

Centerline Line Table

Line #	Direction	Length
L1	N48° 51' 05.35"W	313.57
L2	N48° 51' 05.35"W	520.00
L3	N48° 51' 05.35"W	219.77
L4	S41° 08' 54.65"W	461.97
L5	N48° 51' 05.35"W	291.07
L6	N64° 00' 05.65"W	70.45
L7	N46° 34' 44.83"W	212.17
L8	N46° 34' 44.83"W	308.92
L9	N41° 08' 54.65"E	1031.35
L10	S41° 08' 54.65"W	591.28

Lot Line Table

Line #	Direction	Length
L11	N48° 51' 05.35"W	207.95
L12	N48° 51' 05.35"W	184.06
L13	N48° 51' 05.35"W	182.20
L14	N48° 51' 05.35"W	179.44
L15	N48° 51' 05.35"W	175.87
L16	N48° 51' 05.35"W	94.07
L17	S41° 08' 54.65"W	97.36
L18	S41° 08' 54.65"W	219.50
L19	S41° 08' 54.65"W	145.11
L20	S48° 51' 05.35"E	94.35
L21	S48° 51' 05.35"E	196.72
L22	S64° 00' 05.65"E	70.45
L23	S46° 34' 44.83"E	100.83
L24	S46° 34' 44.83"E	157.48
L25	S46° 34' 44.83"E	237.39
L26	S46° 34' 44.83"E	224.37
L27	S41° 08' 54.65"W	171.43
L28	S41° 08' 54.65"W	192.30
L29	S41° 08' 54.65"W	192.43
L30	S41° 08' 54.65"W	192.16
L31	S41° 08' 54.65"W	165.36
L32	N48° 51' 05.35"W	227.49
L33	S48° 51' 05.35"E	225.00
L34	S48° 51' 05.35"E	175.00
L35	N41° 08' 54.65"E	193.52
L36	N41° 08' 54.65"E	217.80
L37	N41° 08' 54.65"E	59.75
L38	S41° 08' 54.65"W	35.05
L39	S41° 08' 54.65"W	227.44
L40	S41° 08' 54.65"W	208.59
L41	S48° 51' 05.35"E	159.77
L42	N41° 08' 54.65"E	126.34
L43	N41° 08' 54.65"E	170.42
L44	N41° 08' 54.65"E	165.21
L45	N48° 51' 05.35"W	149.89
L46	N48° 51' 05.35"W	141.18
L47	N64° 00' 05.65"W	70.45
L48	N46° 34' 44.83"W	149.74
L49	S41° 08' 54.65"W	236.34
L50	S41° 08' 54.65"W	174.27
L51	S41° 08' 54.65"W	174.27
L52	S41° 08' 54.65"W	174.26
L53	S41° 08' 54.65"W	149.79

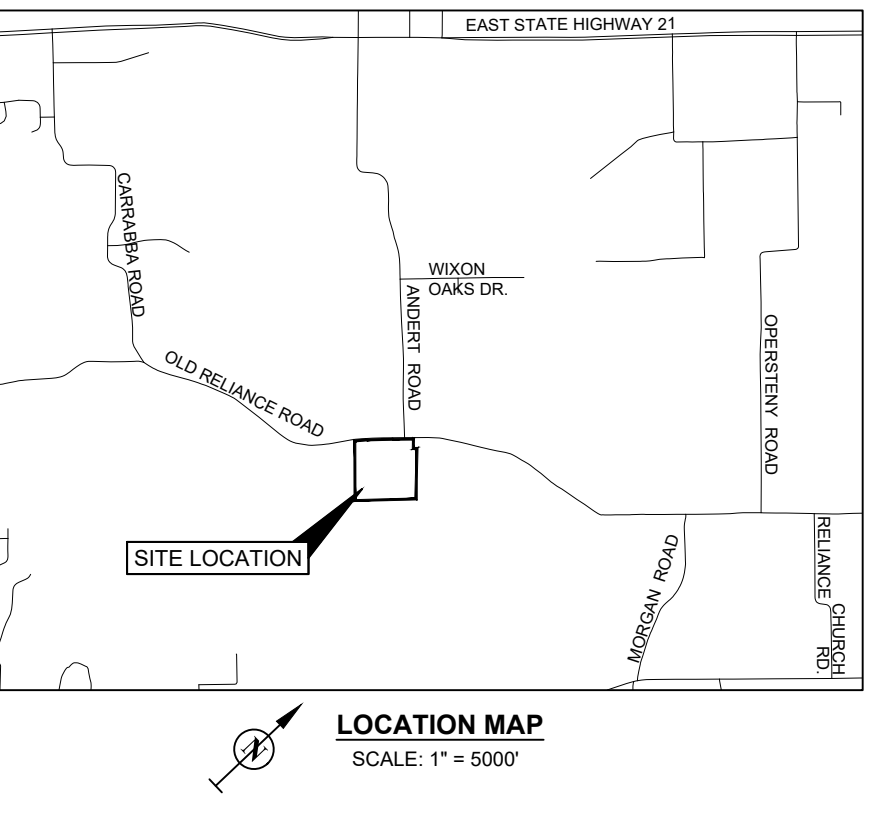
Centerline Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	471.24	300.00	90.00	N86° 08' 55"E	424.26
C2	471.24	300.00	90.00	N3° 51' 05"W	424.26
C3	79.33	300.00	15.15	N56° 25' 35"W	79.09
C4	91.22	300.00	17.42	N55° 17' 25"W	90.87

Lot Line Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	79.37	335.00	13.57	N55° 38' 19"W	79.18
C6	125.33	335.00	21.44	N73° 08' 37"W	124.60
C7	138.25	335.00	23.64	S84° 18' 59"W	137.27
C8	135.11	335.00	23.11	S60° 56' 25"W	134.19
C9	48.17	335.00	8.24	S45° 16' 03"W	48.13
C10	3.45	335.00	0.59	S40° 51' 13"W	3.45
C11	153.43	335.00	26.24	S27° 26' 18"W	152.09
C12	145.87	335.00	24.95	S1° 50' 36"W	144.72
C13	135.39	335.00	23.16	S22° 12' 32"E	134.47
C14	88.08	335.00	15.06	S41° 19' 09"E	87.83
C15	88.58	335.00	15.15	S56° 25' 35"E	88.32
C16	25.02	265.00	5.41	S61° 17' 48"E	25.01
C17	55.56	265.00	12.01	S52° 35' 07"E	55.46
C18	38.28	25.00	87.73	S2° 42' 55"E	34.65
C19	39.27	25.00	90.00	S86° 08' 55"W	35.36
C20	39.27	25.00	90.00	S3° 51' 05"E	35.36
C21	39.27	25.00	90.00	N86° 08' 55"E	35.36
C22	19.68	24.94	45.21	N18° 35' 56"E	19.17
C23	76.81	60.00	73.35	S32° 43' 24"W	71.67
C24	108.12	60.00	103.24	N58° 58' 51"W	94.07
C25	98.02	60.00	93.61	N39° 26' 39"E	87.48
C26	19.68	25.00	45.10	S63° 41' 53"W	19.17
C27	39.27	25.00	90.00	S3° 51' 05"E	35.36
C28	333.94	265.00	72.20	S84° 57' 08"E	312.28
C29	82.32	265.00	17.80	N50° 02' 52"E	81.99
C30	53.87	265.00	11.65	N35° 19' 29"E	53.78
C31	249.78	265.00	54.00	N2° 29' 56"E	240.63
C32	112.61	265.00	24.35	N36° 40' 38"W	111.77
C33	54.19	265.00	11.72	N54° 42' 34"W	54.09
C34	15.88	265.00	3.43	N62° 17' 04"W	15.88
C35	101.87	335.00	17.42	N55° 17' 25"W	101.47

- PRELIMINARY PLAN NOTES:**
- THE PROJECT PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
  - 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 480410210E (DATED MAY 16, 2012)
  - THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY McCLURE & BROWNE ENGINEERING/SURVEYING, DATED DECEMBER 8, 2020.
  - SANITARY SEWER:**
    - ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF) MUST COMPLY WITH COUNTY AND 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 COUNTY ORDER ADOPTED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
    - ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
  - DOMESTIC WATER SERVICE:** THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE WICKS CREEK SPECIAL UTILITY DISTRICT. 979-898-3030
  - 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.
  - RURAL SUBDIVISION DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BRAZOS COUNTY ENGINEERING DESIGN GUIDELINES.
  - ALL LOTS WITH FRONTAGE ON OLD RELIANCE ROAD WILL NOT BE ALLOWED TO ACCESS PROPERTY FROM OLD RELIANCE ROAD AND **MUST USE** RELIANCE RIDGE LOOP OR MATHIS CREEK DRIVE FOR ACCESS.
  - ALL ROADWAY SPEEDS WITHIN RELIANCE RIDGE SUBDIVISION SHALL BE 30 M.P.H.
  - ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BRAZOS COUNTY ENGINEERING DESIGN GUIDELINES.
  - NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.
  - RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE DRIVEWAY OR BEHIND CURBS. WHEN USED, ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("NDCBUS") OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
  - IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGEWAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
  - IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
  - THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS FLOODPLAIN DATA. IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
  - A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.



**PRELIMINARY PLAN**  
FOR REVIEW PURPOSES ONLY  
**RELIANCE RIDGE SUBDIVISION**  
46 LOTS  
BLOCK 1, LOTS 1 - 21  
BLOCK 2, LOTS 1 - 20  
BLOCK 3, LOTS 1 - 5  
57.17 ACRES UNPLATTED PART OF TRACT 1,  
ABNER LEE Sr. SURVEY A - 32  
BRAZOS COUNTY, TEXAS  
MARCH 2022

**OWNER / DEVELOPER**  
N DOUGLASS INVESTMENTS, LTD  
3100 BRIARCREST DR. SUITE 5  
BRYAN, TEXAS 77802  
979-218-0598

**SURVEYOR**  
McCLURE & BROWNE  
ENGINEERING/SURVEYING, INC.  
1008 WOODCREEK DRIVE, SUITE 103  
COLLEGE STATION, TX 77845  
979-693-3838  
T.B.P.L.S. FIRM NO. 10103300

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



- KEY**
- O PROP. PROPERTY CORNER
  - PROP. ROW/LOT LINE
  - - - PROP. EASEMENT
  - PROP. ROADWAY CENTERLINE
  - PROP. EDGE OF LANE
  - PROP. EDGE OF SHOULDER
  - W-6 PROP. 6" WATER LINE
  - W-8 PROP. 8" WATER LINE
  - UE PROP. UNDERGROUND ELECTRIC
  - BW PROP. BRAZOS WIFI CONDUIT
  - AE EXIST. AERIAL ELECTRIC
  - FO EXIST. FIBER OPTIC
  - ET EXIST. TELEPHONE
  - (---) EXIST. CONTOURS

