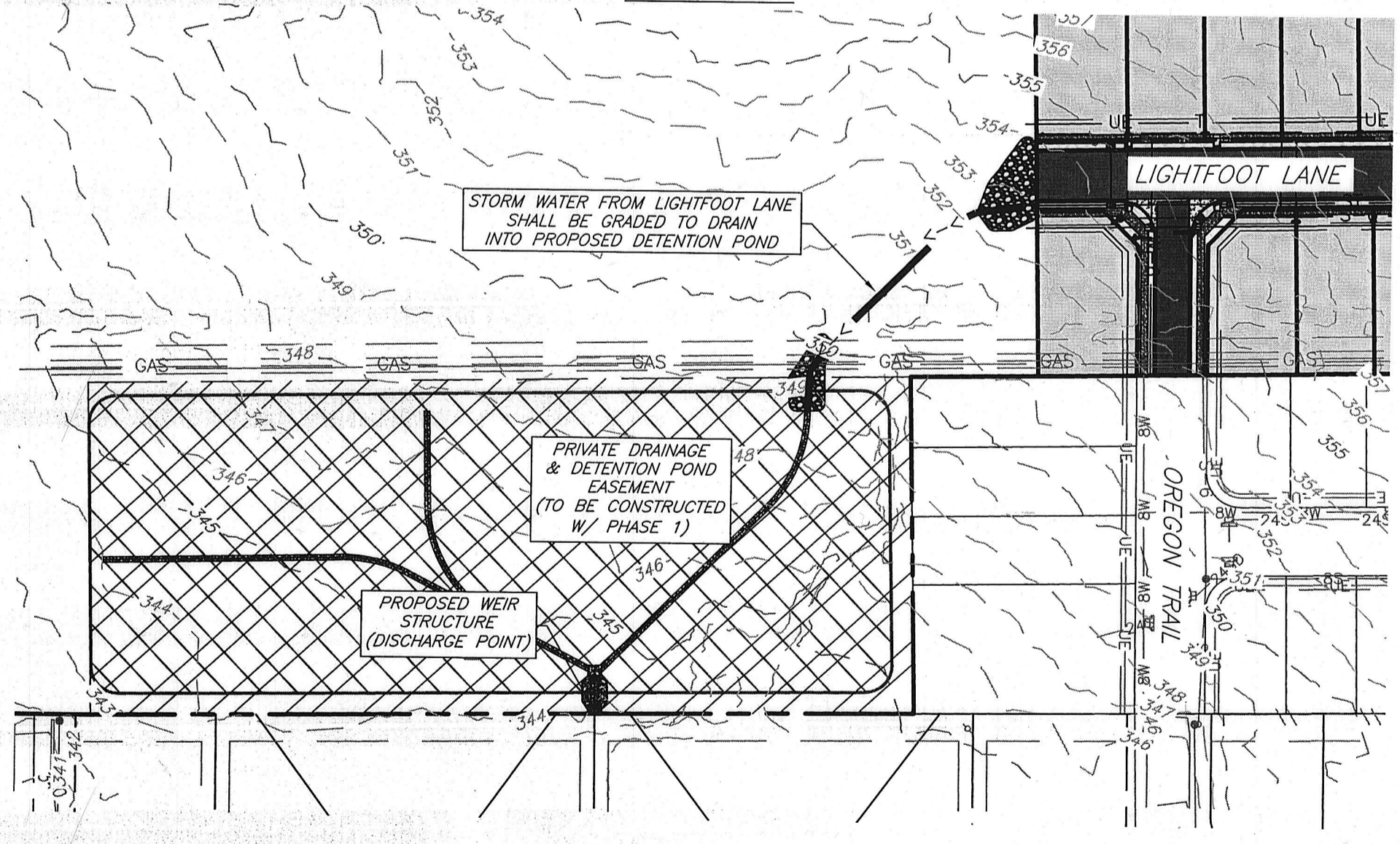


### Detention Pond Inset



LOT	BLOCK	AREA	WIDTH	DEPTH
LOT 1	BLOCK 1	8777 SF	80.0'	125.0'
LOT 2	BLOCK 1	7531 SF	58.0'	114.5'
LOT 3	BLOCK 1	6744 SF	59.2'	113.8'
LOT 4	BLOCK 1	6757 SF	59.2'	114.0'
LOT 5	BLOCK 1	6825 SF	62.5'	114.2'

LOT	BLOCK	AREA	WIDTH	DEPTH
LOT 5	BLOCK 2	7666 SF	56.4'	118.0'
LOT 6	BLOCK 2	6482 SF	56.4'	117.9'
LOT 7	BLOCK 2	6478 SF	56.4'	117.8'
LOT 8	BLOCK 2	6473 SF	56.4'	117.7'
LOT 9	BLOCK 2	6469 SF	56.4'	117.6'
LOT 10	BLOCK 2	6464 SF	56.4'	117.5'
LOT 11	BLOCK 2	6460 SF	56.4'	117.4'
LOT 13	BLOCK 2	7119 SF	73.0'	117.2'

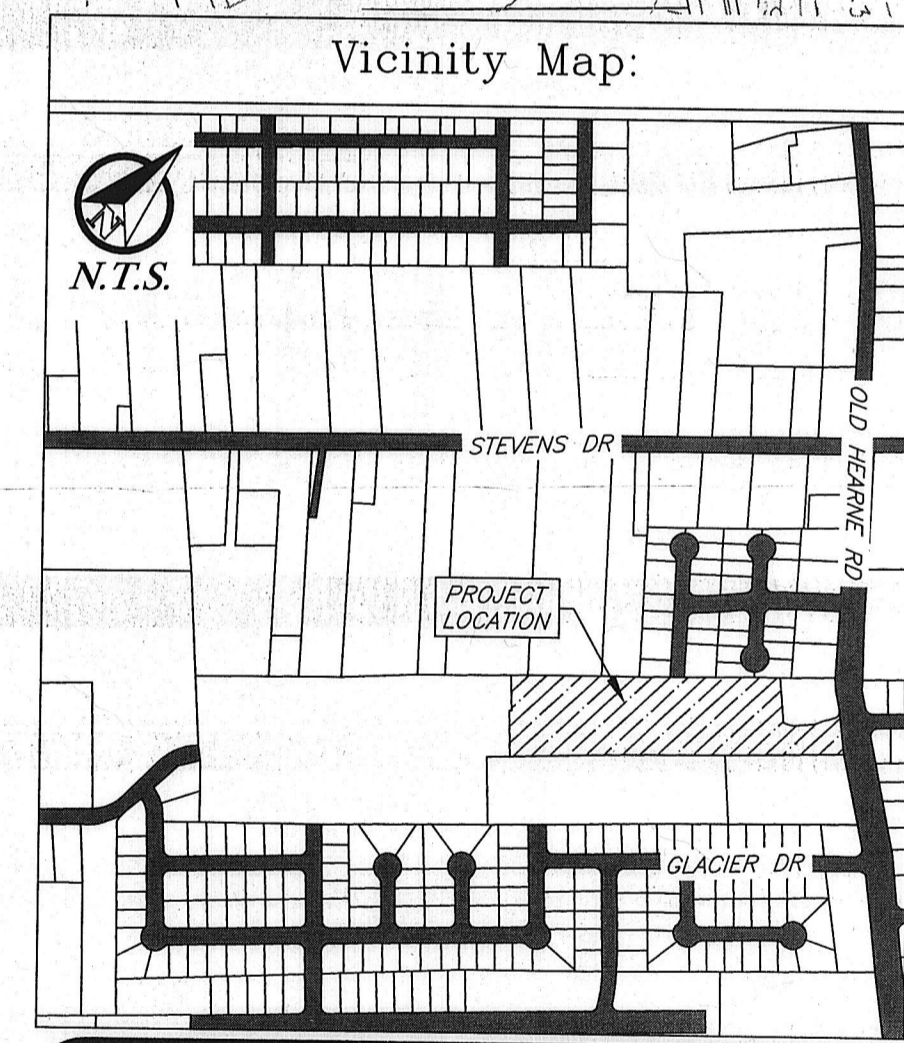
LOT	BLOCK	AREA	WIDTH	DEPTH
LOT 1	BLOCK 3	7744 SF	68.4'	114.8'
LOT 2	BLOCK 3	6322 SF	56.1'	114.9'
LOT 3	BLOCK 3	6325 SF	56.1'	115.0'
LOT 4	BLOCK 3	6325 SF	56.1'	115.0'
LOT 5	BLOCK 3	6325 SF	56.1'	115.0'
LOT 6	BLOCK 3	6325 SF	56.1'	115.0'
LOT 7	BLOCK 3	6325 SF	56.1'	115.0'
LOT 8	BLOCK 3	6325 SF	56.1'	115.0'
LOT 9	BLOCK 3	6325 SF	56.1'	115.0'
LOT 10	BLOCK 3	7494 SF	56.1'	115.0'

LOT	BLOCK	AREA	WIDTH	DEPTH
LOT 1	BLOCK 4	8051 SF	72.0'	117.0'

**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 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): 979-209-5900  
COB Water Services: 979-821-5965  
Bryan Texas Utilities: 979-774-2506  
Atmos Energy: 979-821-4300  
Verizon: 979-821-4300  
Suddenlink: 979-846-2229

- 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 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, 2015.
  - 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.
  - The blanket easement to Humble Pipeline Co., 48/615, does not apply to this tract.
  - 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.



### Preliminary Plan

**Sage Meadow Phase 1**  
Block 1 Lots 1-5, Block 2 Lots 1-13, Block 3 Lots 1-10, Block 4 Lot 1, & Common Area - 29 Lots  
Being 6.851 Acres of Moses Baine Survey, A-3 Bryan, Brazos County, Texas  
January 2021

**Owner:**  
Glockain, Emanuel H Jr.  
P.O. Box 3189  
Bryan, TX 77805-3189

**Developer:**  
New Phase Home Builders  
1500 University Oaks Blvd  
College Station, TX 77840

**Engineer:**  
J4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9251

**Surveyor:**  
Kerr Surveying, LLC  
409 N. Texas Ave  
Bryan, TX 77803  
979-268-3195  
RPLS No. 4502 - Firm #10018500  
Job No. 19-407