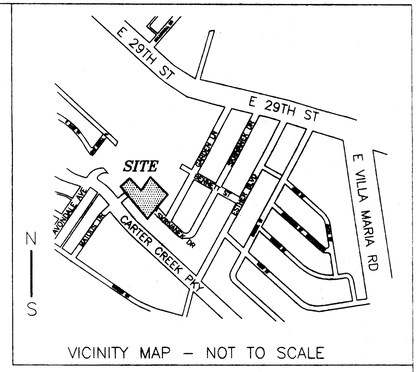
NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET ULESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 2.2764 ACR.
4. BEARING SOURCE IS PLAT OF WOODSON PARK SUBDIVISION RECORDED IN 267/72.
5. BASE LINE IS NOTED WITH * *.
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN (FEMA MAP # 48041C0141C, JULY 2, 1992).
7. BLs PER CURRENT CITY OF BRYAN ORDNANCE FOR ZONING DISTRICT.
8. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS NOTED OTHERWISE.
9. THIS TRACT IS ZONED RD 7000.
10. PRIMARY BENCHMARK IS CITY OF BRYAN GPS 52
    N-10221228.972 (NAD 83)
    E-3545569.902 (NAD 83)
    ELEV. 324.76 (NAVD 88)
11. COMMITMENT REFERENCE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF# 17265, DATED JAN. 30, 2002.
12. DEED RESTRICTIONS ESTABLISHING A HOMEOWNERS ASSOCIATION WILL BE FILED FOR RECORDATION IN CONJUCTION WITH THIS PLAT.

LAND UTILIZATION

CURRENT	RD 7000 (VACANT)			
PROPOSED	RD 7000			
	LOT #	PURPOSE	AREA SF	ACRE
BLOCK 1	1-3	SINGLE FAMILY	29,533	0.6780
BLOCK 2	1-3	SINGLE FAMILY	28,507	0.4520
	EXIS STREET	STREET	12,092	0.2776
	DETENTION	PUBLIC DRAINAGE EASMENT	29,027	0.6664
TOTAL			99,159	2.2764



VICINITY MAP - NOT TO SCALE

CURVE	BEARING	CHORD	RADIUS	DELTA	TANGENT	ARC
C1	N 01°41'30" W	17.14'	40.50'	24°25'55"	8.77'	17.27'
C2	S 69°15'05" E	69.23'	40.50'	117°26'57"	66.68'	83.02'
C3	S 18°55'09" W	76.56'	40.50'	141°52'53"	117.23'	100.29'

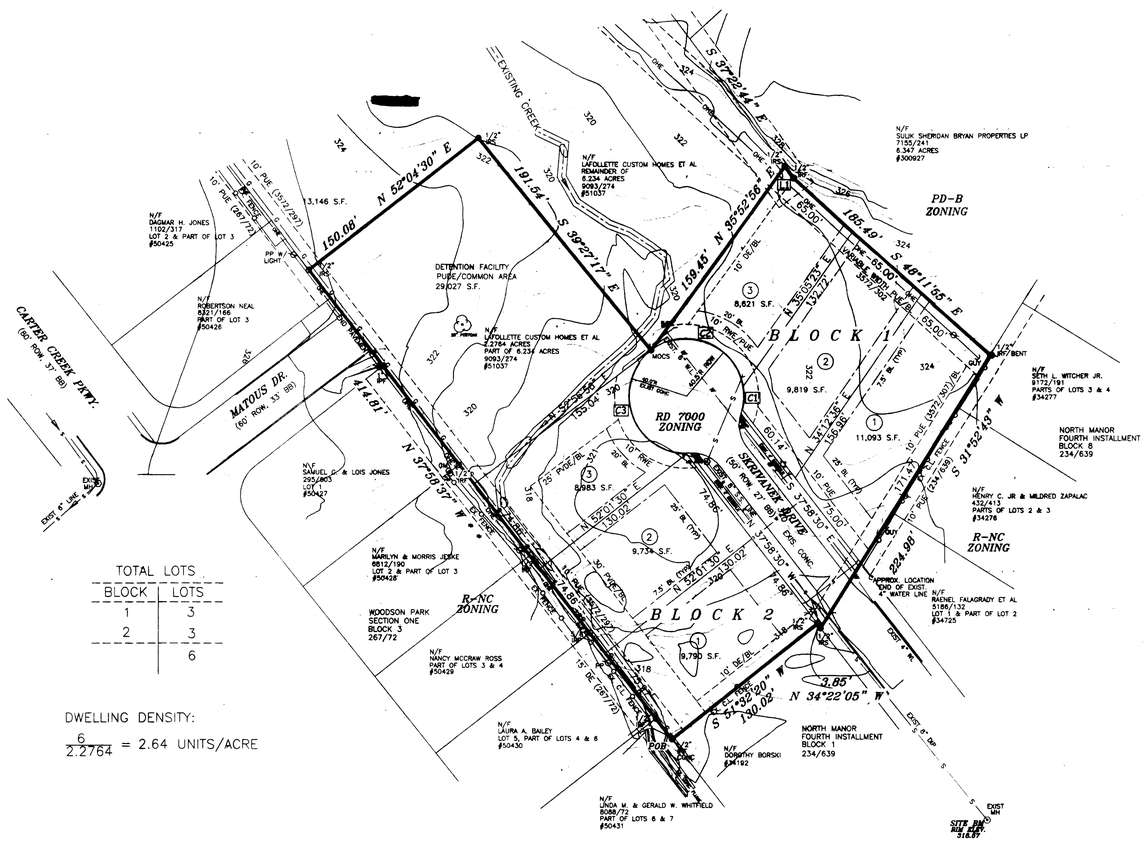
LINE	BEARING	LENGTH
L1	S 37°22'44" E	10.25'

WATER CONSUMPTION (LOTS 1-6)

DOMESTIC USE (GPM)	
MINIMUM	0
AVERAGE	2.04
MAXIMUM	9.00

SANITARY SEWER DEMAND (LOTS 1-6)

90% OF DOMESTIC WATER CONSUMPTION (GPM)	
MINIMUM	0
AVERAGE	1.86
MAXIMUM	8.10



LEGEND

IR	= IRON ROD
IP	= IRON PIPE
CM	= CONCRETE MARKER
MOC	= MARK ON CONCRETE
CAP	= CAPPED
S	= SET
F	= FOUND
FP	= FENCE POST
FC	= FENCE CORNER
ROW	= RIGHT OF WAY
BB	= BACK TO BACK OF CURB
BL	= BUILDING LINE
PUE	= PUBLIC UTILITY EASMT.
EE	= ELECTRICAL EASEMENT
DE	= DRAINAGE EASEMENT
PVDE	= PRIVATE DRAINAGE EASEMENT
RWE	= PUBLIC RIGHT OF WAY EASEMENT
PAE	= PARKING/ACCESS EASMT.
ET	= ELECTRIC TRANSFORMER
E	= ELECTRICAL
PP	= POWER POLE
LP	= LIGHT POLE
MH	= MANHOLE
CO	= CLEAN OUT
G	= GAS
W	= WATER
WV	= WATER VALVE
SS	= SANITARY SEWER
FH	= FIRE HYDRANT
TB	= TELEPHONE PEDESTAL
TV	= CABLE TV
M	= METER/MARKER
AC	= AIR CONDITIONER
OH	= OVERHANG
EOP	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
PE	= PEDESTRIAN ACCESS EASMT.
IV	= IRRIGATION VALVE
(M)	= MEASURED
(R)	= RECORDED

TOTAL LOTS

BLOCK	LOTS
1	3
2	3
	6

DWELLING DENSITY:

$\frac{6}{2.2764}$ = 2.64 UNITS/ACRE

RECEIVED
JAN 26 2010
Development & Engineering Services

N
SCALE
0 50 FT
S

PRELIMINARY PLAN
(NOT FOR RECORD)
AVONDALE ON THE PARK

CALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

OWNER/DEVELOPER:
JASON LAFOLLETTE
LAFOLLETTE CUSTOM HOMES ET AL
1723 BALL CIRCLE
COLLEGE STATION, TEXAS 77845
TEL: 979-690-7531
FAX: 979-690-0062

2.2764 ACRES
PART OF 6.234 ACRES
ZENO PHILLIPS LEAGUE ABSTRACT 45
VOL. 9093 PG. 274
BRYAN, BRAZOS COUNTY, TEXAS

DATE: JANUARY 13, 2010
DESIGNED BY: NCY/CJT
APPROVED BY: CAG
REVISIONS: [redacted] JANUARY 26, 2010

PROJECT
6-09
SHEET
1 OF *1*