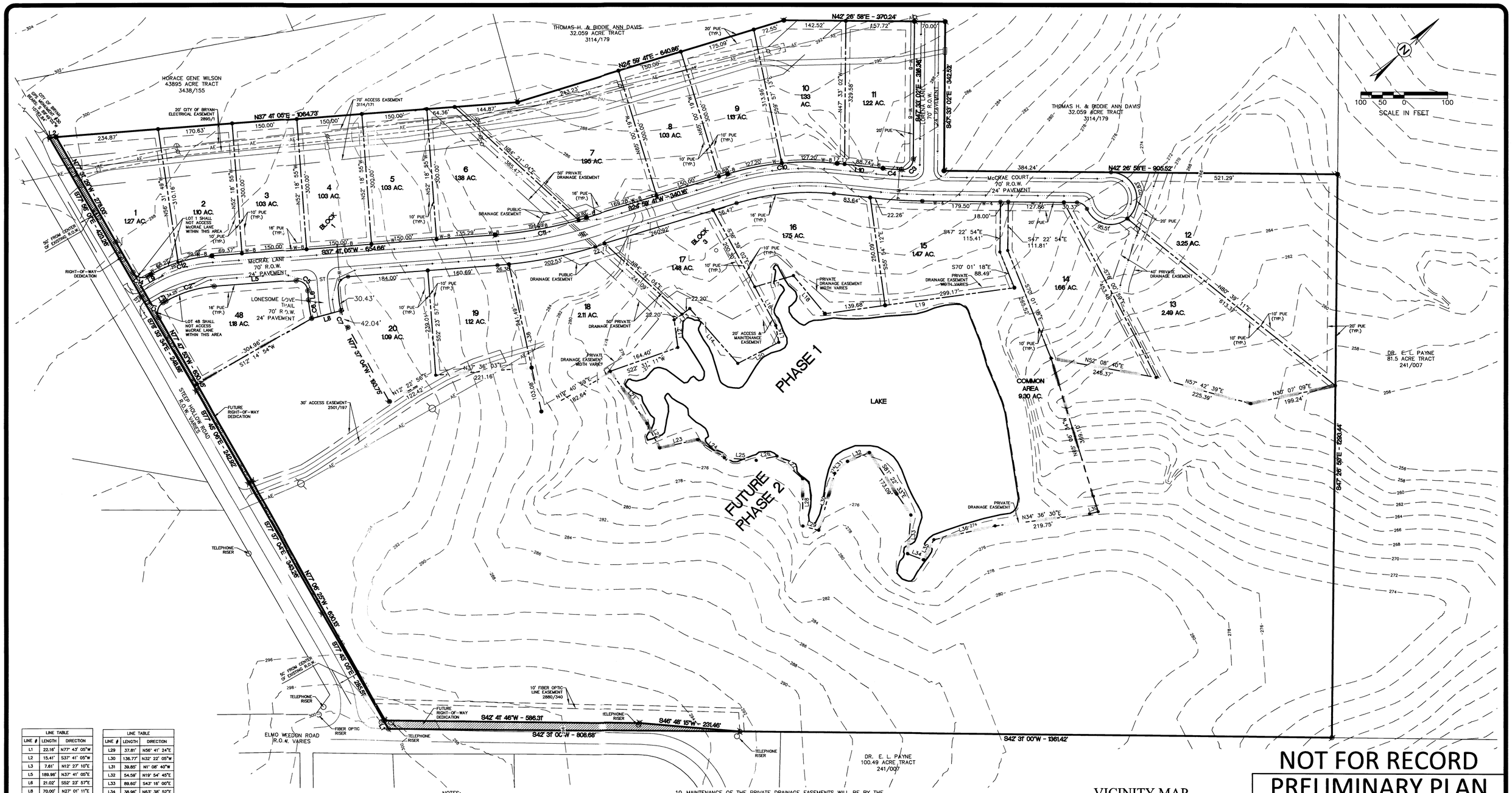


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.16'	N77° 43' 05"W
L2	15.41'	S37° 41' 05"W
L3	7.61'	N12° 27' 10"E
L5	189.96'	N37° 41' 05"E
L6	21.02'	S52° 23' 57"E
L8	70.00'	N27° 01' 11"E
L9	8.13'	S12° 27' 10"W
L10	105.91'	S47° 59' 18"W
L12	63.82'	S55° 29' 27"E
L13	44.40'	S5° 49' 14"W
L14	167.64'	N89° 10' 11"W
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
L27	78.53'	N83° 05' 36"E
L28	110.04'	S48° 19' 58"E

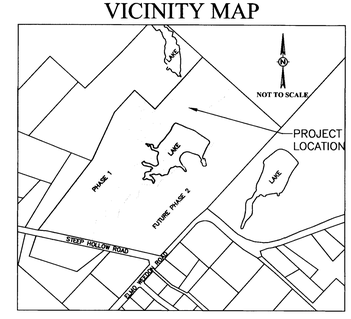
LINE TABLE		
LINE #	LENGTH	DIRECTION
L29	37.81'	N56° 41' 24"E
L30	136.77'	N32° 22' 05"W
L31	39.85'	N1° 08' 40"W
L32	54.59'	N19° 54' 45"E
L33	89.60'	S43° 16' 00"E
L34	38.96'	N63° 36' 52"E
L35	52.24'	N21° 44' 34"W
L36	144.19'	N29° 09' 44"E
L38	344.57'	S60° 30' 50"E
L39	20.05'	N27° 58' 31"E

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	116.70'	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°36'41"	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	43.40'	235.00'	010°34'52"	21.76'	43.34'	S57°41'23"E
C7	42.15'	165.00'	014°38'15"	21.19'	42.04'	N70°17'53"W
C10	254.83'	635.00'	022°59'37"	129.16'	253.13'	S36°29'29"W
C11	213.73'	965.00'	012°41'24"	107.30'	213.30'	S31°20'23"W
C12	147.53'	335.00'	025°13'55"	74.98'	146.34'	S25°04'08"W
C14	39.16'	25.00'	089°44'57"	24.89'	35.28'	S57°19'39"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 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.
12. ON FEBRUARY 6, 2014, THE BRYAN PLANNING AND ZONING COMMISSION APPROVED AN EXCEPTION FROM THE MINIMUM 150-FOOT LOT WIDTH STANDARD OF THE SUBDIVISION ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 110) FOR PROPOSED LOT 1 IN BLOCK 1 AND LOTS 12, 13 AND 14 IN BLOCK 3 OF HERITAGE LAKES ESTATES SUBDIVISION – PHASE 1 (CASE NO. PE14-01)
13. THE FOLLOWING BLANKET EASEMENTS APPLY:
    - 13.1. CITY OF BRYAN, 98/26
    - 13.2. WIXON WATER SUPPLY, 511/804
    - 13.3. FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 1723/87
    - 13.4. FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 2047/266
14. GTE SOUTHWEST, INC. EASEMENT, 2880/340 DOES APPLY TO THIS TRACT AS SHOWN HEREON.
15. CITY OF BRYAN EASEMENT, 2895/1 DOES APPLY TO THIS TRACT AS SHOWN HEREON.
16. 70' WIDE ACCESS EASEMENT PER DEED, 3114/179 DOES APPLY TO THIS TRACT AS SHOWN HEREON.

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

MAR 26 2014

SCALE: 1" = 100'
MARCH 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