

Legend

Line Types

- Proposed Property Line
- - - Existing Property Line
- - - Existing Easement
- - - Proposed Easement
- Existing Water Line
- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- Existing Gas Line
- Existing Aerial Electrical
- - - Existing Contour
- - - Existing Storm Piping
- - - Existing Wood Fence

Power Pole
 Sewer Manhole
 Water Meter
 Water Valve
 Hydrant

General Notes:

1. Current owner is CTX Development Company, 4090 State Highway 6 South, College Station, TX 77845.
2. Current use - Vacant.
3. Proposed use and improvements: Residential Subdivision.
4. Current & Proposed Zoning: RD-5 District (Residential District - 5000)
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 building setbacks shall be in accordance with the Bryan Code of Ordinances.
8. Maximum proposed hydrant spacing is 850 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.
10. On February 5, 2015, the Bryan Planning and Zoning Commission approved an exception to the Subdivision Ordinance to allow the installation of a storm sewer line in an area that is encumbered by a public utility easement within which a public water line is located, specifically for a 20-foot strip of land that generally extends along the northwestern boundary of land shown on this preliminary plan (case no. PE15-01).

LINE TABLE

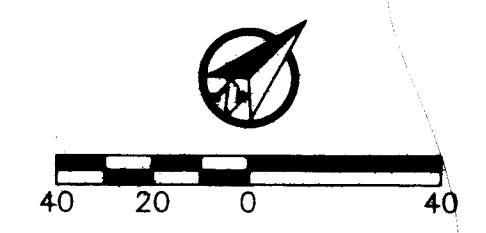
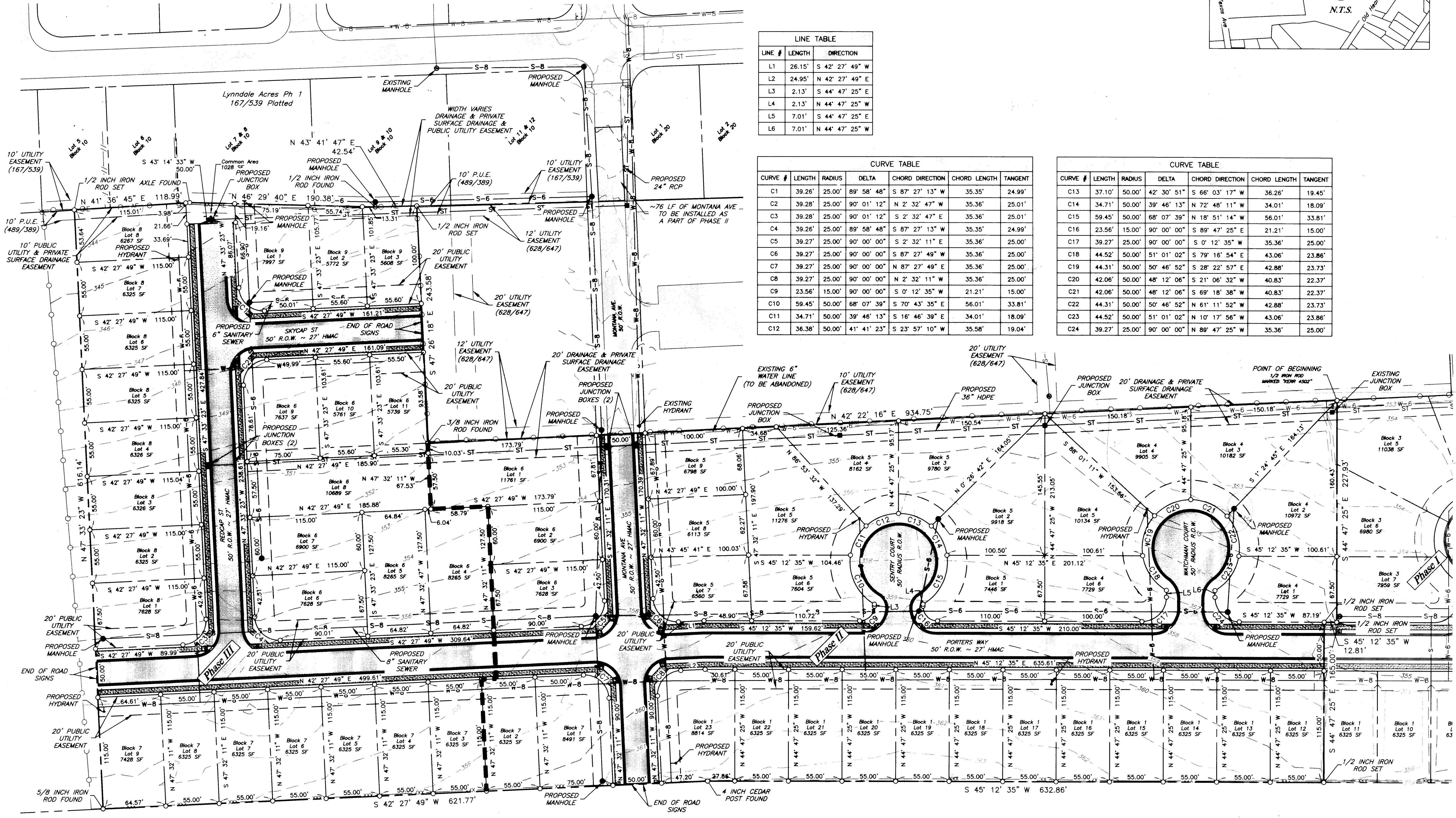
LINE #	LENGTH	DIRECTION
L1	26.15'	S 42° 27' 49" W
L2	24.95'	N 42° 27' 49" E
L3	2.13'	S 44° 47' 25" E
L4	2.13'	N 44° 47' 25" W
L5	7.01'	S 44° 47' 25" E
L6	7.01'	N 44° 47' 25" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.26'	25.00'	89° 58' 48"	S 87° 27' 13" W	35.35'	24.99'
C2	39.28'	25.00'	90° 01' 12"	N 2° 32' 47" W	35.36'	25.01'
C3	39.28'	25.00'	90° 01' 12"	S 2° 32' 47" E	35.36'	25.01'
C4	39.26'	25.00'	89° 58' 48"	S 87° 27' 13" W	35.35'	24.99'
C5	39.27'	25.00'	90° 00' 00"	S 2° 32' 11" E	35.36'	25.00'
C6	39.27'	25.00'	90° 00' 00"	S 87° 27' 49" W	35.36'	25.00'
C7	39.27'	25.00'	90° 00' 00"	N 87° 27' 49" E	35.36'	25.00'
C8	39.27'	25.00'	90° 00' 00"	N 2° 32' 11" W	35.36'	25.00'
C9	23.56'	15.00'	90° 00' 00"	S 0° 12' 35" W	21.21'	15.00'
C10	59.45'	50.00'	68° 07' 39"	S 70° 43' 35" E	56.01'	33.81'
C11	34.71'	50.00'	39° 46' 13"	S 16° 46' 39" E	34.01'	18.09'
C12	36.38'	50.00'	41° 41' 23"	S 23° 57' 10" W	35.58'	19.04'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C13	37.10'	50.00'	42° 30' 51"	S 66° 03' 17" W	36.26'	19.45'
C14	34.71'	50.00'	39° 46' 13"	N 72° 48' 11" W	34.01'	18.09'
C15	59.45'	50.00'	68° 07' 39"	N 18° 51' 14" W	56.01'	33.81'
C16	23.56'	15.00'	90° 00' 00"	S 89° 47' 25" E	21.21'	15.00'
C17	39.27'	25.00'	90° 00' 00"	S 0° 12' 35" W	35.36'	25.00'
C18	44.52'	50.00'	51° 01' 02"	S 79° 16' 54" E	43.06'	23.86'
C19	44.31'	50.00'	50° 46' 52"	S 28° 22' 57" E	42.88'	23.73'
C20	42.06'	50.00'	48° 12' 06"	S 21° 06' 32" W	40.83'	22.37'
C21	42.06'	50.00'	48° 12' 06"	S 69° 18' 38" W	40.83'	22.37'
C22	44.31'	50.00'	50° 46' 52"	N 61° 11' 52" W	42.88'	23.73'
C23	44.52'	50.00'	51° 01' 02"	N 10° 17' 56" W	43.06'	23.86'
C24	39.27'	25.00'	90° 00' 00"	N 89° 47' 25" W	35.36'	25.00'



Preliminary Plan

**Porters Meadow
Phase II & III**

12.785 Acre of Reserve Tract
Marvin M. Porter's Subdivision
Stephen F. Austin No. 10 League, A-63
Bryan, Brazos County, Texas
April 2017

Owner/Developer:
CTX Development Company
4090 State Highway 6 South
College Station, TX 77845

Engineer:
IA 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

4/19/17 Porter Meadow Plan New Layout.dwg JAE Project # 17-020