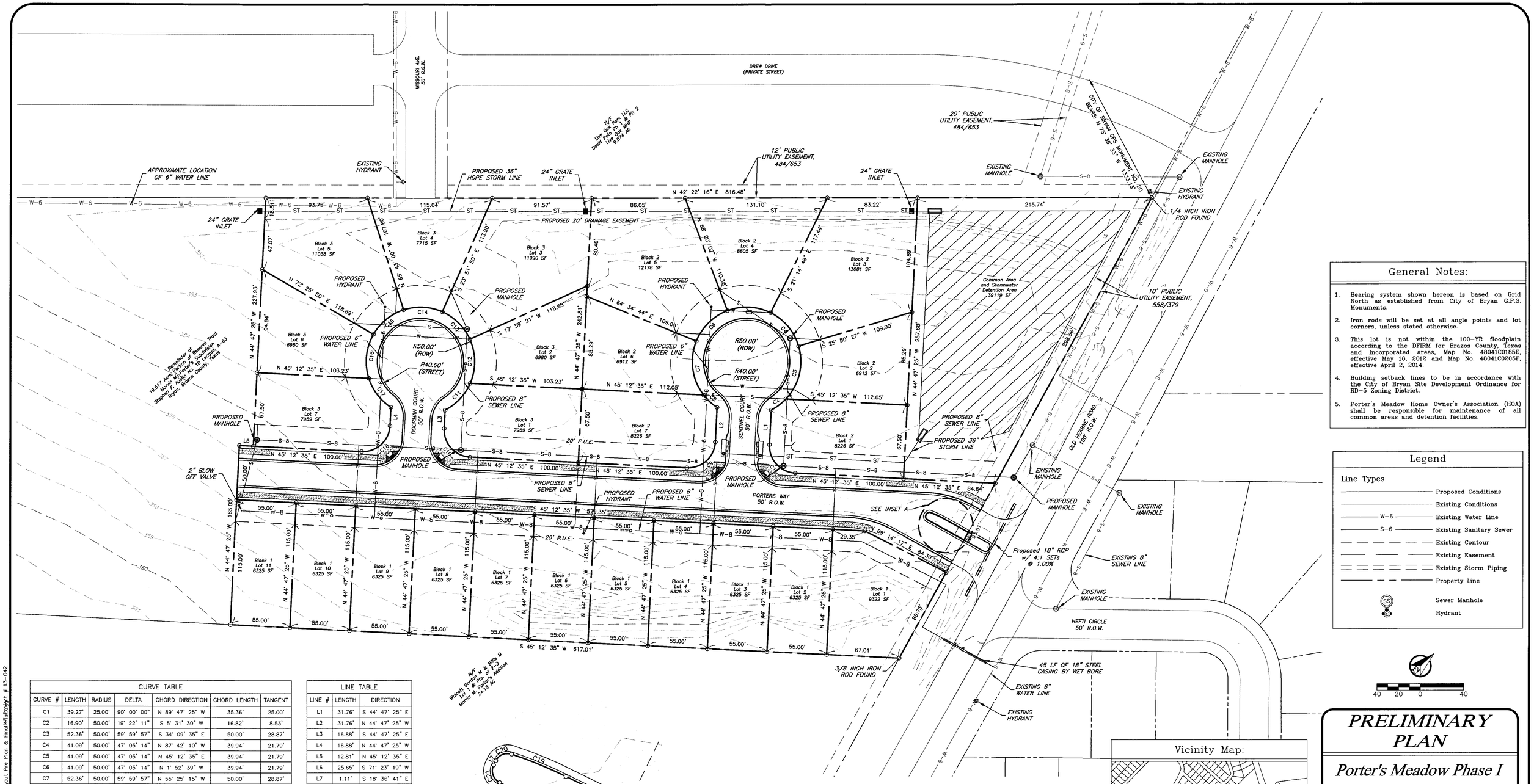


General Notes:

1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. Monuments.
2. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
3. 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, 2012 and Map No. 48041C0205F, effective April 2, 2014.
4. Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for RD-5 Zoning District.
5. Porter's Meadow Home Owner's Association (HOA) shall be responsible for maintenance of all common areas and detention facilities.

Legend

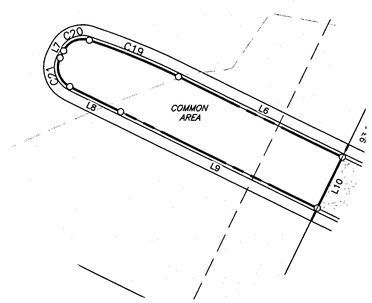
Line Types

- Proposed Conditions
- Existing Conditions
- W-6 — Existing Water Line
- S-6 — Existing Sanitary Sewer
- Existing Contour
- Existing Easement
- Existing Storm Piping
- Property Line
- Sewer Manhole
- Hydrant

40 20 0 40

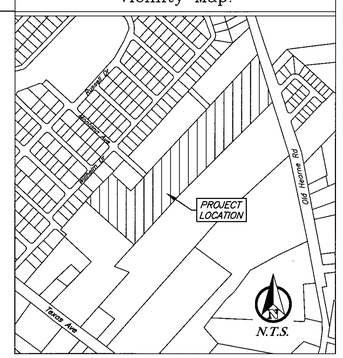
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.27'	25.00'	90° 00' 00"	N 89° 47' 25" W	35.36'	25.00'
C2	16.90'	50.00'	19° 22' 11"	S 5° 31' 30" W	16.82'	8.53'
C3	52.36'	50.00'	59° 59' 57"	S 34° 09' 35" E	50.00'	28.87'
C4	41.09'	50.00'	47° 05' 14"	N 87° 42' 10" W	39.94'	21.79'
C5	41.09'	50.00'	47° 05' 14"	N 45° 12' 35" E	39.94'	21.79'
C6	41.09'	50.00'	47° 05' 14"	N 1° 52' 39" W	39.94'	21.79'
C7	52.36'	50.00'	59° 59' 57"	N 55° 25' 15" W	50.00'	28.87'
C8	16.90'	50.00'	19° 22' 11"	S 84° 53' 41" W	16.82'	8.53'
C9	39.27'	25.00'	90° 00' 00"	N 0° 12' 35" E	35.36'	25.00'
C10	39.27'	25.00'	90° 00' 00"	N 89° 47' 25" W	35.36'	25.00'
C11	34.29'	50.00'	39° 17' 20"	S 4° 26' 05" E	33.62'	17.85'
C12	41.83'	50.00'	47° 55' 55"	S 48° 02' 42" E	40.62'	22.23'
C13	36.52'	50.00'	41° 51' 10"	N 87° 03' 46" E	35.72'	19.12'
C14	36.52'	50.00'	41° 51' 10"	N 45° 12' 35" E	35.72'	19.12'
C15	36.52'	50.00'	41° 51' 10"	N 3° 21' 25" E	35.72'	19.12'
C16	41.83'	50.00'	47° 55' 55"	N 41° 32' 07" W	40.62'	22.23'
C17	34.29'	50.00'	39° 17' 20"	S 85° 08' 45" E	33.62'	17.85'
C18	39.27'	25.00'	90° 00' 00"	N 0° 12' 35" E	35.36'	25.00'
C19	13.57'	100.00'	7° 46' 38"	S 67° 29' 59" W	13.56'	6.80'
C20	4.31'	3.00'	82° 13' 22"	S 22° 29' 59" W	3.95'	2.62'
C21	4.71'	3.00'	90° 00' 00"	S 63° 36' 41" E	4.24'	3.00'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	31.76'	S 44° 47' 25" E
L2	31.76'	N 44° 47' 25" W
L3	16.88'	S 44° 47' 25" E
L4	16.88'	N 44° 47' 25" W
L5	12.81'	N 45° 12' 35" E
L6	25.65'	S 71° 23' 19" W
L7	1.11'	S 18° 36' 41" E
L8	7.99'	S 71° 23' 19" W
L9	30.81'	S 71° 23' 19" W
L10	8.00'	N 18° 48' 00" W



Inset A
Scale: 1"=10'

Vicinity Map:



PRELIMINARY PLAN

Porter's Meadow Phase I

6.732 Acres
Portion of Reserve Tract
Marvin M. Porter's Subdivision
Stephen F. Austin No. 10 League, A-63
Bryan, Brazos County, Texas
February 2015

Owner:
SMH Homes, LLC
911 Winged Foot Dr.
College Station, TX 77845

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195