

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

**NOTICE!**

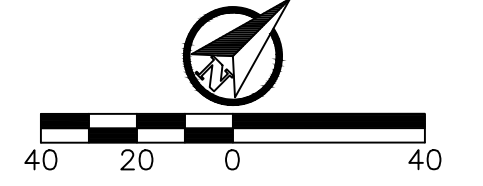
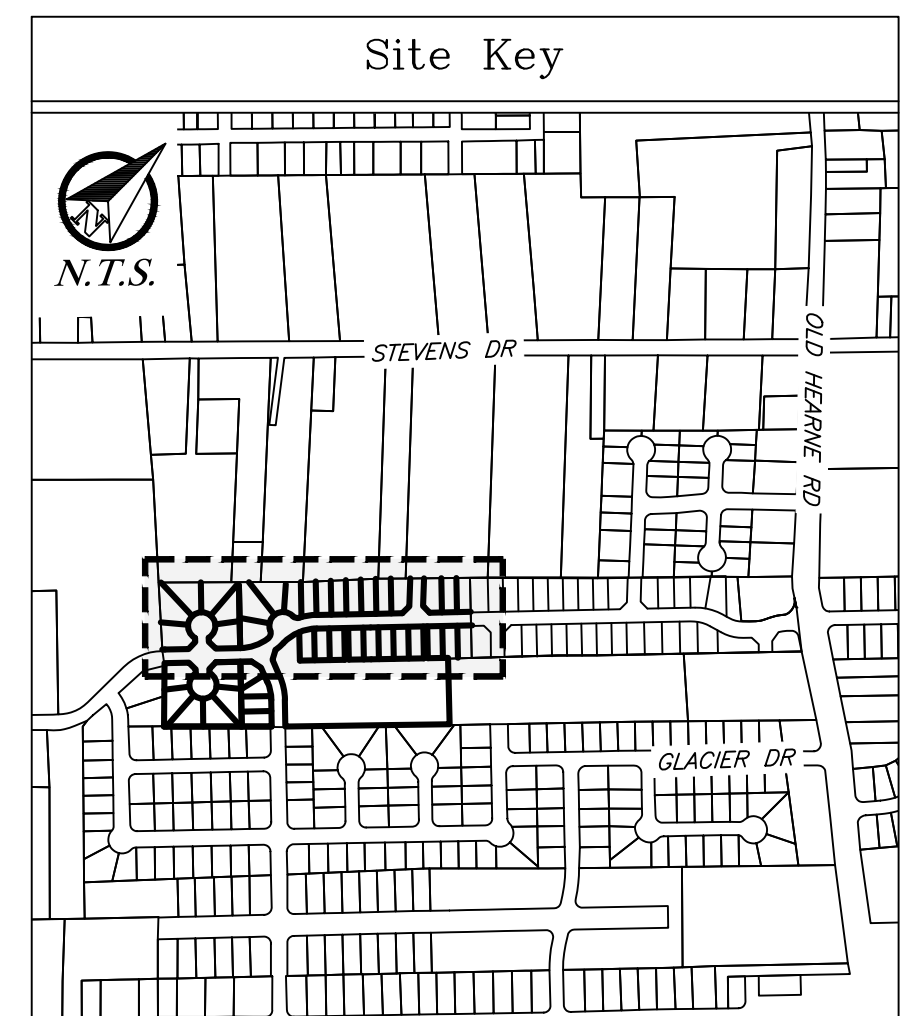
The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. 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 (DigTess):	979-209-5900
COB Water Services:	979-821-6865
Bryan Texas Utilities:	979-774-2506
Almos Energy:	979-821-4300
Verizon:	979-846-2229
Suddenlink:	

**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



**Preliminary Plan**

**Sage Meadow Phase 2**  
 Block 3 Lots 11-13, Block 4 Lots 2-12  
 Block 5 Lots 1-11, Block 6 Lots 1-6, Block 7 Lots 1-6,  
 Block 8 Lots 1-4, Common Area, & ROW  
 41 Lots - 13.04 Acres of  
 Moses Baine Survey, A-3  
 Bryan, Brazos County, Texas

August 2022  
Page 1 of 2

---

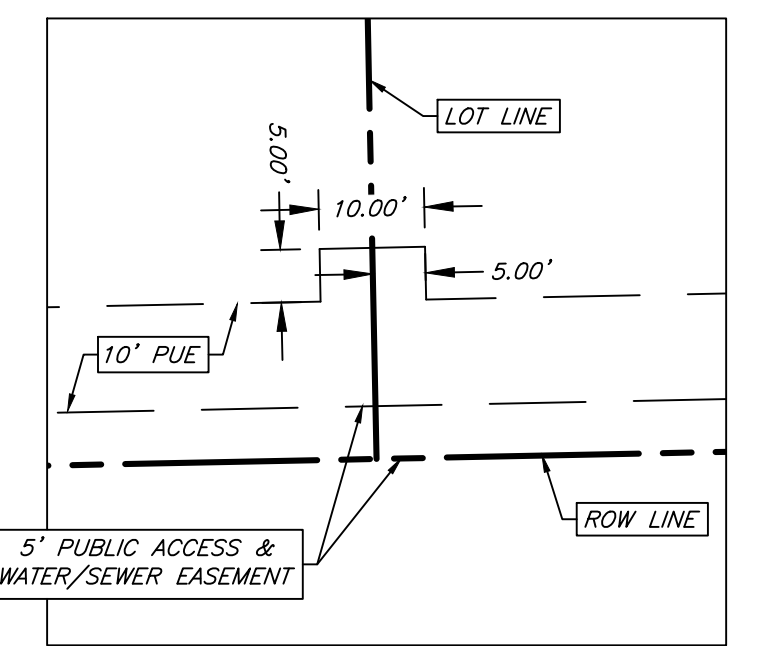
Owner/Developer:  
Brackmel Development, LLC  
1500 University Oaks Blvd  
College Station, TX 77840

Engineer:  
**JA Engineering**  
PO Box 5192  
Bryan, TX 77805  
979-739-1867  
TBPE F-951

Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195  
Firm #10018300  
Job No. 22-016

J4 Engineering 8/24/2022 Sage Meadows - Plat.dwg J4E 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: TX2 Cameron CORS ARP, TXCN Conroe CORS ARP, and TXMX CORS ARP.
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000117651 (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 as 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 System (Digtess): 800-344-8377  
 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

**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
L11	36.29'	S 1° 30' 52" E
L12	34.40'	S 88° 29' 08" W

**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"	N 41° 57' 06" E	50.00'	28.87'
C3	43.75'	150.00'	16° 42' 40"	S 56° 24' 14" E	43.59'	22.03'
C4	70.93'	200.00'	20° 19' 16"	N 58° 12' 32" W	70.56'	35.84'
C5	109.51'	175.00'	35° 51' 09"	S 24° 08' 50" W	107.73'	56.61'
C6	32.42'	25.00'	74° 17' 56"	S 30° 55' 38" E	30.19'	18.94'
C7	136.22'	50.00'	156° 05' 54"	S 9° 58' 19" W	97.83'	236.23'
C8	27.13'	25.00'	62° 10' 55"	S 56° 55' 48" W	25.82'	15.08'
C9	63.27'	225.00'	16° 06' 45"	S 33° 53' 44" W	63.07'	31.85'
C10	136.59'	175.00'	44° 43' 11"	S 19° 35' 31" W	133.15'	71.99'

- 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

**LOT DIMENSION TABLE**

LOT	BLOCK	AREA	WIDTH	DEPTH
LOT 11	BLOCK 3	6325 SF	55.0'	115.0'
LOT 12	BLOCK 3	6325 SF	55.0'	115.0'
LOT 13	BLOCK 3	7427 SF	69.0'	115.0'

**LOT DIMENSION TABLE**

LOT	BLOCK	AREA	WIDTH	DEPTH
LOT 2	BLOCK 4	6435 SF	55.0'	117.0'
LOT 3	BLOCK 4	6431 SF	55.0'	116.9'
LOT 4	BLOCK 4	6426 SF	55.0'	116.8'
LOT 5	BLOCK 4	6421 SF	55.0'	116.7'
LOT 6	BLOCK 4	6416 SF	55.0'	116.7'
LOT 7	BLOCK 4	6412 SF	55.0'	116.6'
LOT 8	BLOCK 4	6407 SF	55.0'	116.5'
LOT 9	BLOCK 4	6403 SF	55.0'	116.4'
LOT 10	BLOCK 4	6397 SF	55.0'	116.3'
LOT 11	BLOCK 4	6392 SF	55.0'	116.3'
LOT 12	BLOCK 4	6133 SF	55.0'	112.2'

**LOT DIMENSION TABLE**

LOT	BLOCK	AREA	WIDTH	DEPTH
LOT 1	BLOCK 5	7528 SF	66.4'	115.0'
LOT 2	BLOCK 5	6325 SF	55.0'	115.0'
LOT 3	BLOCK 5	6325 SF	55.0'	115.0'
LOT 4	BLOCK 5	6325 SF	55.0'	115.0'
LOT 5	BLOCK 5	6325 SF	55.0'	115.0'
LOT 6	BLOCK 5	6325 SF	55.0'	115.0'
LOT 7	BLOCK 5	6447 SF	55.0'	116.7'
LOT 8	BLOCK 5	6945 SF	65.4'	117.3'
LOT 9	BLOCK 5	8721 SF	50.0'	109.9'
LOT 10	BLOCK 5	12008 SF	50.0'	133.2'
LOT 11	BLOCK 5	9660 SF	61.2'	112.1'

**LOT DIMENSION TABLE**

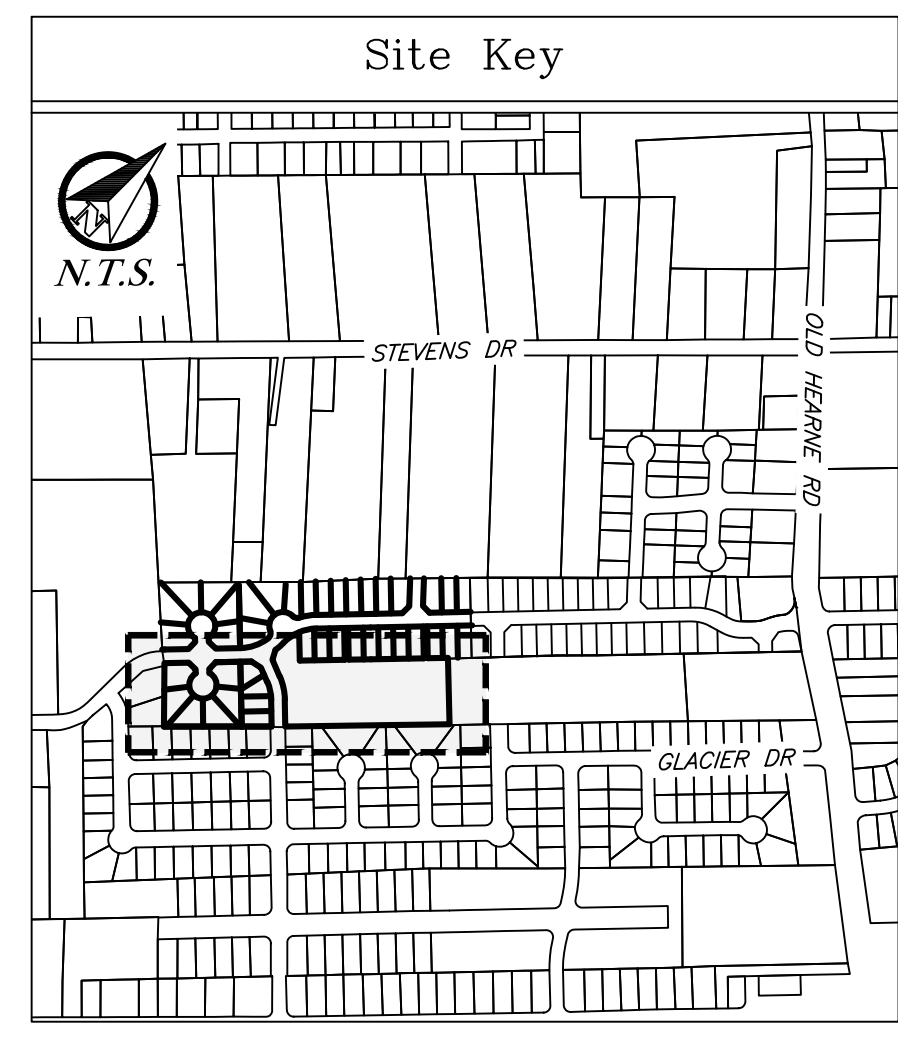
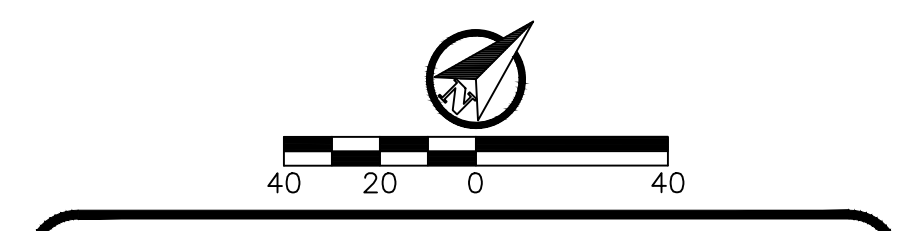
LOT	BLOCK	AREA	WIDTH	DEPTH
LOT 1	BLOCK 6	9414 SF	89.1'	114.9'
LOT 2	BLOCK 6	8875 SF	50.4'	111.6'
LOT 3	BLOCK 6	8764 SF	50.0'	111.2'
LOT 4	BLOCK 6	8764 SF	50.0'	111.2'
LOT 5	BLOCK 6	8707 SF	50.0'	110.6'
LOT 6	BLOCK 6	9450 SF	90.8'	112.5'

**LOT DIMENSION TABLE**

LOT	BLOCK	AREA	WIDTH	DEPTH
LOT 1	BLOCK 7	9471 SF	89.1'	115.0'
LOT 2	BLOCK 7	9010 SF	50.0'	114.0'
LOT 3	BLOCK 7	9523 SF	50.0'	117.5'
LOT 4	BLOCK 7	9357 SF	50.0'	115.9'
LOT 5	BLOCK 7	9271 SF	50.0'	115.1'
LOT 6	BLOCK 7	9073 SF	86.5'	116.1'

**LOT DIMENSION TABLE**

LOT	BLOCK	AREA	WIDTH	DEPTH
LOT 1	BLOCK 8	7659 SF	69.7'	108.9'
LOT 2	BLOCK 8	6272 SF	57.0'	110.0'
LOT 3	BLOCK 8	6272 SF	57.0'	110.0'
LOT 4	BLOCK 8	6395 SF	59.2'	110.0'



**Preliminary Plan**

**Sage Meadow Phase 2**  
 Block 3 Lots 11-13, Block 4 Lots 2-12  
 Block 5 Lots 1-11, Block 6 Lots 1-6, Block 7 Lots 1-6,  
 Block 8 Lots 1-4, Common Area, & ROW  
 41 Lots - 13.04 Acres of  
 Moses Baine Survey, A-3  
 Bryan, Brazos County, Texas  
 August 2022  
 Page 2 of 2

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

Engineer:  
**JA Engineering**  
 PO Box 5192  
 Bryan, TX 77805  
 979-794-1867  
 TBPE F-951

Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3195  
 Firm #10018300  
 Job No. 22-016