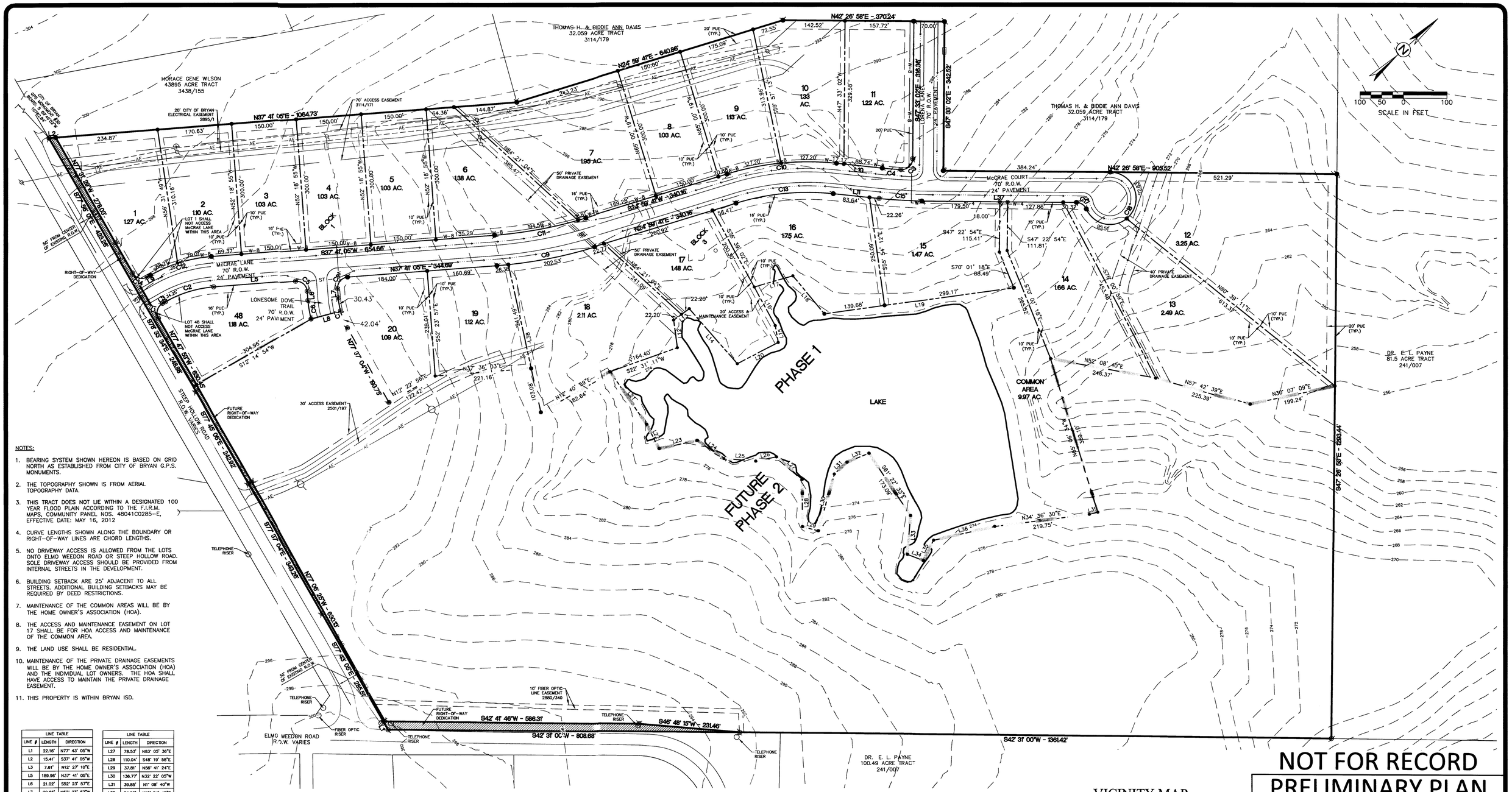


NOTES:

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 ELMO WEEDON ROAD OR STEEP HOLLOW ROAD. SOLE DRIVEWAY ACCESS SHOULD BE PROVIDED FROM INTERNAL STREETS IN THE DEVELOPMENT.
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 OWNER'S 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.
10. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS WILL BE BY THE HOME OWNER'S ASSOCIATION (HOA) AND THE INDIVIDUAL LOT OWNERS. THE HOA SHALL HAVE ACCESS TO MAINTAIN THE PRIVATE DRAINAGE EASEMENT.
11. THIS PROPERTY IS WITHIN BRYAN ISD.

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
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	8.13'	S12° 27' 10"W
L10	105.91'	S47° 59' 18"W
L11	105.91'	N47° 59' 18"E
L12	63.82'	S55° 29' 27"E
L13	44.40'	S5° 49' 14"W
L14	167.64'	N89° 10' 11"W
L15	39.23'	S58° 04' 20"E
L16	101.15'	S76° 39' 02"E
L17	92.91'	S25° 58' 04"W
L18	113.28'	N87° 30' 46"W
L19	438.85'	S34° 05' 48"W
L20	106.25'	S14° 45' 19"W
L21	145.00'	S83° 29' 55"E
L22	63.19'	S75° 07' 29"E
L23	89.61'	N29° 28' 27"E
L24	74.19'	N76° 12' 35"E
L25	73.49'	N46° 40' 59"E
L26	48.90'	N30° 25' 48"E

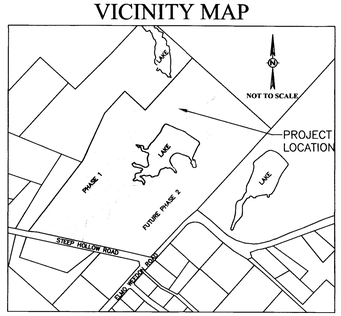
LINE TABLE

LINE #	LENGTH	DIRECTION
L27	78.53'	N83° 05' 36"E
L28	110.04'	S48° 19' 58"E
L29	37.81'	N56° 41' 24"E
L30	136.77'	N32° 22' 05"W
L31	39.85'	N1° 08' 40"W
L32	54.59'	N19° 54' 45"E
L33	89.60'	S43° 16' 00"E
L34	38.96'	N63° 38' 52"E
L35	52.24'	N21° 44' 34"W
L36	144.19'	N29° 09' 44"E
L37	355.73'	N42° 26' 58"E
L38	344.57'	S60° 30' 50"E
L39	20.05'	N27° 58' 31"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.38'	25.00'	090°15'03"	25.11'	35.43'	N32°40'21"W
C2	116.71'	265.00'	025°13'55"	59.31'	115.76'	N25°04'08"E
C3	40.53'	25.00'	092°53'39"	26.30'	36.24'	S01°06'13"E
C4	43.25'	937.00'	002°38'41"	21.63'	43.25'	S46°39'57"W
C5	39.23'	25.00'	089°54'58"	24.96'	35.33'	N82°38'34"E
C6	43.46'	235.00'	010°34'52"	21.76'	43.34'	S57°41'23"E
C7	72.69'	165.00'	025°13'07"	36.91'	72.04'	N65°00'30"W
C8	39.31'	25.00'	090°05'02"	25.04'	35.38'	N07°21'26"W
C9	229.24'	1035.00'	012°41'24"	115.09'	228.77'	N31°20'23"E
C10	254.87'	635.00'	022°59'37"	129.16'	253.13'	S38°29'29"W
C11	213.77'	965.00'	012°41'24"	107.30'	213.30'	S31°20'23"W
C12	147.51'	335.00'	025°13'55"	74.98'	146.34'	S25°04'08"W
C13	226.74'	565.00'	022°59'37"	114.92'	225.22'	N38°29'29"E
C14	39.18'	25.00'	089°44'57"	24.89'	35.28'	S57°19'39"W
C15	97.35'	1007.00'	005°32'20"	48.71'	97.31'	N45°13'08"E
C17	28.66'	25.00'	065°41'03"	16.14'	27.12'	N75°17'30"E
C18	257.28'	60.00'	245°41'03"	92.95'	100.82'	N14°42'30"W

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

Development Services

MAR 19 2014

RECEIVED

SCALE: 1" = 100'

MARCH 2014

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

SURVEYOR:
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(979) 268-3195

ENGINEER:
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