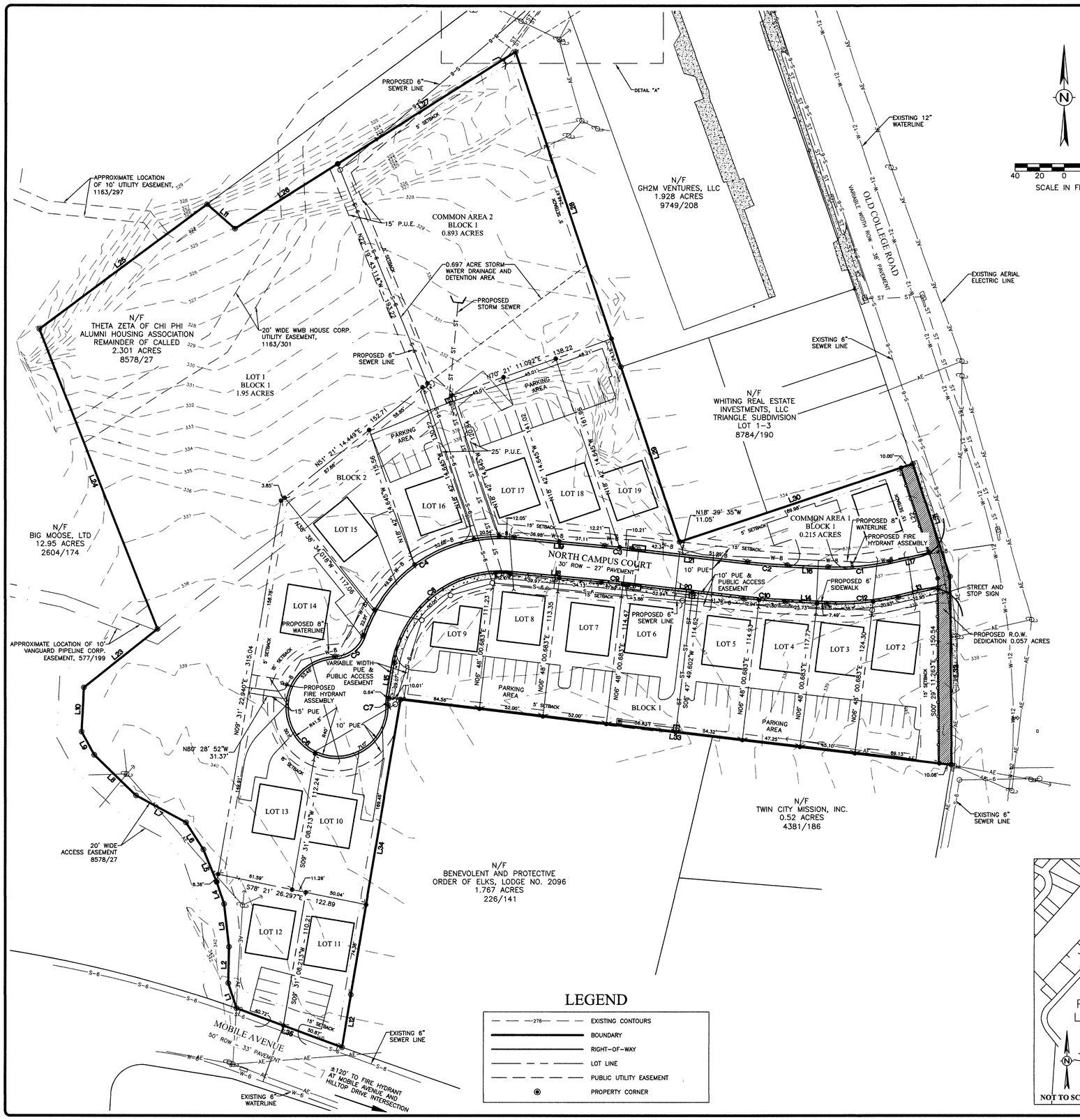
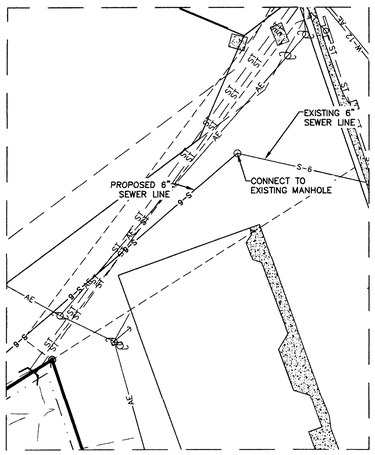


DETAIL "A"
1"=40'



NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0215F, EFFECTIVE DATE: APRIL 2, 2014.
4. THE PROPERTY IS ZONED PLANNED DEVELOPMENT–HOUSING (PD–H) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON _____ (ORDINANCE NO. _____). DEVELOPMENT IN THIS SUBDIVISION SHALL BE SUBJECT TO THE STANDARDS OF THAT PD–H DISTRICT.
5. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12–8.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
6. MINIMUM LOT SIZE OF 5,000 SF. THE MINIMUM LOT DEPTH IS 30' AND THE MINIMUM LOT WIDTH IS 45'.
7. PUBLIC STREET RIGHT OF WAY OF 30' WIDTH INSTEAD OF 50'. THIS WILL PROVIDE SOME GREEN SPACE BETWEEN THE STREET PAVEMENT AND SIDEWALK THAT IS NOT IN THE RIGHT OF WAY SO THAT STREETSCAPING AND TREES CAN BE PLANTED IN THIS AREA.
8. A 6' WIDE SIDEWALK WILL BE PROVIDED ON ONLY 1 SIDE OF THE STREET AS SHOWN ON THE DEVELOPMENT SITE PLAN AND WILL BE ATTACHED TO THE CURB TO PROVIDE MORE GREEN SPACE.
9. NO ON–STREET PARKING WILL BE ALLOWED ALONG COMMON AREA 1 AND LOTS 13 THROUGH 18.
10. LOTS 1 THROUGH 8 AND 15 THROUGH 18 WILL HAVE PARKING BEHIND THE DETACHED DWELLING UNITS.
11. 1 TREE WILL BE REQUIRED IN THE FRONT YARD OF EACH LOT AND A MINIMUM OF 2 TREES IN COMMON AREA 1.
12. A 6' HIGH FENCE WILL BE CONSTRUCTED ALONG OLD COLLEGE ROAD WITH MASONRY COLUMNS SPACED AT APPROXIMATELY 10' INTERVALS.
13. ACCESS DRIVE BETWEEN LOTS 5 AND 6 SHALL BE SIGNED AS ONE WAY, EXIT ONLY.
14. BUILDING LOCATIONS AND STREETS ARE APPROXIMATE.
15. PARKING LOCATIONS AND LAYOUTS ARE APPROXIMATE.
16. THE FOLLOWING SETBACKS SHALL APPLY TO THIS DEVELOPMENT:
    - 16.a. FRONT SETBACK– 15'
    - 16.b. SIDE SETBACK– 5'
    - 16.c. SIDE STREET SETBACK– 15'
    - 16.d. REAR SETBACK– 5'
17. THE FRONT FACADES BETWEEN ADJACENT BUILDING SHALL BE SEPARATED BY 2' MINIMUM TO BREAK THE VISUAL PLANE OF THE STREET.
18. LANDSCAPING
    - 18.a. 6 – 3" CALIPER TREES SHALL BE INSTALLED ALONG OLD COLLEGE ROAD.
    - 18.b. 1 – 3" CALIPER TREES SHALL BE INSTALLED IN THE FRONT OF EACH LOT.
    - 18.c. ADDITIONAL STREETSCAPE WILL BE PROVIDED IN THE FRONT OF EACH LOT AT THE DEVELOPERS DISCRETION.
19. A 5' x 8' DOUBLE SIDED SUBDIVISION SIGN WILL BE LOCATED AT THE ENTRANCE ALONG OLD COLLEGE ROAD.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	21.59'	N17° 54' 27.42"W
L2	29.57'	N1° 04' 01.65"E
L3	35.30'	N8° 33' 05.47"W
L4	18.73'	N18° 19' 42.11"W
L5	28.63'	N22° 23' 54.32"W
L6	28.17'	N32° 44' 40.48"W
L7	46.16'	N61° 38' 32.80"W
L8	47.42'	N45° 46' 23.88"W
L9	21.44'	N28° 46' 51.53"W
L10	36.03'	N3° 10' 21.56"E
L11	30.07'	S48° 48' 34.10"E
L12	43.54'	S9° 33' 55.00"W
L13	32.95'	N77° 03' 28.43"E
L14	33.22'	S87° 11' 42.25"E
L15	29.72'	N9° 31' 07.65"E
L16	33.22'	N87° 11' 42.25"W
L17	32.58'	S77° 03' 28.43"W
L18	74.09'	S84° 37' 03.74"E
L19	74.09'	N84° 37' 03.74"W
L20	94.33'	S83° 21' 06.30"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L21	94.33'	N83° 21' 06.30"W
L22	95.16'	S18° 13' 19.14"E
L23	76.44'	N51° 21' 45.44"E
L24	262.18'	N21° 30' 19.71"W
L25	170.05'	N53° 14' 56.60"E
L26	98.88'	N57° 36' 58.59"E
L27	171.29'	N57° 41' 42.12"E
L28	270.83'	S18° 29' 34.56"E
L29	150.00'	S18° 29' 34.56"E
L30	199.98'	N71° 34' 18.38"E
L31	96.75'	S18° 13' 19.14"E
L32	153.37'	S0° 29' 11.26"E
L33	451.26'	N83° 12' 10.40"W
L34	243.84'	S9° 31' 07.26"W
L35	91.59'	N69° 38' 38.42"W

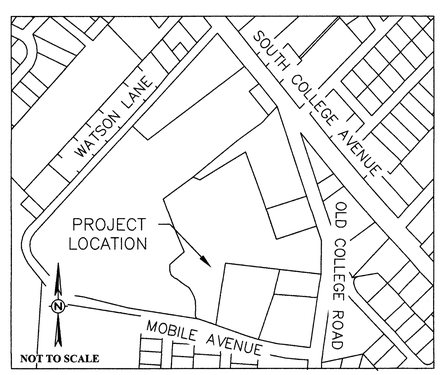
Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	50.84'	185.00'	015°44'49"	25.58'	50.69'	S84°55'53"W
C2	32.53'	485.00'	003°50'36"	16.27'	32.53'	N85°16'24"W
C3	22.43'	1015.00'	001°15'57"	11.21'	22.43'	N83°59'05"W
C4	158.25'	117.50'	077°10'03"	93.74'	146.56'	S58°47'55"W
C5	30.42'	25.00'	069°42'45"	17.41'	28.58'	S53°04'18"W
C6	196.10'	41.50'	270°44'29"	40.97'	58.31'	S47°26'36"E
C7	5.06'	23.50'	012°19'58"	2.54'	5.05'	N03°21'08"E
C8	131.13'	87.50'	085°51'49"	81.40'	119.20'	N52°27'02"E
C9	21.76'	985.00'	001°15'57"	10.88'	21.76'	S83°59'05"E
C10	34.55'	515.00'	003°50'36"	17.28'	34.54'	S85°16'24"E
C12	59.09'	215.00'	015°44'49"	29.73'	58.90'	N84°55'53"E

LEGEND

- 278 — EXISTING CONTOURS
- BOUNDARY
- RIGHT–OF–WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- PROPERTY CORNER

VICINITY MAP



PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
NORTH CAMPUS SUBDIVISION
6.390 ACRES - 19 LOTS

JE. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS
LOTS 1-19, BLOCK 1 AND COMMON AREAS 1 & 2, BLOCK 1

JUL 15 2015

SCALE: 1"=40'
JULY 2015

OWNER/DEVELOPER:
Bona Fide Acquisitions, LLC
4400 Old College Road
College Station, TX 77802

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

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
•••
(979) 764-3900

SHEET 1 OF 1