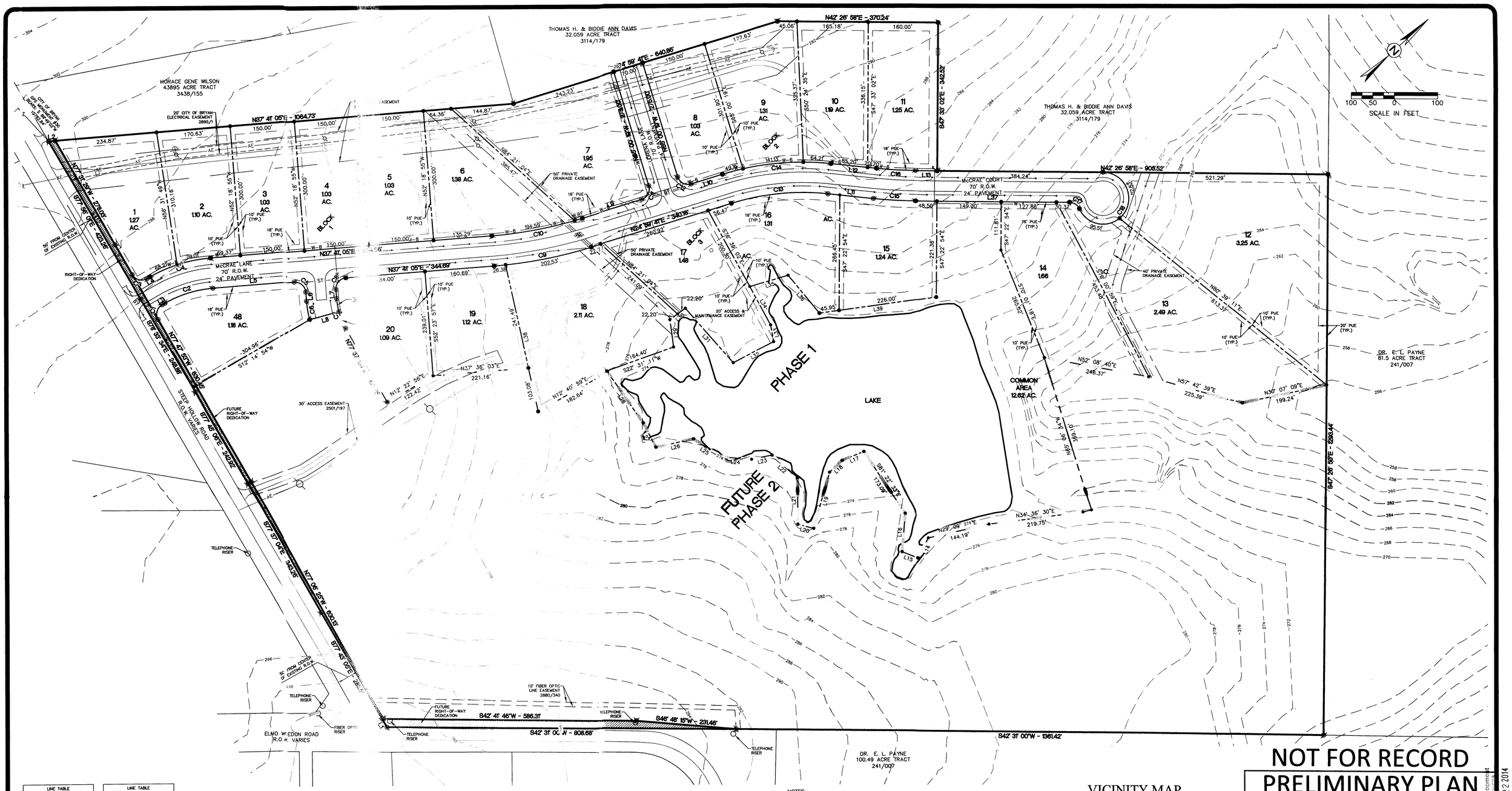


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.16'	N77° 43' 05"W
L2	15.41'	S37° 41' 05"W
L3	7.61'	N12° 27' 10"E
L4	8.13'	N12° 27' 10"E
L5	189.96'	N37° 41' 05"E
L6	21.02'	S52° 23' 57"E
L7	20.85'	N52° 23' 57"W
L8	70.00'	N27° 01' 11"E
L9	144.28'	N24° 59' 41"E
L10	75.88'	S24° 59' 41"W
L11	105.91'	N47° 59' 18"E
L12	105.91'	S47° 59' 18"W
L13	48.95'	S42° 26' 58"W
L14	52.24'	N21° 44' 34"W
L15	36.96'	N63° 38' 52"E
L16	89.60'	S43° 16' 00"E
L17	54.59'	N19° 54' 45"E
L18	39.85'	N1° 08' 40"W
L19	136.77'	N32° 22' 05"W
L20	37.81'	N56° 41' 24"E

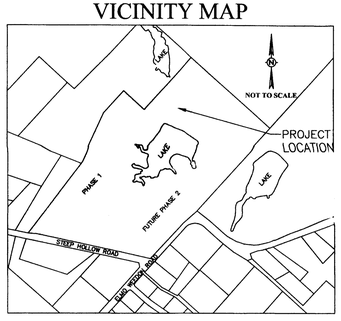
LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	110.04'	S48° 19' 58"E
L22	78.53'	N83° 05' 36"E
L23	48.90'	N30° 25' 48"E
L24	73.49'	N46° 40' 59"E
L25	74.19'	N76° 12' 35"E
L26	89.61'	N29° 28' 27"E
L27	63.19'	S75° 07' 29"E
L28	145.00'	S83° 29' 55"E
L29	63.82'	S55° 29' 27"E
L30	44.40'	S5° 49' 14"W
L31	167.64'	N89° 10' 11"W
L32	106.25'	S14° 45' 19"W
L33	39.23'	S58° 04' 20"E
L34	101.15'	S76° 39' 02"E
L35	92.91'	S25° 58' 04"W
L36	113.28'	N87° 30' 46"W
L37	355.73'	N42° 26' 58"E
L38	344.57'	S60° 30' 50"E
L39	271.94'	S34° 05' 48"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION
C1	39.38'	25.00'	090°15'03"	25.11'	S40°21'W
C2	116.70'	265.00'	025°13'55"	59.31'	N04°08'E
C3	39.16'	25.00'	089°44'57"	24.89'	N19°39'E
C4	147.53'	335.00'	025°13'55"	74.98'	S04°08'E
C5	39.23'	25.00'	089°54'58"	24.96'	N38°34'E
C6	43.40'	235.00'	010°34'52"	21.76'	S41°23'E
C7	72.62'	165.00'	025°13'07"	36.91'	S00°30'W
C8	39.31'	25.00'	090°05'02"	25.04'	N21°26'W
C9	229.24'	035.00'	012°41'24"	115.09'	N20°23'E
C10	213.73'	965.00'	012°41'24"	107.30'	N20°23'E
C11	39.27'	25.00'	090°00'00"	25.00'	N00°19'W
C12	39.27'	25.00'	090°00'00"	25.00'	N59°41'W
C13	228.74'	565.00'	022°59'37"	114.92'	N29°29'E
C14	254.83'	635.00'	022°59'37"	129.16'	N29°29'W
C15	97.35'	1007.00'	005°32'20"	48.71'	N13°08'E
C16	90.58'	937.00'	005°32'20"	45.33'	N13°08'W
C17	28.66'	25.00'	065°41'03"	16.14'	N17°30'E
C18	257.28'	60.00'	245°41'03"	92.95'	N42°30'W

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY DATA.
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
5. NO DRIVEWAY ACCESS IS ALLOWED FROM THE LOTS ONTO STEEP HOLLOW ROAD.
6. BUILDING SETBACK ARE 25' ADJACENT TO ALL STREETS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
7. MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOME OWNERS' ASSOCIATION (HOA).
8. THE ACCESS AND MAINTENANCE EASEMENT ON LOT 17 SHALL BE FOR HOA ACCESS AND MAINTENANCE OF THE COMMON AREA.
9. THE LAND USE SHALL BE RESIDENTIAL.

VICINITY MAP



NOT FOR RECORD
PRELIMINARY PLAN

HERITAGE LAKE ESTATES
45.10 ACRES
PHASE 1 - 44.93 ACRES
0.175 ACRES R.O.W. DEDICATION

OWNER/DEVELOPER:
KYLE FAMILY LIVING TRUST
15 OAK CREST CIRCLE
MAGNOLIA, TX 77354

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

SCALE: 1" = 100'
JANUARY 2014
ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

Development
JAN 22 2014
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