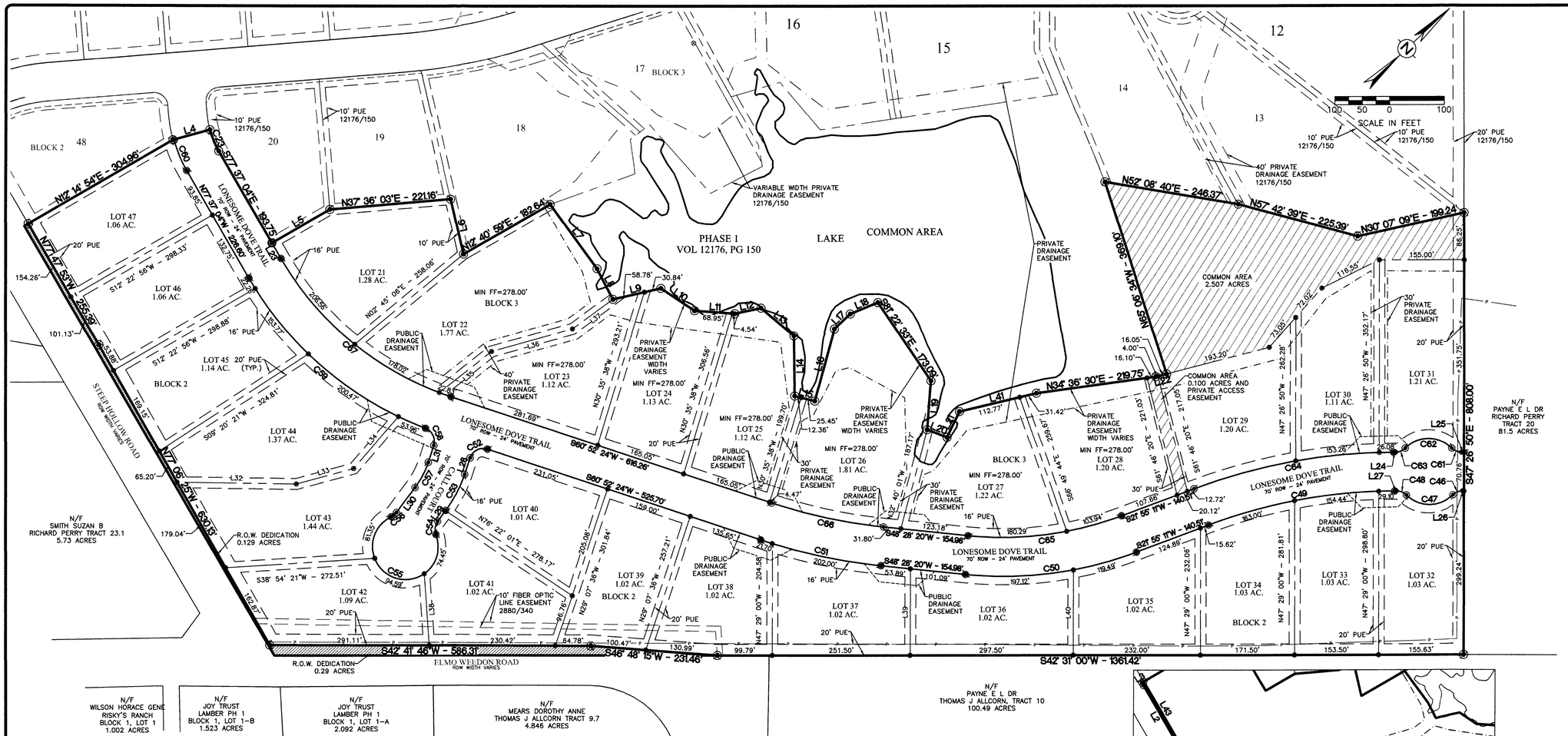


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.16'	N77° 43' 05.18"W
L2	242.92'	S77° 45' 06.44"E
L3	8.44'	N12° 14' 53.56"E
L4	70.00'	N27° 01' 10.71"E
L5	122.42'	N12° 22' 56.15"E
L6	103.08'	S80° 30' 50.08"E
L7	145.00'	S83° 29' 55.23"E
L8	63.19'	S75° 07' 29.38"E
L9	89.61'	N29° 28' 27.19"E
L10	74.19'	N76° 12' 35.42"E
L11	73.49'	N46° 40' 58.90"E
L12	48.90'	N30° 25' 48.06"E
L13	78.53'	N83° 05' 36.04"E
L14	110.04'	S48° 19' 57.72"E
L15	37.81'	N56° 41' 24.33"E
L16	136.77'	N32° 22' 04.71"W
L17	39.85'	N1° 08' 40.48"W
L18	54.59'	N19° 54' 44.91"E
L19	89.60'	S43° 15' 59.72"E
L20	38.96'	N63° 38' 52.18"E
L21	52.24'	N21° 44' 34.16"W
L22	20.05'	N27° 58' 31.42"E
L23	32.84'	N77° 37' 03.85"W
L24	3.69'	S42° 31' 00.16"W
L25	4.81'	S42° 31' 00.16"W
L26	2.61'	S42° 29' 12.76"W
L27	3.69'	S42° 31' 00.16"W
L28	31.61'	S29° 07' 36.35"E
L29	24.58'	S10° 52' 16.70"E
L30	56.69'	N10° 52' 16.70"W
L31	32.27'	N29° 07' 36.35"W
L32	217.60'	N43° 20' 28.69"E
L33	108.15'	N27° 20' 19.00"E
L34	125.32'	N8° 31' 09.87"W
L35	121.13'	S4° 13' 43.56"W
L36	153.74'	S26° 51' 09.17"W
L37	91.60'	S8° 05' 03.52"W
L38	131.85'	S51° 32' 19.09"E
L39	158.53'	N47° 28' 59.84"W
L40	156.01'	N47° 28' 59.84"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	144.19'	N29° 09' 43.63"E
L42	285.51'	S77° 43' 05.18"E
L43	255.39'	N77° 47' 50.90"W
L44	231.46'	S46° 48' 15.30"W
L45	100.45'	N4° 13' 43.59"E
L46	154.07'	N28° 51' 09.17"E
L47	51.81'	N8° 05' 03.52"E
L48	57.24'	N82° 27' 32.00"W
L49	136.27'	N77° 43' 31.34"W
L50	143.43'	N30° 35' 37.91"W
L51	122.81'	N55° 15' 35.74"W
L52	284.19'	S50° 32' 42.70"W
L53	53.83'	S58° 13' 25.14"W
L54	74.63'	S8° 05' 03.52"W
L55	153.40'	S28° 51' 09.17"W
L56	68.02'	S4° 13' 43.59"W
L57	69.64'	N32° 40' 00.98"W
L58	141.11'	N48° 52' 30.51"W
L59	115.51'	S7° 11' 10.48.81"W
L60	25.81'	S28° 21' 43.37"W
L61	89.52'	S21° 05' 47.44"E
L62	21.41'	S16° 28' 14.74"W
L63	131.58'	S30° 35' 37.91"E
L64	303.29'	N47° 28' 49.63"W
L65	97.22'	S10° 51' 33.05"W
L66	139.29'	S9° 36' 48.98"E
L67	207.01'	S27° 58' 31.42"W
L68	165.08'	S30° 14' 34.54"W
L69	211.06'	S30° 49' 35.70"W
L70	95.53'	S7° 34' 42.13"E
L71	19.35'	S19° 22' 42.06"W
L72	73.82'	S32° 40' 00.98"E
L73	140.00'	S42° 59' 38.96"W
L74	302.29'	S47° 28' 49.63"E
L75	45.94'	N2° 28' 59.84"W
L77	25.25'	N87° 31' 00.16"E
L79	38.33'	N87° 31' 00.16"E
L81	26.02'	N2° 37' 28.63"W
L83	42.43'	N86° 31' 39.96"W
L84	70.29'	S48° 28' 20.04"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L85	41.84'	S3° 28' 20.04"W
L86	41.67'	S3° 28' 20.04"W
L87	70.29'	S48° 28' 20.04"W
L88	42.32'	N86° 31' 39.96"W
L89	43.43'	N15° 52' 23.65"E
L90	70.01'	N80° 29' 07.36"E
L93	42.52'	S74° 18' 25.39"E
L94	70.60'	N80° 30' 59.34"E
L97	37.84'	N15° 52' 23.65"E
L99	42.43'	S74° 07' 36.35"E
L101	40.95'	S59° 07' 36.35"E
L103	43.96'	S51° 22' 30.95"E
L104	53.83'	N51° 22' 30.95"W
L105	70.00'	N41° 05' 02.03"E
L106	66.48'	N40° 59' 26.23"E
L107	40.59'	S74° 07' 36.35"E
L108	44.31'	N15° 43' 34.61"E
L109	93.07'	N62° 49' 13.69"E
L110	121.87'	N66° 24' 50.22"E

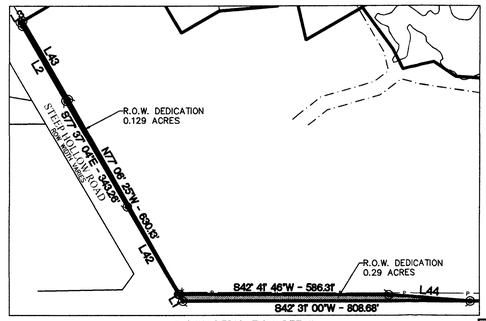
Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C23	42.15'	165.00'	014°38'15"	21.19'	42.04'	S70°17'57"E
C46	19.68'	25.00'	045°05'57"	10.38'	19.17'	S19°58'02"W
C47	94.46'	60.00'	090°11'54"	60.21'	85.00'	S42°31'00"W
C48	19.68'	25.00'	045°05'57"	10.38'	19.17'	S65°03'59"W
C49	346.90'	965.00'	020°35'49"	175.34'	345.04'	S32°13'06"W
C50	317.45'	885.00'	020°33'09"	161.63'	314.61'	S33°11'46"W
C51	224.01'	1035.00'	012°24'04"	112.45'	223.58'	S54°40'22"W
C52	39.27'	25.00'	090°00'00"	25.00'	35.36'	S15°52'24"W
C53	74.88'	235.00'	018°15'20"	37.78'	74.56'	S19°59'57"E
C54	25.32'	25.00'	058°02'03"	13.87'	24.25'	S39°53'18"E
C55	278.67'	60.00'	266°08'24"	64.22'	87.69'	S84°08'52"W
C56	12.25'	25.00'	028°04'21"	6.25'	12.13'	N03°09'54"E
C57	52.57'	165.00'	018°15'20"	26.51'	52.35'	N19°59'57"W
C58	38.15'	25.00'	087°26'36"	23.91'	34.56'	N72°50'55"W
C59	431.70'	635.00'	038°57'09"	224.57'	423.44'	S82°54'22"W
C60	60.04'	235.00'	014°38'15"	30.18'	59.87'	N70°17'57"W
C61	19.68'	25.00'	045°05'57"	10.38'	19.17'	S65°03'59"W
C62	94.46'	60.00'	090°11'54"	60.21'	85.00'	S42°31'00"W
C63	19.68'	25.00'	045°05'57"	10.38'	19.17'	S19°58'02"W
C64	372.06'	1035.00'	020°35'49"	188.06'	370.06'	S32°13'06"W
C65	285.01'	615.00'	026°33'09"	145.11'	282.46'	S35°11'46"W
C66	208.86'	965.00'	012°24'04"	104.84'	208.46'	S54°40'22"W
C67	409.33'	565.00'	041°30'33"	214.11'	400.43'	S81°37'40"W

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 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. 48041C0250E, EFFECTIVE DATE: MAY 16, 2012.
3. FUTURE ACCESS TO ADJOINING PAYNE TRACT IS BEING PROVIDED THROUGH LONESOME DOVE TRAIL.
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 LAND USE SHALL BE RESIDENTIAL.
9. 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. BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS.
10. THIS PROPERTY IS WITHIN BRYAN ISD.
11. THE FOLLOWING BLANKET EASEMENTS APPLY:
    11.1. CITY OF BRYAN, 98/26
    11.2. WIXON WATER SUPPLY, 511/804
    11.3. FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 1723/87
    11.4. FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 2047/266
12. GTE SOUTHWEST, INC. EASEMENT, 2880/340 DOES APPLY TO THIS TRACT AS SHOWN HEREON.
13. CITY OF BRYAN EASEMENT, 2895/1 DOES APPLY TO THIS TRACT AS SHOWN HEREON.
14. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS WICKSON CREEK SUD.
15. REFER TO SHEET 2 FOR DRAINAGE EASEMENT INFORMATION.
16. THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS WITH THE ADDITIONAL REQUIREMENT THAT THE PAVEMENT SURFACE BE 2" OF HOT MIX ASPHALTIC CONCRETE TO MEET CITY OF BRYAN REQUIREMENTS.
17. DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
18. ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
19. LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
20. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
21. ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.
22. ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
23. 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED, EXCEPT ALONG CREEK.
24. NO BUILDINGS SHALL BE BUILT WITHIN 25' OF PIPELINES.

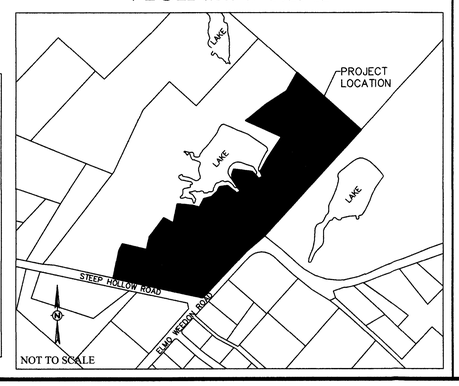
LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E)
- PROPOSED PHASE LINE
- COMMON AREA
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PHASE LINE
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E)
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER



R.O.W. DEDICATION DETAIL
1"=200'

VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald K. Kyle, Manager of Kyle Development Group, LLC, General Partner of Kyle Development Group LTD. owner and developer of the land shown on this plat, and designated herein as the Heritage Lake Estates Phase 2, in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Donald K. Kyle, Manager
Kyle Family Living Trust

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Donald K. Kyle, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

_____, R.P.L.S. No. 4502

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

_____
City Engineer
City of College Station

CERTIFICATE OF COUNTY JUDGE

This subdivision was duly approved by the Commissioners County of Brazos County, Texas, as the Final Plat of such subdivision on _____ day of _____, 20____.

Signed this the day of _____, 20____.

_____
County Judge, Brazos County

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the day of _____, 20____.

_____
Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of _____, 20____, in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

_____
County Clerk
Brazos County, Texas

RECEIVED
NOV 04 2015
BRAZOS COUNTY, TEXAS

FINAL PLAT

HERITAGE LAKE ESTATES
PHASE 2

38.988 ACRES - 27 LOTS
2.607 ACRES - COMMON AREA
0.419 ACRES R.O.W. DEDICATION

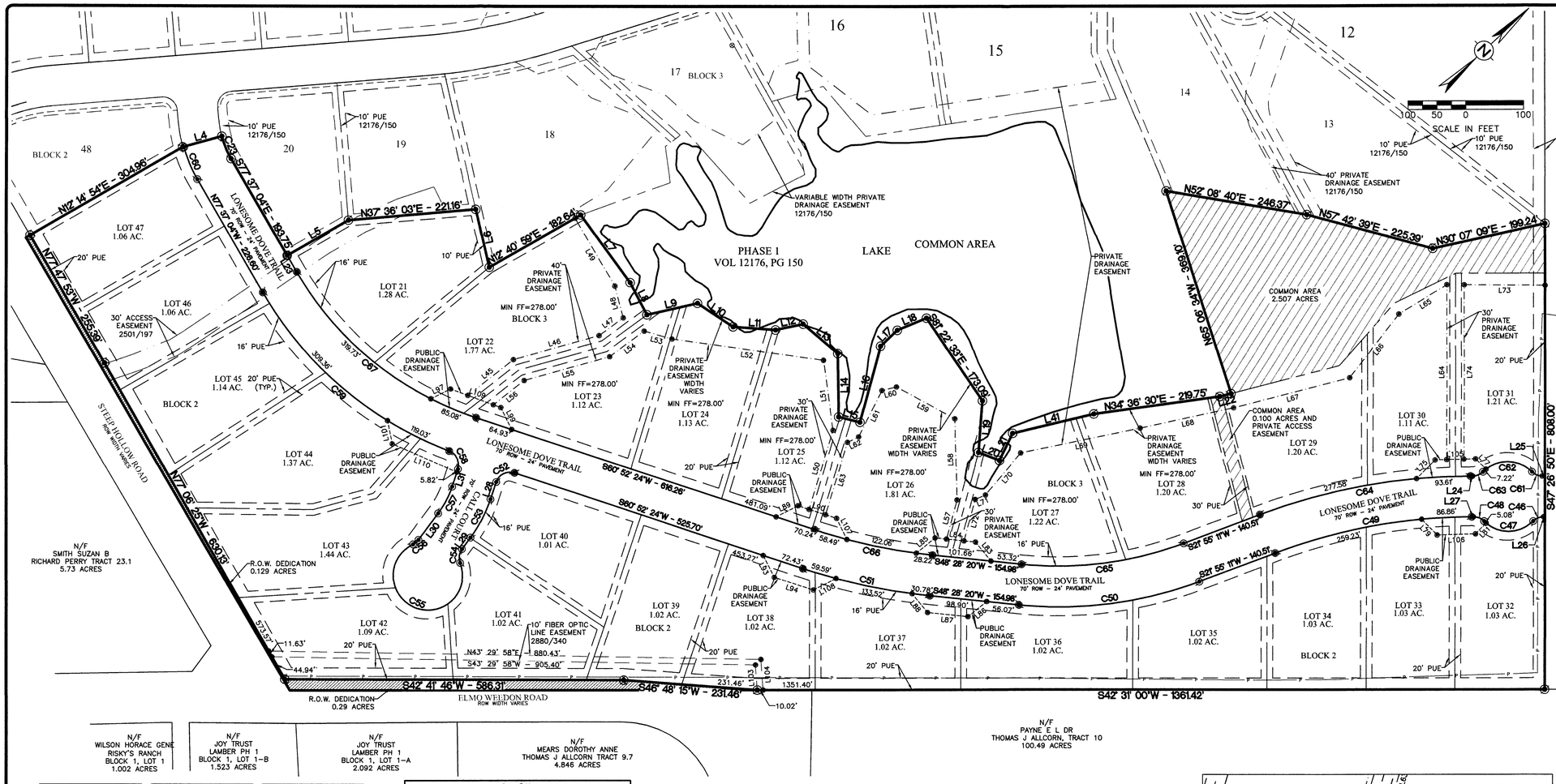
RICHARDSON PERRY LEAGUE, A-44
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 100'
NOVEMBER 2015

OWNER/DEVELOPER:
KYLE DEVELOPMENT GROUP, LTD
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

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.16'	N77° 43' 05.18"W
L2	242.92'	S77° 45' 08.44"E
L3	8.44'	N12° 14' 53.56"E
L4	70.00'	N27° 01' 10.71"E
L5	122.42'	N12° 22' 56.15"E
L6	103.08'	S60° 30' 00.08"E
L7	145.00'	S63° 29' 55.23"E
L8	63.19'	S75° 07' 29.38"E
L9	89.61'	N29° 28' 27.19"E
L10	74.19'	N76° 12' 35.42"E
L11	73.49'	N46° 40' 58.90"E
L12	48.90'	N30° 25' 48.06"E
L13	78.53'	N83° 05' 36.04"E
L14	110.04'	S48° 19' 57.72"E
L15	37.81'	N56° 41' 24.33"E
L16	136.77'	N32° 22' 04.71"W
L17	39.85'	N1° 08' 40.48"W
L18	54.59'	N19° 54' 44.91"E
L19	88.60'	S43° 15' 59.72"E
L20	38.96'	N63° 38' 52.18"E
L21	52.24'	N21° 44' 34.16"W
L22	20.05'	N27° 58' 31.42"E
L23	32.84'	N77° 37' 03.85"W
L24	3.69'	S42° 31' 00.16"W
L25	4.81'	S42° 31' 00.16"W
L26	2.61'	S42° 29' 12.76"W
L27	3.69'	S42° 31' 00.16"W
L28	31.81'	S29° 07' 36.35"E
L29	24.58'	S10° 52' 16.70"E
L30	56.69'	N10° 52' 16.70"W
L31	32.27'	N29° 07' 36.35"W
L32	217.60'	N43° 20' 28.69"E
L33	108.15'	N27° 20' 19.00"E
L34	125.32'	N6° 31' 09.87"W
L35	121.13'	S4° 13' 43.59"W
L36	153.74'	S26° 51' 09.17"W
L37	91.60'	S6° 05' 03.52"W
L38	131.85'	S51° 32' 19.09"E
L39	158.53'	N47° 28' 59.84"W
L40	156.01'	N47° 28' 59.84"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	144.19'	N29° 09' 43.63"E
L42	285.51'	S77° 43' 05.18"E
L43	255.39'	N77° 47' 52.90"W
L44	231.46'	S46° 48' 15.30"W
L45	100.45'	N4° 13' 43.59"E
L46	154.07'	N26° 51' 09.17"E
L47	51.81'	N6° 05' 03.52"E
L48	57.24'	N62° 27' 32.00"W
L49	136.27'	N77° 43' 31.34"W
L50	143.43'	N30° 35' 37.91"W
L51	122.81'	N55° 15' 35.74"W
L52	264.19'	S50° 32' 42.70"W
L53	49.95'	S58° 13' 25.14"W
L54	74.83'	S6° 05' 03.52"W
L55	153.40'	S28° 51' 09.17"W
L56	68.02'	S4° 13' 43.59"W
L57	89.64'	N32° 40' 00.88"W
L58	141.11'	N48° 52' 30.51"W
L59	115.51'	S71° 10' 46.81"W
L60	25.81'	S28° 21' 43.37"W
L61	89.52'	S21° 05' 47.44"E
L62	21.41'	S16° 28' 14.74"W
L63	131.58'	S30° 35' 37.91"E
L64	303.29'	N47° 26' 49.63"W
L65	97.22'	S10° 51' 33.05"W
L66	139.29'	S9° 36' 48.96"E
L67	207.01'	S27° 58' 31.42"W
L68	165.08'	S30° 14' 34.54"W
L69	211.06'	S30° 49' 35.70"W
L70	95.53'	S7° 34' 42.13"E
L71	19.35'	S19° 22' 42.06"W
L72	73.82'	S32° 40' 00.88"E
L73	140.00'	S42° 59' 38.96"W
L74	302.29'	S47° 26' 49.63"E
L75	45.94'	N2° 28' 59.84"W
L77	25.25'	N87° 31' 00.16"E
L79	38.33'	N87° 31' 00.16"E
L81	26.02'	N2° 37' 28.63"W
L83	42.43'	N86° 31' 39.96"W
L84	70.29'	S48° 28' 20.04"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L85	41.84'	S3° 28' 20.04"W
L86	41.67'	S3° 28' 20.04"W
L87	70.29'	S48° 28' 20.04"W
L88	42.32'	N86° 31' 39.96"W
L89	42.43'	N15° 52' 23.65"E
L90	70.01'	N60° 29' 07.36"E
L93	42.52'	S74° 16' 25.39"E
L94	70.60'	N60° 30' 59.34"E
L97	37.84'	N15° 52' 23.65"E
L99	42.43'	S74° 07' 36.35"E
L101	40.95'	S59° 07' 36.35"E
L103	43.96'	S51° 22' 30.95"E
L104	53.83'	N51° 22' 30.95"W
L105	70.00'	N41° 05' 03.52"E
L106	66.46'	N40° 59' 26.23"E
L107	40.59'	S74° 07' 36.35"E
L108	44.31'	N15° 43' 34.61"E
L109	93.07'	N82° 49' 13.69"E
L110	121.87'	N66° 24' 50.22"E

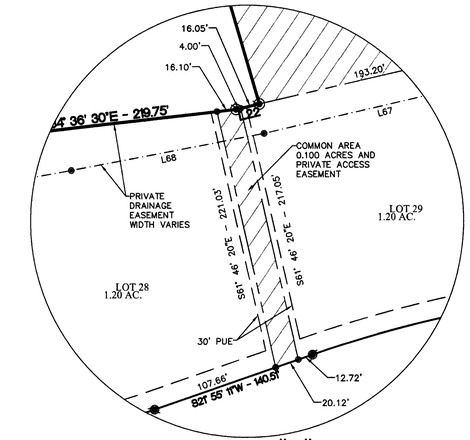
Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C23	42.15'	165.00'	014°38'15"	21.19'	42.04'	S70°17'57"E
C46	19.68'	25.00'	045°05'57"	10.38'	19.17'	S19°58'02"W
C47	94.46'	60.00'	090°11'54"	60.21'	85.00'	S42°31'00"W
C48	19.68'	25.00'	045°05'57"	10.38'	19.17'	S65°03'59"W
C49	348.90'	985.00'	020°35'49"	175.34'	345.04'	S32°13'06"W
C50	317.45'	885.00'	020°33'09"	161.63'	314.61'	S33°11'46"W
C51	224.01'	1035.00'	012°24'04"	112.45'	223.58'	S54°40'22"W
C52	39.27'	25.00'	090°00'00"	25.00'	35.36'	S15°52'24"W
C53	74.88'	235.00'	018°15'20"	37.76'	74.58'	S19°59'57"E
C54	25.32'	25.00'	058°02'03"	13.87'	24.25'	S39°53'18"E
C55	278.67'	60.00'	266°06'24"	64.22'	87.69'	S64°08'52"W
C58	12.25'	25.00'	028°04'21"	6.25'	12.13'	N03°09'54"E
C57	52.57'	165.00'	018°15'20"	26.51'	52.35'	N19°59'57"W
C58	38.15'	25.00'	087°26'36"	23.91'	34.56'	N72°50'55"W
C59	431.70'	635.00'	038°57'09"	224.57'	423.44'	S82°54'22"W
C60	60.04'	235.00'	014°38'15"	30.18'	59.87'	N70°17'57"W
C61	19.68'	25.00'	045°05'57"	10.38'	19.17'	S65°03'59"W
C62	94.46'	60.00'	090°11'54"	60.21'	85.00'	S42°31'00"W
C63	19.68'	25.00'	045°05'57"	10.38'	19.17'	S19°58'02"W
C64	372.08'	1035.00'	020°35'49"	188.08'	370.08'	S32°13'06"W
C65	285.01'	615.00'	026°33'09"	145.11'	282.46'	S35°11'46"W
C66	208.86'	965.00'	012°24'04"	104.84'	208.46'	S54°40'22"W
C67	409.33'	565.00'	041°30'33"	214.11'	400.43'	S81°37'40"W

LEGEND

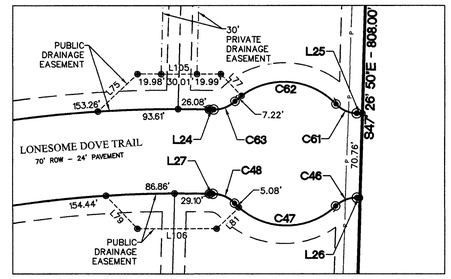
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E)
- PROPOSED PHASE LINE
- COMMON AREA
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PHASE LINE
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E)
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

NOTES:

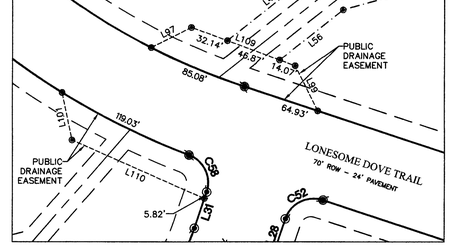
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0250E, EFFECTIVE DATE: MAY 16, 2012.
3. FUTURE ACCESS TO ADJOINING PAYNE TRACT IS BEING PROVIDED THROUGH LONESOME DOVE TRAIL.
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 LAND USE SHALL BE RESIDENTIAL.
9. 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. BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS.
10. THIS PROPERTY IS WITHIN BRYAN ISD.
11. THE FOLLOWING BLANKET EASEMENTS APPLY:
    - 11.1. CITY OF BRYAN, 98/26
    - 11.2. WIXON WATER SUPPLY, 511/804
    - 11.3. FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 1723/87
    - 11.4. FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 2047/266
12. GTE SOUTHWEST, INC. EASEMENT, 2880/340 DOES APPLY TO THIS TRACT AS SHOWN HEREON.
13. CITY OF BRYAN EASEMENT, 2895/1 DOES APPLY TO THIS TRACT AS SHOWN HEREON.
14. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS WICKSON CREEK SUD.
15. REFER TO SHEET 2 FOR DRAINAGE EASEMENT INFORMATION.
16. THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS WITH THE ADDITIONAL REQUIREMENT THAT THE PAVEMENT SURFACE BE 2" OF HOT MIX ASPHALTIC CONCRETE TO MEET CITY OF BRYAN REQUIREMENTS.
17. DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
18. LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
19. ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
20. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
21. ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.
22. ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
23. 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED, EXCEPT ALONG CREEK.
24. NO BUILDINGS SHALL BE BUILT WITHIN 25' OF PIPELINES.



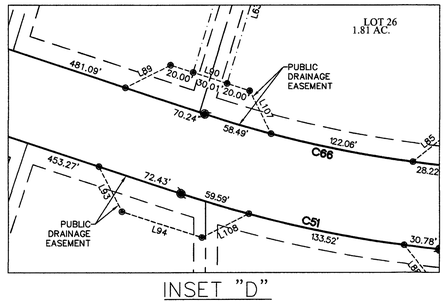
INSET "A"
1"=60'



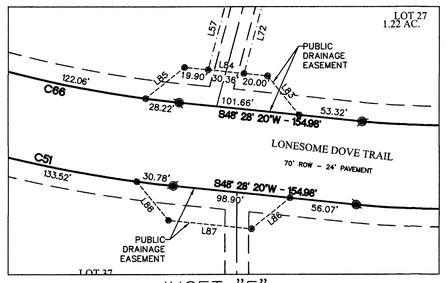
INSET "B"
1"=60'



INSET "C"
1"=60'



INSET "D"
1"=60'



INSET "E"
1"=60'

FINAL PLAT

HERITAGE LAKE ESTATES PHASE 2

38.988 ACRES - 27 LOTS

2.607 ACRES - COMMON AREA

0.419 ACRES R.O.W. DEDICATION

RICHARDSON PERRY LEAGUE, A-44

BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 100'

NOVEMBER 2015

OWNER/DEVELOPER:

KYLE DEVELOPMENT GROUP, LTD
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

ENGINEER:

Schultz Engineering, LLC

TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
(979) 764-3900