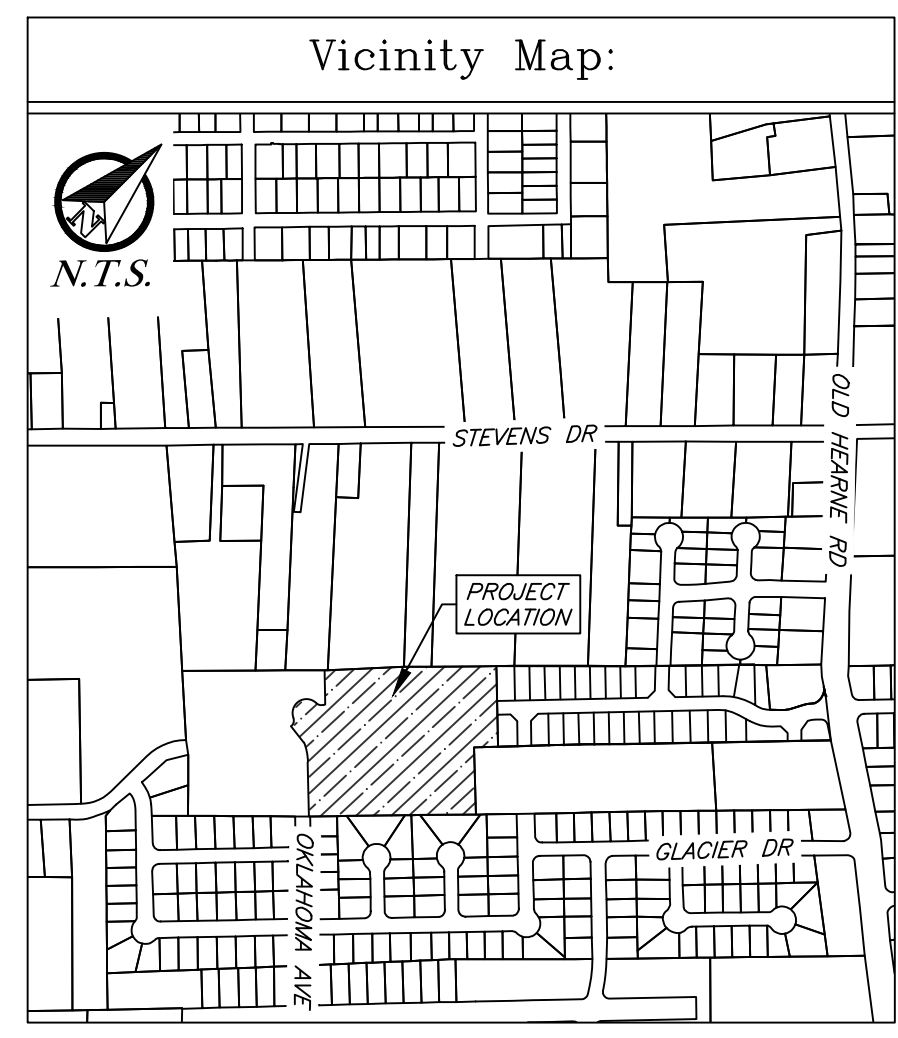
- ANNOTATIONS:**
- ROW- Right-of-Way
 - HMAC- Hot mix Asphaltic concrete
 - DRBCT- Deed Records Of Brazos County, Texas
 - ORBCT- Official Records Of Brazos County, Texas
 - OPRBCT- Official Public Records Of Brazos County, Texas
 - ()- Record Information
 - (CM)- Controlling Monument used to establish property boundaries
 - PUE- Public Utility Easement
 - TYP- Typical
 - N/F- Now or Formerly

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'



Preliminary Plan

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:
 J4 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