

N/F SMITH SUZAN B RICHARD PERRY TRACT 23.1 5.73 ACRES

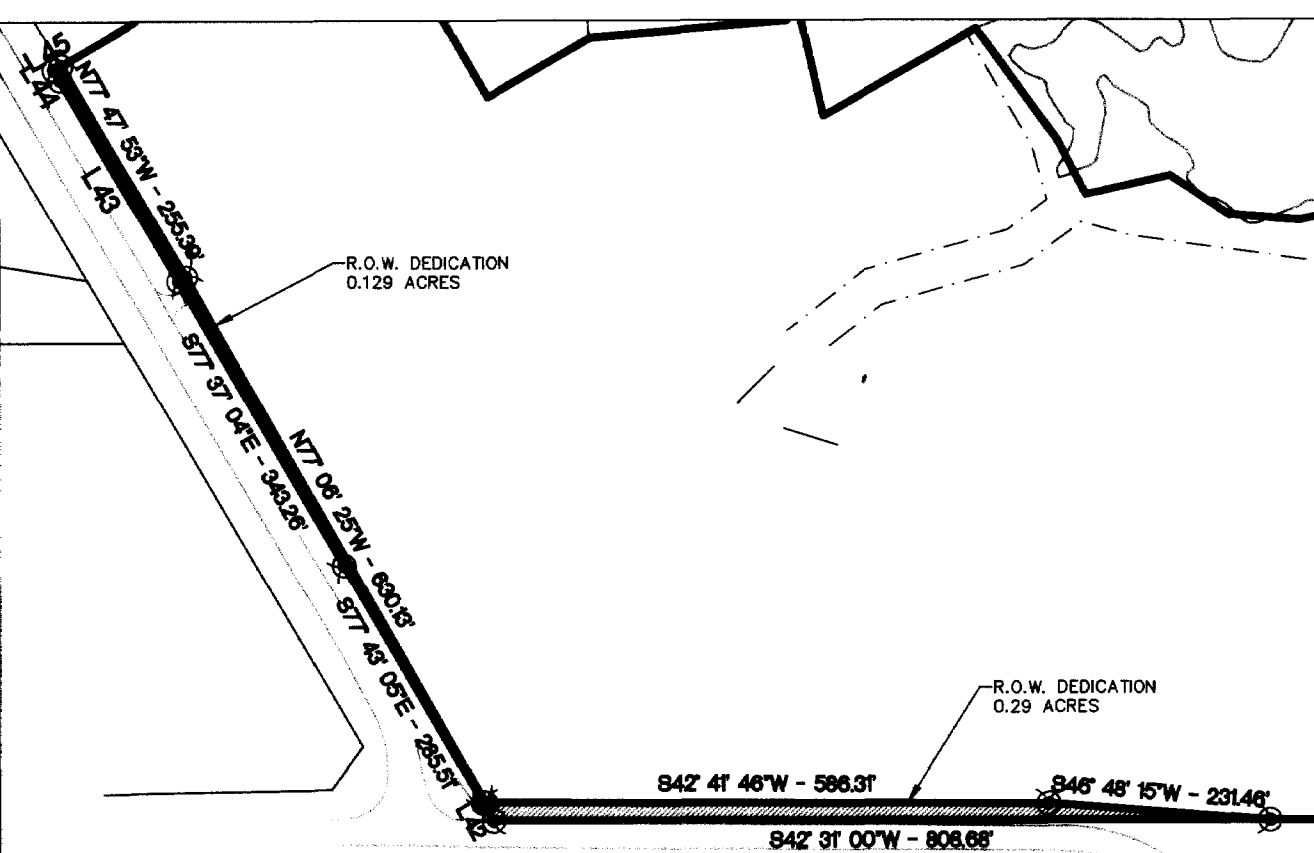
N/F WILSON HORACE GENE RISKY'S RANCH BLOCK 1, LOT 1 1.002 ACRES

N/F JOY TRUST LAMBER PH 1 BLOCK 1, LOT 1-B 1.523 ACRES

N/F JOY TRUST LAMBER PH 1 BLOCK 1, LOT 1-A 2.092 ACRES

N/F MEARS DOROTHY ANNE THOMAS J ALLCORN TRACT 9.7 4.846 ACRES

N/F PAYNE E L DR THOMAS J ALLCORN TRACT 10 100.49 ACRES



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

NOTES:

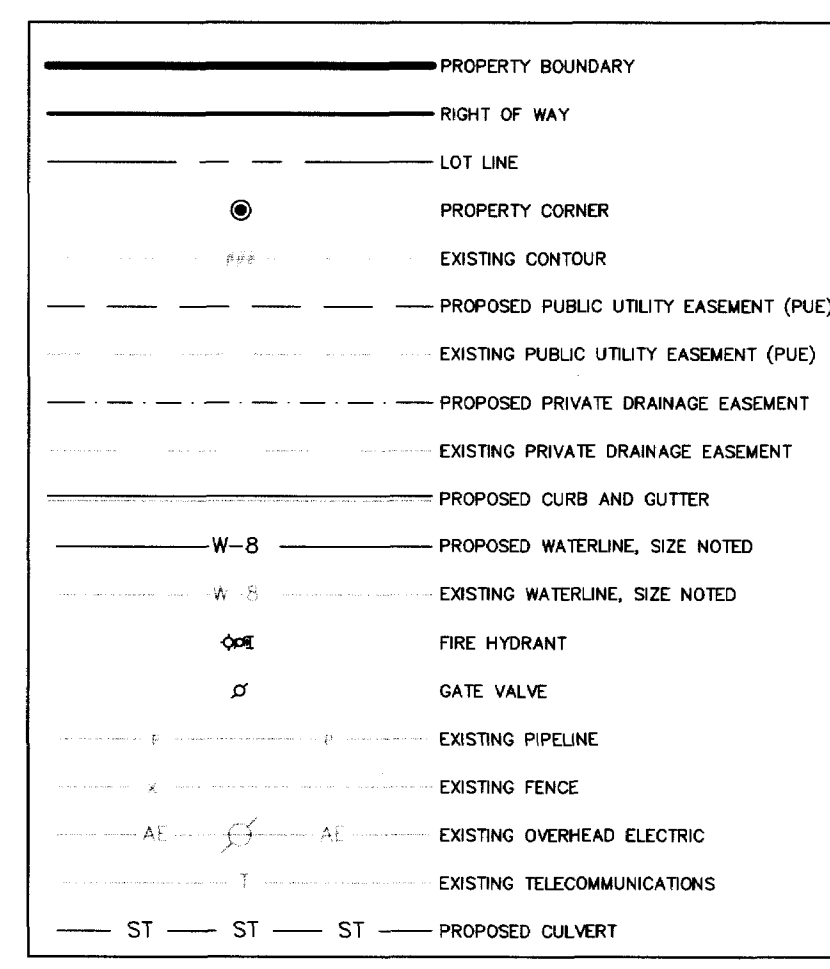
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA & AERIAL TOPOGRAPHIC DATA.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100250E, EFFECTIVE DATE: MAY 16, 2012.
- FUTURE ACCESS TO ADJOINING PAYNE TRACT IS BEING PROVIDED THROUGH LONESOME DOVE TRAIL.
- CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
- NO DRIVEWAY ACCESS IS ALLOWED FROM THE LOTS ONTO ELMO WEDDON ROAD OR STEEP HOLLOW ROAD. SOLE DRIVEWAY ACCESS SHOULD BE PROVIDED FROM INTERNAL STREETS IN THE DEVELOPMENT.
- BUILDING SETBACK ARE 25' ADJACENT TO ALL STREETS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
- MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOME OWNER'S ASSOCIATION (HOA).
- THE LAND USE SHALL BE RESIDENTIAL.
- 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.
- THIS PROPERTY IS WITHIN BRYAN ISD.
- THE FOLLOWING BLANKET EASEMENTS APPLY:
 - CITY OF BRYAN, 98/26
 - WIXON WATER SUPPLY, 511/804
 - FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 1723/87
 - FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 2047/266
- GTE SOUTHWEST, INC. EASEMENT, 2880/340 DOES APPLY TO THIS TRACT AS SHOWN HEREON.
- CITY OF BRYAN EASEMENT, 2895/1 DOES APPLY TO THIS TRACT AS SHOWN HEREON.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS WICKSON CREEK SUD.

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---------|---------|----------|------------|---------|---------|-----------------|
| C1 | 42.15' | 165.00' | 014°38'15" | 21.19' | 42.04' | S70°17'57"E |
| C2 | 19.68' | 25.00' | 045°05'57" | 10.38' | 19.17' | S19°58'02"W |
| C3 | 94.46' | 60.00' | 090°11'54" | 60.21' | 85.00' | S42°31'00"W |
| C4 | 346.90' | 965.00' | 020°35'49" | 175.34' | 345.04' | S32°13'06"W |
| C5 | 317.45' | 685.00' | 028°33'09" | 161.63' | 314.61' | S35°11'46"W |
| C6 | 224.01' | 1035.00' | 012°24'04" | 112.45' | 223.58' | S54°40'22"W |
| C7 | 39.27' | 25.00' | 090°00'00" | 25.00' | 35.36' | S15°52'24"W |
| C8 | 74.88' | 235.00' | 018°15'20" | 37.76' | 74.56' | S19°59'57"E |
| C9 | 25.32' | 25.00' | 058°02'03" | 13.87' | 24.25' | S39°53'18"E |
| C10 | 278.87' | 60.00' | 286°08'24" | 64.22' | 87.69' | S64°08'52"W |
| C12 | 12.25' | 25.00' | 028°04'21" | 6.25' | 12.13' | N03°09'54"E |

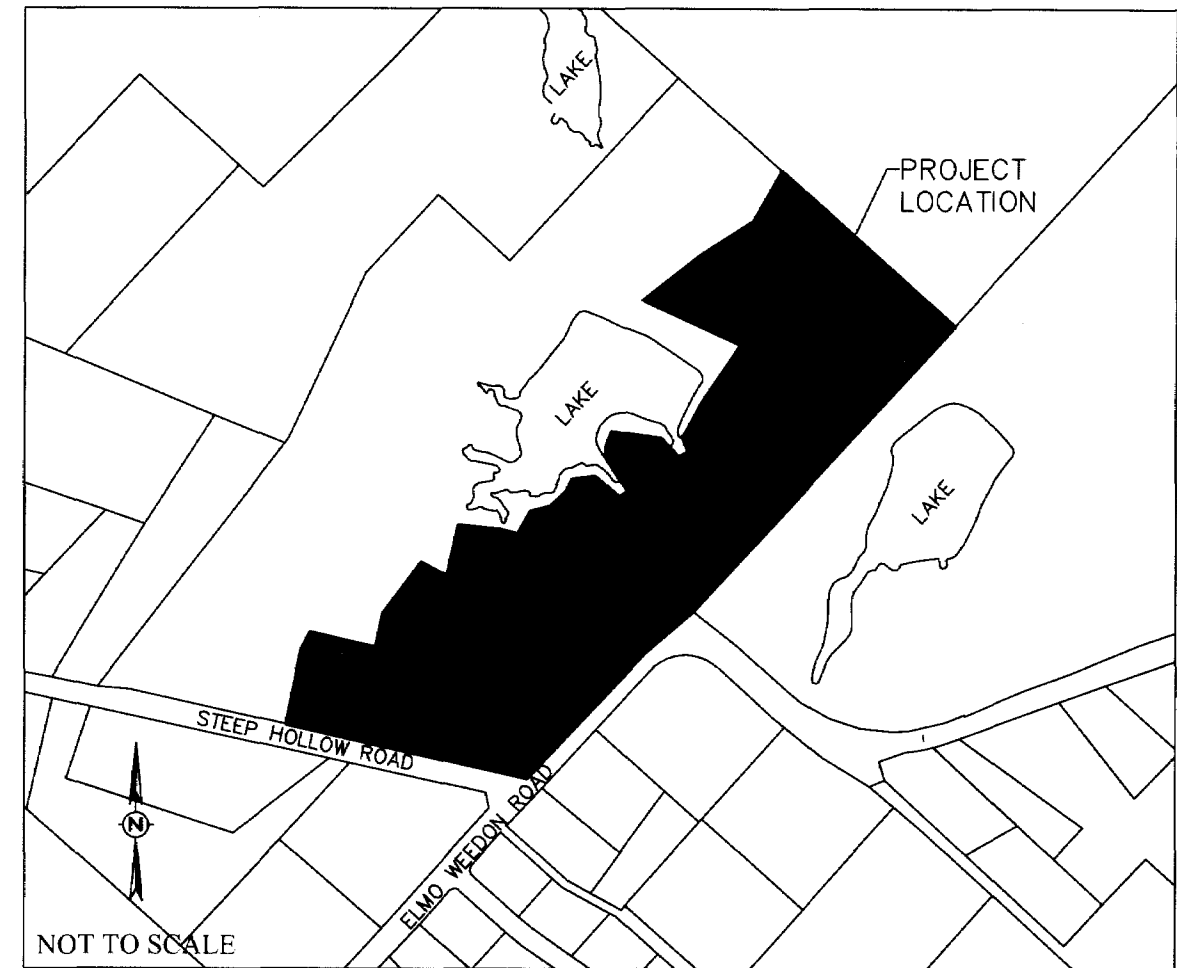
| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---------|---------|----------|------------|---------|---------|-----------------|
| C13 | 52.57' | 165.00' | 018°15'20" | 26.51' | 52.30' | N19°59'57"W |
| C14 | 36.15' | 25.00' | 087°26'36" | 23.91' | 34.56' | N72°50'55"W |
| C15 | 431.70' | 635.00' | 038°57'09" | 224.57' | 423.44' | S82°54'22"W |
| C16 | 60.04' | 235.00' | 014°38'15" | 30.18' | 59.87' | N70°17'57"W |
| C17 | 19.68' | 25.00' | 045°05'57" | 10.38' | 19.17' | S19°58'02"W |
| C18 | 94.46' | 60.00' | 090°11'54" | 60.21' | 85.00' | S42°31'00"W |
| C19 | 19.68' | 25.00' | 045°05'57" | 10.38' | 19.17' | S19°58'02"W |
| C20 | 372.06' | 1035.00' | 020°35'49" | 188.06' | 370.08' | S32°13'06"W |
| C21 | 285.01' | 615.00' | 026°33'09" | 145.11' | 282.46' | S35°11'46"W |
| C22 | 208.86' | 965.00' | 012°24'04" | 104.84' | 208.46' | S54°40'22"W |
| C23 | 409.37' | 585.00' | 041°30'33" | 214.11' | 400.43' | S81°37'40"W |

| LINE # | LENGTH | DIRECTION |
|--------|---------|------------------|
| L1 | 70.00' | N27° 01' 10.71"E |
| L2 | 122.42' | N12° 22' 56.15"E |
| L3 | 103.08' | S60° 30' 50.08"E |
| L4 | 145.00' | S83° 29' 55.23"E |
| L5 | 63.19' | S75° 07' 29.38"E |
| L6 | 89.81' | N29° 28' 27.19"E |
| L7 | 74.19' | N76° 12' 35.42"E |
| L8 | 73.49' | N46° 40' 58.90"E |
| L9 | 48.90' | N30° 25' 48.08"E |
| L10 | 78.53' | N83° 05' 36.04"E |
| L11 | 110.04' | S48° 19' 57.72"E |
| L12 | 37.61' | N56° 41' 24.33"E |
| L13 | 136.77' | N32° 22' 04.71"E |
| L14 | 39.85' | N1° 08' 40.48"E |
| L15 | 54.59' | N19° 54' 44.91"E |
| L16 | 173.09' | S81° 22' 32.85"E |
| L17 | 89.60' | S43° 15' 59.72"E |
| L18 | 36.96' | N63° 38' 52.18"E |
| L19 | 52.24' | N21° 44' 34.16"E |
| L20 | 144.19' | N29° 09' 43.63"E |
| L21 | 20.05' | N27° 56' 31.42"E |
| L22 | 32.84' | N77° 37' 03.85"W |
| L23 | 3.69' | S42° 31' 00.16"W |
| L24 | 4.61' | S42° 31' 00.16"W |
| L25 | 4.77' | S42° 31' 00.16"W |
| L26 | 3.69' | S42° 31' 00.16"W |
| L27 | 31.61' | S29° 07' 36.35"E |
| L28 | 24.58' | S10° 52' 16.70"E |
| L29 | 56.89' | N10° 52' 16.70"W |
| L30 | 32.27' | N29° 07' 36.35"W |
| L31 | 121.13' | S4° 15' 43.59"W |
| L32 | 153.74' | S26° 15' 09.17"W |
| L33 | 91.60' | S6° 00' 03.52"W |
| L34 | 108.15' | N27° 20' 19.00"W |
| L35 | 125.06' | N6° 31' 09.87"W |
| L36 | 193.20' | N27° 58' 31.42"E |
| L37 | 145.07' | N5° 45' 21.72"W |
| L38 | 116.55' | N16° 22' 50.34"E |
| L39 | 155.00' | N42° 33' 10.37"E |
| L40 | 22.16' | N77° 43' 05.18"E |
| L41 | 12.41' | S78° 45' 08.44"E |
| L42 | 12.41' | S78° 45' 08.44"E |
| L43 | 12.41' | S78° 45' 08.44"E |
| L44 | 12.41' | S78° 45' 08.44"E |
| L45 | 8.44' | N12° 14' 53.56"E |

LEGEND



VICINITY MAP



PRELIMINARY PLAN NOT FOR RECORD

PRELIMINARY PLAN HERITAGE LAKE ESTATES PHASE 2

38.988 ACRES - 27 LOTS
0.419 ACRES R.O.W. DEDICATION
RICHARDSON PERRY LEAGUE A-44
BRYAN, BRAZOS COUNTY, TEXAS

PHASE 2: 38.988 ACRES - 27 LOTS (2.607 ACRES COMMON AREA)

OWNER/DEVELOPER: KYLE FAMILY LIVING TRUST
15 OAK CREST CIRCLE
MAGNOLIA, TX 77354

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

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