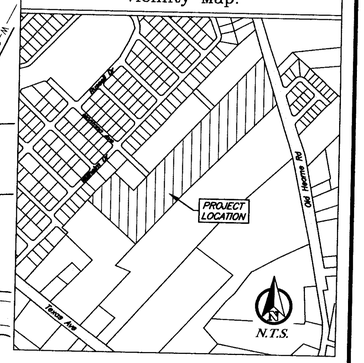
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	118.99'	N 41° 36' 45" E
L2	190.38'	N 46° 29' 40" E
L3	42.54'	N 43° 41' 47" E

Legend

Line Types

- Proposed Conditions
- Existing Conditions
- W-6 — Water Line (size noted)
- S-6 — Sanitary Sewer (size noted)
- AE — AE — Aerial Electrical
- Easement
- ST — ST — Storm Piping
- Property Line
- Power Pole
- Sewer Manhole
- Hydrant

Vicinity Map:



80 40 0 80

General Notes:

1. Current owner is SMH Homes, LLC, 911 Winged Foot Drive, College Station, TX 77845.
2. Current use – Vacant.
3. Proposed use and improvements: Residential Subdivision.
4. Current & Proposed Zoning: RD-5 Residential
5. 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 9, 2014 and 48041C0205F, effective April 2, 2014.
6. The topography shown is from field survey data.
7. All setbacks shall be in accordance with City of Bryan subdivision ordinance.
8. Maximum proposed hydrant spacing is 650 feet by lay-of-hose. All properties are within 500 feet by lay-of-hose of a proposed or existing hydrant.
9. Porter's Meadow Home Owner's Association "HOA" shall be responsible for the maintenance of all common areas.

MASTER PLAN

Porter's Meadow

19.517 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

J4 Engineering 2/24/15 Porter Master Plan New Layout.dwg J4E Project # 14-030