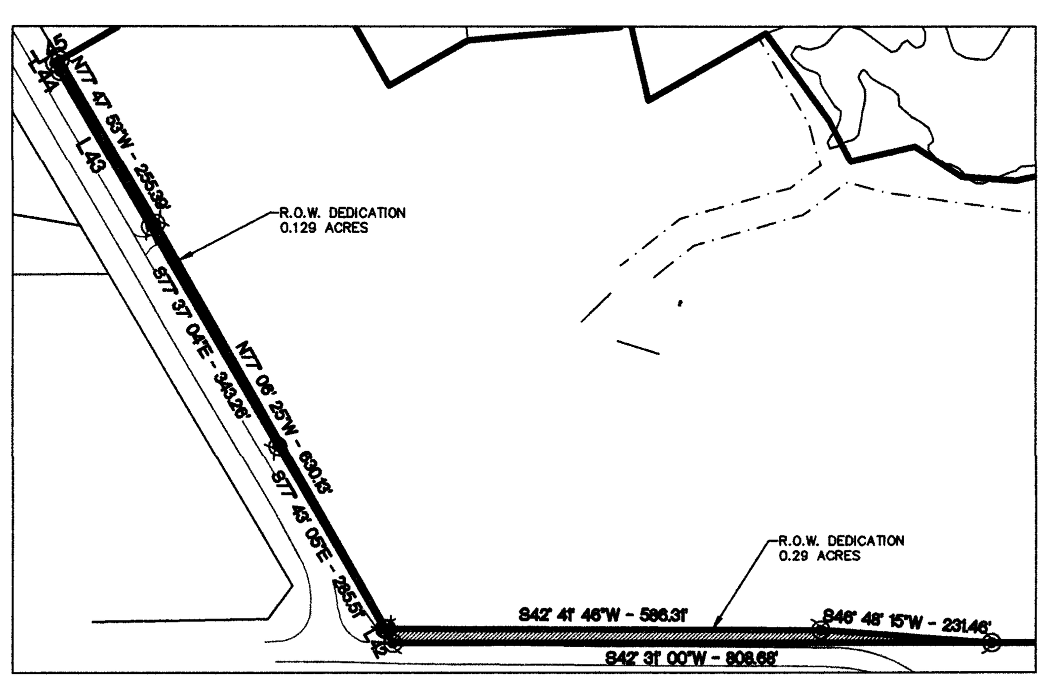

R.O.W. DEDICATION DETAIL
1"=200'

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA & AERIAL TOPOGRAPHIC DATA.
3. 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.
4. FUTURE ACCESS TO ADJOINING PAYNE TRACT IS BEING PROVIDED THROUGH LONESOME DOVE TRAIL.
5. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
6. 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.
7. BUILDING SETBACK ARE 25' ADJACENT TO ALL STREETS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
8. MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOME OWNER'S ASSOCIATION (HOA).
9. THE LAND USE SHALL BE RESIDENTIAL.
10. 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.
11. THIS PROPERTY IS WITHIN BRYAN ISD.
12. THE FOLLOWING BLANKET EASEMENTS APPLY:
    12.1. CITY OF BRYAN, 98/26
    12.2. WIXON WATER SUPPLY, 511/804
    12.3. FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 1723/87
    12.4. FERGUSON-BURLESON COUNTY GAS GATHERING SYSTEM, 2047/286
13. GTE SOUTHWEST, INC. EASEMENT, 2880/340 DOES APPLY TO THIS TRACT AS SHOWN HEREON.
14. CITY OF BRYAN EASEMENT, 2895/1 DOES APPLY TO THIS TRACT AS SHOWN HEREON.

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPERTY CORNER
- ### EXISTING CONTOUR
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING PRIVATE DRAINAGE EASEMENT
- PROPOSED CURB AND GUTTER
- W-8 PROPOSED WATERLINE, SIZE NOTED
- W-8 EXISTING WATERLINE, SIZE NOTED
- FIRE HYDRANT
- GATE VALVE
- P EXISTING PIPELINE
- X EXISTING FENCE
- AE EXISTING OVERHEAD ELECTRIC
- T EXISTING TELECOMMUNICATIONS
- ST PROPOSED CULVERT

Curve Table

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
C5	346.90'	965.00'	020°35'49"	175.34'	345.04'	S32°13'06"W
C6	317.45'	685.00'	026°33'09"	161.63'	314.61'	S35°11'46"W
C7	224.01'	1035.00'	012°24'04"	112.45'	223.58'	S54°40'22"W
C8	39.27'	25.00'	090°00'00"	25.00'	35.36'	S15°52'24"W
C9	74.88'	235.00'	018°15'20"	37.76'	74.56'	S19°59'57"E
C10	25.32'	25.00'	058°02'03"	13.87'	24.25'	S39°53'18"E
C11	278.67'	60.00'	266°06'24"	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 Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C13	52.57'	165.00'	018°15'20"	26.51'	52.35'	N19°59'57"W
C14	38.15'	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'	S65°03'59"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'	370.06'	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	409.33'	565.00'	041°30'33"	214.11'	400.43'	S81°37'40"W

LINE TABLE

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	89.61'	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' 48.06"E
L10	78.53'	N83° 05' 36.04"E
L11	110.04'	S48° 19' 57.72"E
L12	37.81'	N56° 41' 24.33"E
L13	136.77'	N32° 22' 04.71"W
L14	39.85'	N1° 08' 40.48"W
L15	54.59'	N19° 54' 44.91"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L16	173.09'	S81° 22' 32.85"E
L17	89.60'	S43° 15' 59.72"E
L18	38.96'	N63° 38' 52.18"E
L19	52.24'	N21° 44' 34.16"W
L20	144.19'	N29° 09' 43.63"E
L21	20.05'	N27° 58' 31.42"E
L22	32.84'	N77° 37' 03.85"W
L23	3.69'	S42° 31' 00.16"W
L24	4.81'	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	56.69'	N10° 52' 16.70"W
L30	32.27'	N29° 07' 36.35"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L31	121.13'	S4° 13' 43.59"W
L32	153.74'	S26° 51' 09.17"W
L33	91.60'	S6° 05' 03.52"W
L35	108.15'	N27° 20' 19.00"E
L36	125.06'	N6° 31' 09.87"W
L37	193.20'	N27° 58' 31.42"E
L38	145.07'	N5° 45' 21.72"W
L39	116.55'	N16° 22' 50.34"E
L40	155.00'	N42° 33' 10.37"E
L42	22.16'	N77° 43' 05.18"W
L43	242.92'	S77° 45' 06.44"E
L44	12.41'	S78° 33' 33.76"E
L45	8.44'	N12° 14' 53.56"E

VICINITY MAP

NOT TO SCALE

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

SEP 23 2015

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

SCALE: 1"=80'
SEPTEMBER, 2015

OWNER/DEVELOPER:
KYLE FAMILY LIVING TRUST
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