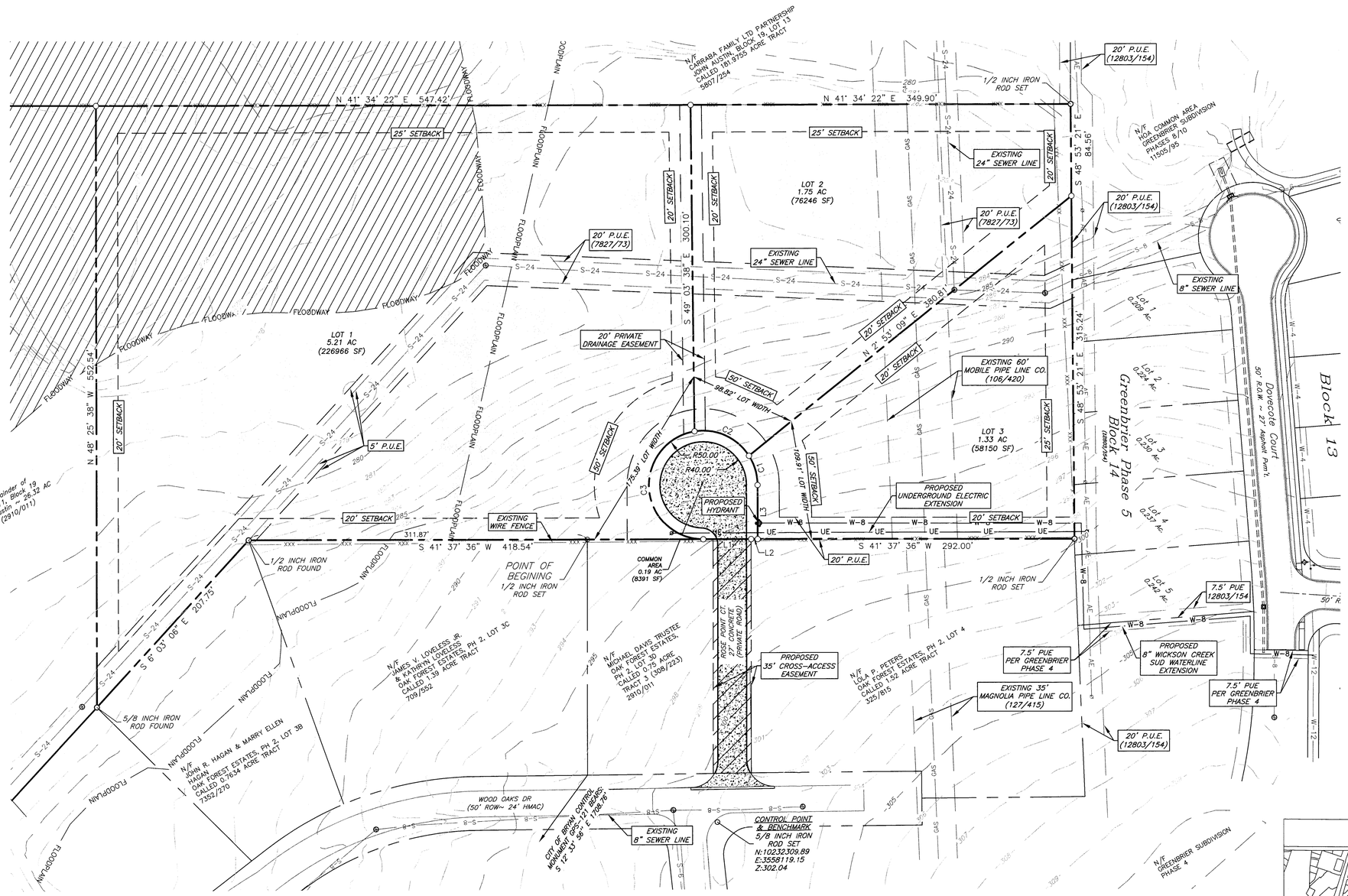

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.99'	S 41° 37' 36" W
L2	6.01'	S 41° 37' 36" W
L3	50.00'	N 48° 22' 24" W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	28.43'	50.00'	32° 34' 36"	N 64° 39' 42" W	28.05'	14.61'
C2	58.05'	50.00'	66° 31' 20"	S 65° 47' 20" W	54.85'	32.80'
C3	149.14'	50.00'	170° 54' 04"	S 52° 55' 22" E	99.69'	628.38'

Legend

Line Types

- Proposed Conditions
- Existing Conditions
- W — W — Water Line (Size Noted)
- S — S — Sanitary Sewer (Size Noted)
- AE — AE — Aerial Electrical
- Contour
- Easement
- Property Line
- Power Pole
- Sewer Manhole

General Notes:

1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
2. This property is currently zoned A-O, Agricultural Open.
3. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
4. This lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
5. Lots 1 and 2 shall have a FF elevation of at least 287'.
6. Minimum building setback standards shall comply with those appropriate for the current zoning of the subject property as found in Sec. 62-161.
7. Lot 1-3 will take access from private road Rose Point Ct.
8. Rose Point Ct. will be constructed to COB standards and will exempt the HOA from providing a street maintenance reserve fund.
9. Preliminary Plan approved by the Bryan City Council _____.
10. The Rose Point Homeowners Association will be responsible for the maintenance of the private street, common areas, and stormwater drainage infrastructure.
11. Indemnity – The developer and the HOA hereby unconditionally and irrevocably agree to indemnify, defend and hold the city and city's officials, agents, employees and contractors harmless, from and against any loss, liability, demand, damage, judgment, suit, claim, deficiency, interests, fee, charge, cost or expense (including, without limitation, interest, court cost and penalties, attorney's fees and disbursement and amounts paid in settlement, or liabilities resulting from any change in federal, state or local law or regulation or interpretation hereof) of whatever nature, even when caused in whole or in part by the city's negligence or the joint or concurring negligence of the city and any other person or entity, which may result or to which the city and/or any of the city's officials, agents, employees, and contractors may sustain, suffer, incur or become subject to in connection with or arising in any way whatsoever out of the maintenance, repair, use, or occupation of the common facilities, or any other activity of whatever nature in connection therewith, or arising out of or by reason of any investigation, litigation, or other proceedings brought or threatened, arising out of or based upon the operation, management, maintenance, repair and use of the common facilities, or any other activity in the subdivision.

Planning & Development Services
OCT 05 2016
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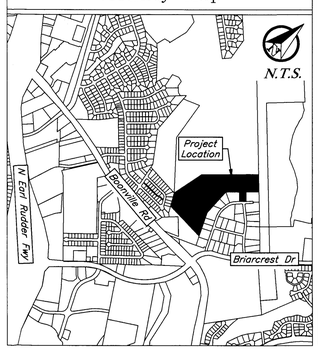
Vicinity Map



PRELIMINARY PLAN

Rose Point Subdivision

8.488 Acres
Lots 1-3
Portion of Tract
John Austin, Block 19, Lot 11
Bryan, Brazos County, Texas
October 2016

Owner:
Michael Davis, Trustee
729 S. Rosemary Dr.
Bryan, TX 77802

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

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