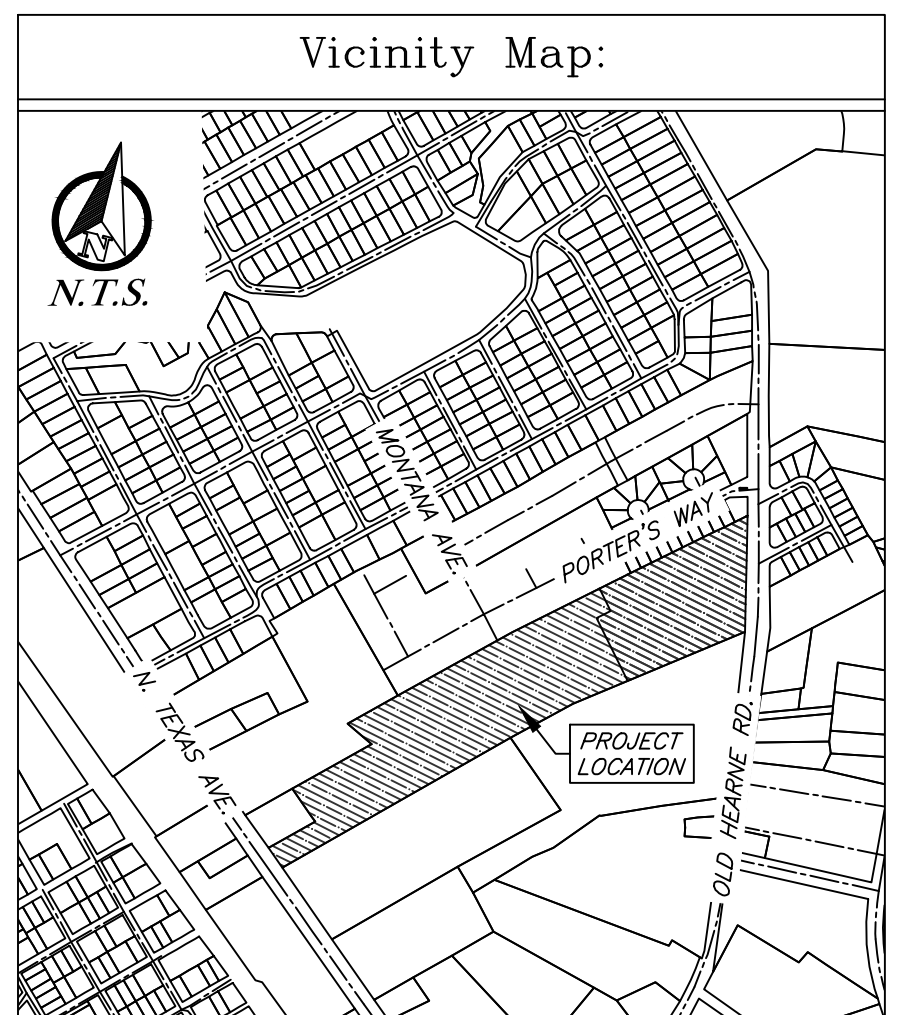
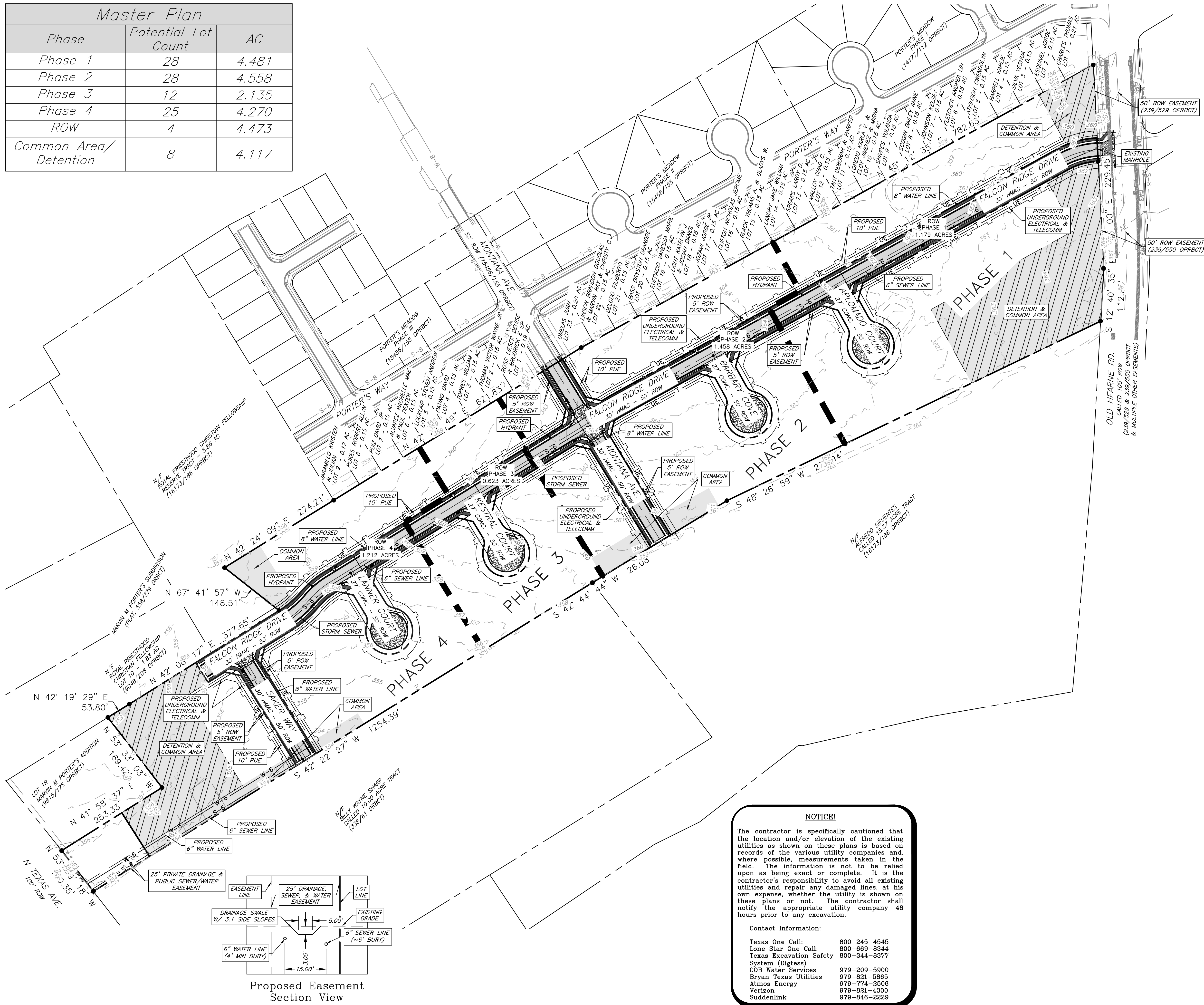
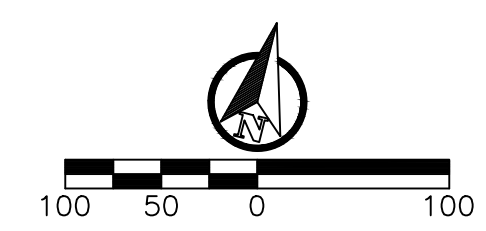


Master Plan		
Phase	Potential Lot Count	AC
Phase 1	28	4.481
Phase 2	28	4.558
Phase 3	12	2.135
Phase 4	25	4.270
ROW	4	4.473
Common Area/ Detention	8	4.117



- General Notes:**
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
 - Bearing system shown hereon is based on the Texas Coordinate System of 1983, Central Zone (4203), grid north as established from GPS observation using the leica smartnet NAD83 (NA2011) epoch 2010 multi-year cors solution 2 (MYCS2).
 - Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00009997683388 (calculated using GSD12B).
 - No portion of this lot is located within the 100-YR floodplain according to the DFRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0185E, effective May 16, 2012 & Map No. 4801C0205F, effective April 2, 2014.
 - All phases are to be zoned Planned Development-Housing District (PD-H) as per Ordinance No. _____ dated _____.
 - Intended land use is single-family residential subdivision.
 - 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.
 - Building setback lines Per City of Bryan Ordinance.
 - All utilities shown hereon are approximate locations.
 - The topography shown is from GIS Data.
 - 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.



Master Plan

**Falcon Ridge Subdivision
Phases 1-4**

*Being a Replat of 24.03 Acres of Portions of Lots 1-3
of Marvin M. Porter's Addition (100/616 OPRBCT)
Stephen F. Austin League #10, Abstract 63*

Bryan, Brazos County, Texas
February 2024

Owner/Developer:
Backmel 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

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:	800-869-8344
Texas Excavation Safety System (Digtest):	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

J4 Engineering 2/28/2024 Falcon Ridge - Master Plan.dwg J4E Project # 23-048