

Line Table

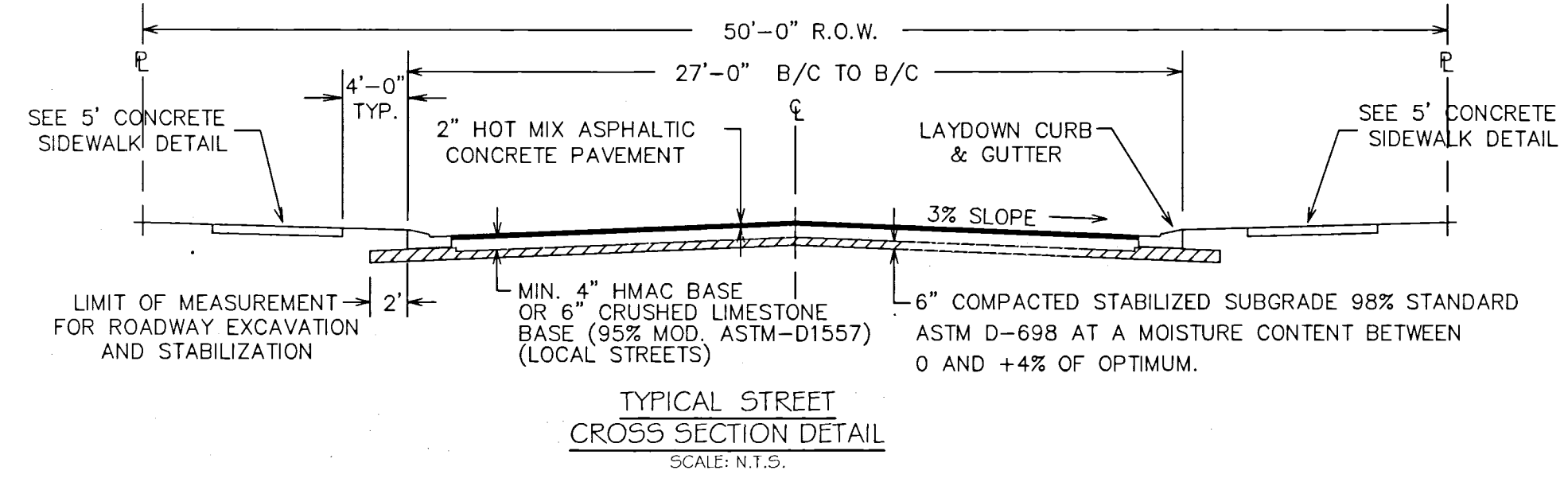
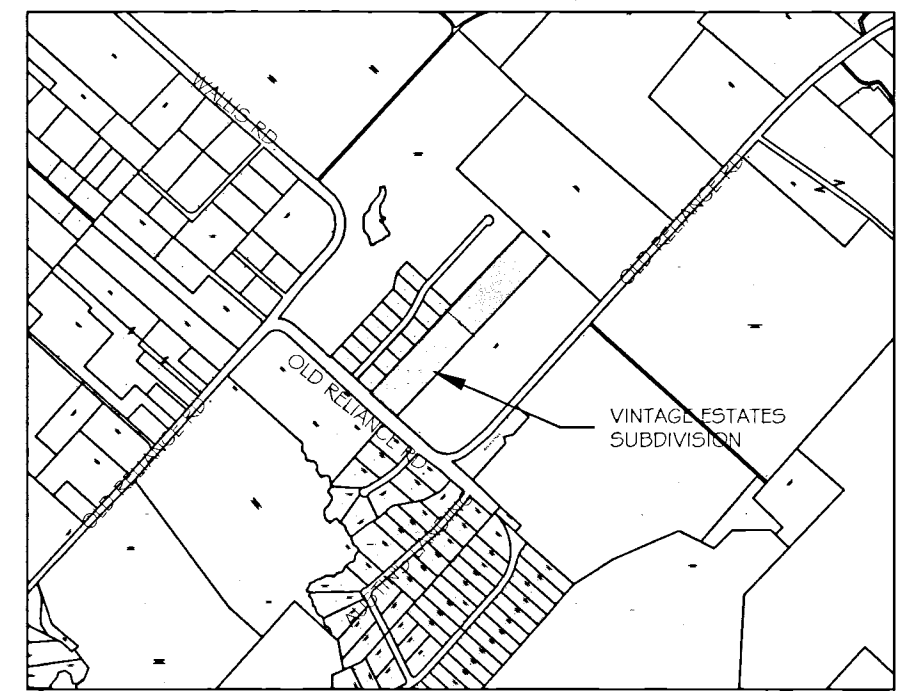
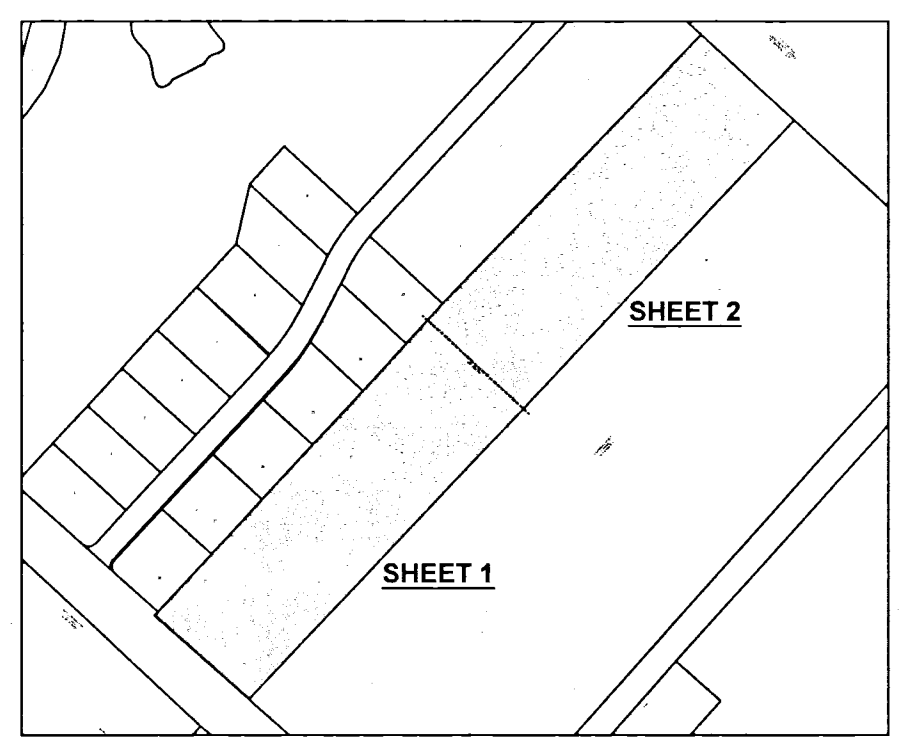
Line #	Length	Direction
L1	17.38	N42° 38' 34.97"E
L2	12.38	S42° 38' 34.97"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	41.12	50.00	47.12	N06° 12' 15.14"E	39.97
C2	63.60	50.00	72.88	N66° 12' 13.31"E	59.40
C3	52.36	50.00	60.00	N47° 21' 25.03"W	50.00
C4	72.24	50.00	82.78	S24° 02' 00.36"W	66.12
C5	32.48	50.00	37.22	S84° 02' 00.36"W	31.91

- PRELIMINARY PLAN NOTES:
- PER CITY OF BRYAN ORDINANCE NO. 2305, THIS PROPERTY WILL BE ANNEXED INTO THE CITY OF BRYAN PRIOR TO CONSTRUCTION.
  - THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0205F, EFFECTIVE DATE APRIL 2, 2014.
  - THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
  - THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY ADAM WALLACE OF ATM SURVEYING COMPANY, DECEMBER 2017.
  - SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXTENSION OF THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG OLD RELIANCE ROAD. 979-209-5900.
  - DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXTENSION OF THE EXISTING WICKSON WATER SPECIAL UTILITY DISTRICT. 979-569-3030.
  - ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. 979-821-5784
  - ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
  - DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
  - ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
  - THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF FACILITIES WITHIN THE R.O.W. AND WITHIN PUBLIC UTILITY EASEMENTS. SUBDIVISIONS HOMEOWNERS ASSOCIATION (HOA) TO MAINTAIN ALL COMMON AREAS, SIDEWALKS, STORM SEWER, DRAINAGE AND DETENTION AREAS.

PRELIMINARY PLAN  
SCALE: 1" = 40'



**PRELIMINARY PLAN**  
**VINTAGE ESTATES**  
BLOCK 1, LOTS 1 - 14  
BLOCK 2, LOTS 1 - 12  
TOTAL DEVELOPED AREA 7.63 ACRES  
(COMMON AREA 0.27 ACRES)  
R-O-W DEDICATION 0.17 ACRES  
19.77 ACRES UNPLATTED TRACT, T M SPLANE  
BRYAN, BRAZOS COUNTY, TEXAS  
FEBRUARY 2020

**OWNER/DEVELOPER**  
JG WALL III  
BK HOME DEVELOPMENT INC.  
515 COTTINGHAM DRIVE  
TEMPLE, TEXAS 76704  
254-721-6179

**SURVEYOR**  
ATM SURVEYING  
P.O. BOX 10313  
COLLEGE STATION, TX 77842  
979-209-9291

**ENGINEER**  
JBS ENGINEERING AND ENVIRONMENTAL, LLC.  
2129 E. WILLIAM J. BRYAN PKWY.  
BRYAN, TX 77802  
979-485-2879

**JBS Engineering & Environmental, LLC**  
Registration Number F-15869

N/F  
WILLIAM B. & KAYLA J. RENNER  
1.001 AC.  
12178/148

N/F  
ROSE ANN &  
RAYMOND GARCIA  
1.001 AC.  
9640/137

N/F  
MATTHEW J. &  
ASHLEY C. WARD  
1.001 AC.  
7376/160

N/F  
CHRISTA FLOYD &  
CRAIG BURK  
1.001 AC.  
7288/226

N/F  
JONAS LYNN &  
DEBBIE M. SUBER  
1.001 AC.  
6925/253

N/F  
TIMOTHY & REBECCA HURST  
1.002 AC.  
14360/962

N/F  
JERRY D. PITTS  
1.014 AC.  
6685/145

N/F  
JASON E. HANCOCK  
1.307 AC.  
7173/007

N 42°38'35" E 1950.00'(TOTAL)  
1083.81

N 45°28'27" E 395.80'

S 47°36'26" E 370.43'

1089.82  
S 42°38'18" W 1951.01'

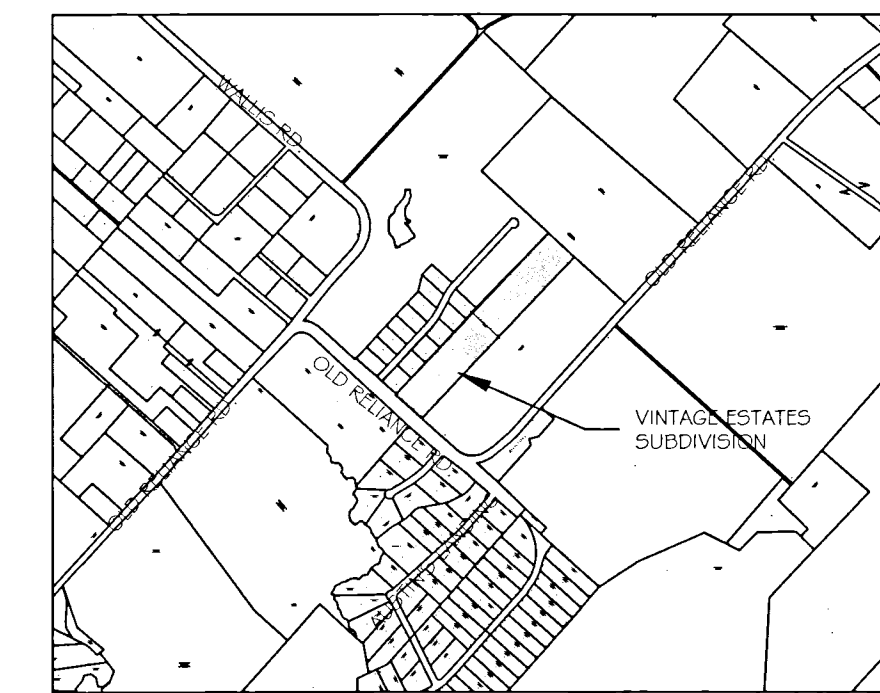
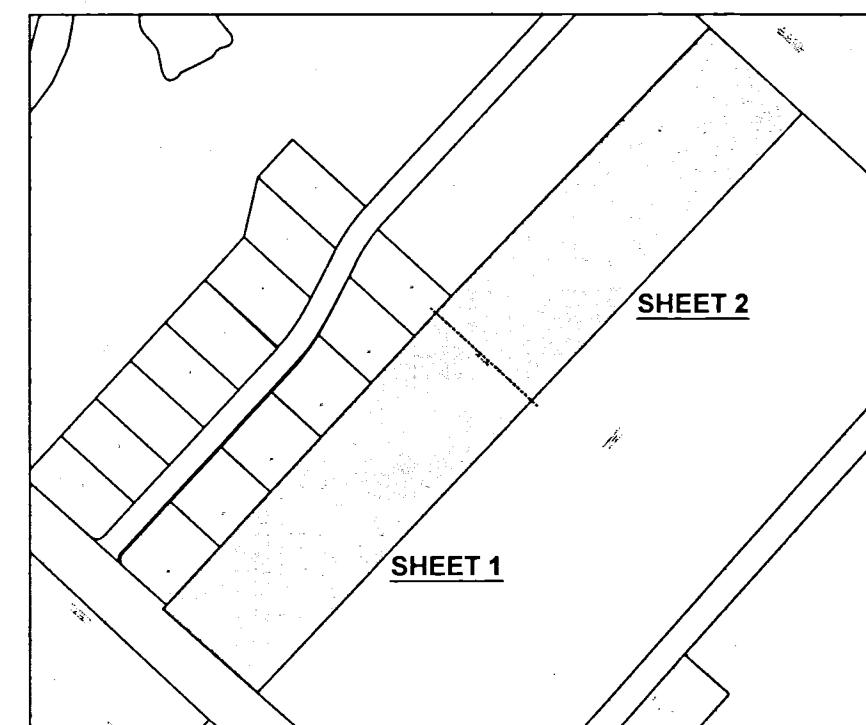
S 45°31'06" W 396.42'

MATCH LINE

N/F  
JC WALL CONSTRUCTION, INC.  
REMAINDER OF PROPERTY TO  
REMAIN UNPLATTED  
12.14 AC.

LOVERS LAND PROPERTIES, LLC  
CALLED 35.04 ACRES  
VOL. 13653, PAGE 106

PRELIMINARY PLAN  
SCALE: 1" = 40'



LEGEND	
---	PROPERTY LINES
---	LOT LINES / R-O-W LINES
---	EASEMENT LINE
---	EXISTING CONTOUR; ELEVATION LINE
---	EXISTING 6" WATER LINE
---	EXISTING 12" WATER LINE
---	PROPOSED 6" WATER LINE
---	PROPOSED 8" WATER LINE
---	PROPOSED 12" SANITARY SEWER LINE
---	DBL. WATER SERVICE LINE
---	DBL. SANITARY SEWER LINE
---	EXISTING GAS TRANSMISSION LINE
---	P.U.E.
---	A.E.
○	PROPERTY CORNER
○	DOUBLE DOMESTIC WATER SERVICE
○	DOUBLE SANITARY SEWER SERVICE
○	PROPOSED SANITARY SEWER MANHOLE

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