



- 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.
 8. Where electric facilities are installed, BTU will be responsible to, and controlled by, the property owners involved 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.

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

80 40 0 80

Master Plan

Sage Meadow
Phases 1, 2A, & 2B
 Phase 1 - 29 Lots, Phase 2A - 21 Lots,
 & Phase 2B - 20 Lots

Being 19,867 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:

 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

J4 Engineering 2/28/2023 Sage Meadows - Plat.dwg JAE Project # 19-089