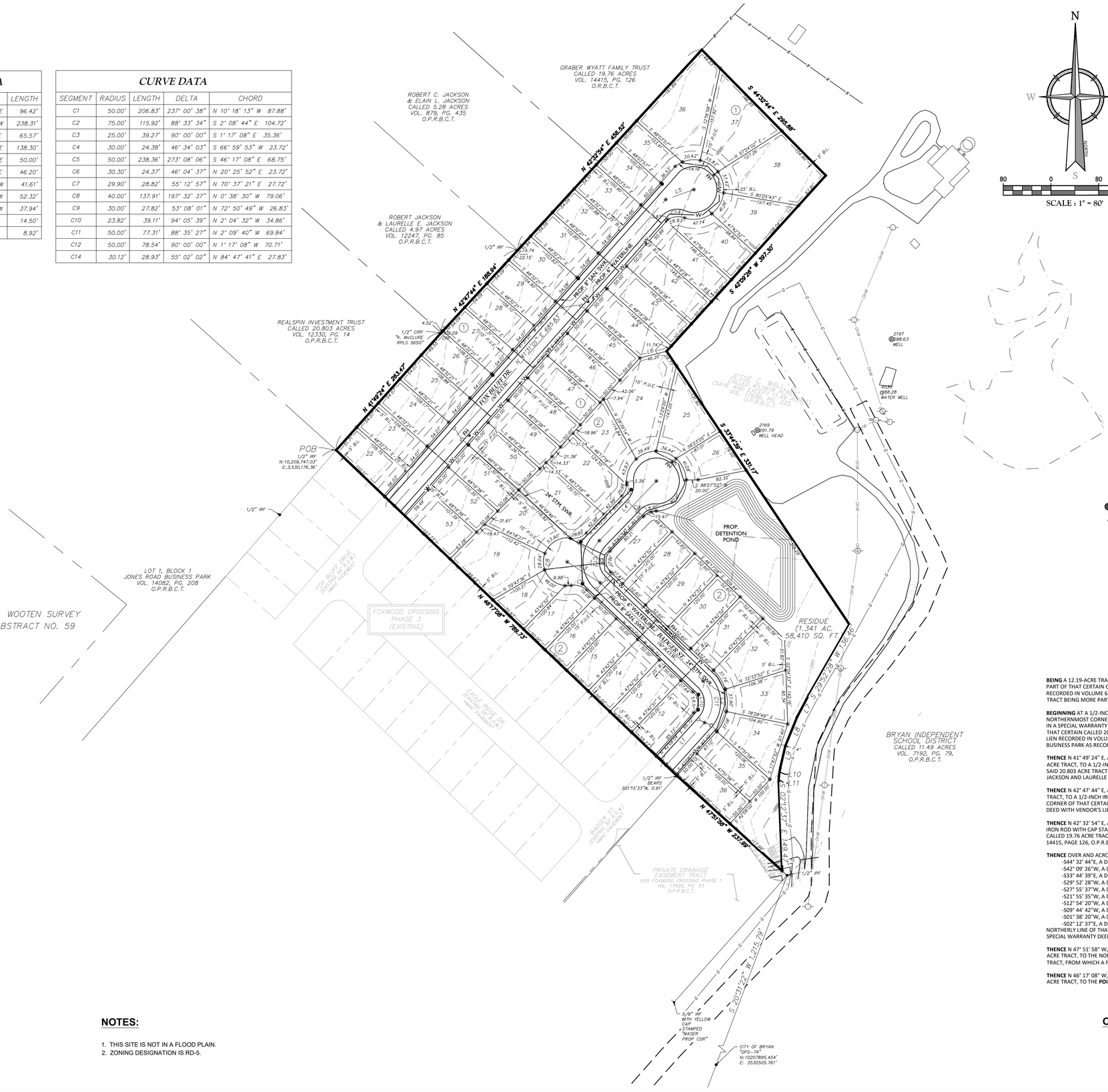
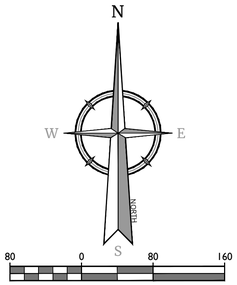
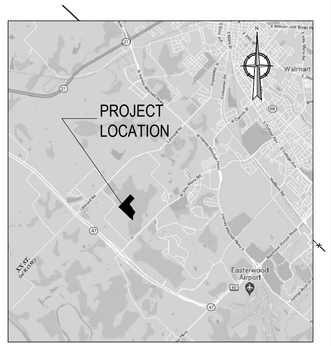
LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 42° 08' 04" E	96.42'
L2	N 46° 17' 08" W	238.31'
L3	S 57° 43' 10" E	65.57'
L4	N 43° 42' 52" E	138.30'
L5	N 70° 34' 48" E	50.00'
L6	N 75° 46' 21" E	46.20'
L7	S 27° 55' 37" W	41.61'
L8	S 21° 55' 35" W	52.32'
L9	S 12° 54' 20" W	37.94'
L10	S 9° 44' 42" W	14.50'
L11	S 1° 38' 20" W	8.92'

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	50.00'	206.83'	237° 00' 38"	N 10° 18' 13" W 87.88'
C2	75.00'	115.92'	88° 33' 34"	S 2° 08' 44" E 104.72'
C3	25.00'	39.27'	90° 00' 00"	S 1° 17' 08" E 35.36'
C4	30.00'	24.38'	46° 34' 03"	S 66° 59' 53" W 23.72'
C5	50.00'	238.36'	273° 08' 06"	S 46° 17' 08" E 68.75'
C6	30.30'	24.37'	46° 04' 37"	N 20° 25' 52" E 23.72'
C7	29.90'	28.82'	55° 12' 57"	N 70° 37' 21" E 27.72'
C8	40.00'	137.91'	197° 32' 37"	N 0° 38' 30" W 79.06'
C9	30.00'	27.82'	53° 08' 01"	N 72° 50' 49" W 26.83'
C10	23.82'	39.11'	94° 05' 39"	N 2° 04' 32" W 34.86'
C11	50.00'	77.31'	88° 35' 27"	N 2° 09' 40" W 69.84'
C12	50.00'	78.54'	90° 00' 00"	N 1° 17' 08" W 70.71'
C14	30.12'	28.93'	55° 02' 02"	N 84° 47' 41" E 27.83'







VICINITY MAP

SCALE: 1"=150'

LEGEND

- 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "COLLIERS PROP COR" (UNLESS OTHERWISE NOTED)
- IRON ROD SET WITH YELLOW CAP STAMPED "COLLIERS PROP COR"
- SUBJECT BOUNDARY
- ADJACENT BOUNDARY
- EXISTING FOXWOOD PHASE 3 LOT LINES
- PROPOSED 8" SANITARY SEWER
- PROPOSED 6" WATER LINE
- PROPOSED 24" STORM SEWER
- PROPOSED FIRE HYDRANT

AC.	= ACRES
B.L.	= BUILDING (SETBACK) LINE
I.P.F.	= IRON PIPE FOUND
I.R.F.	= IRON ROD FOUND
P.U.E.	= PUBLIC UTILITY EASEMENT (10' UNLESS OTHERWISE NOTED)
R.O.W.	= RIGHT OF WAY
SQ. FT.	= SQUARE FEET
O.P.R.B.C.T.	= OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
(1)	= BLOCK LABEL

LEGAL DESCRIPTION OF SUBDIVISION:

BEING A 12.19-ACRE TRACT CONTAINED WITHIN THE T.J. WOOTON SURVEY, ABSTRACT NO. 59, BRAZOS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 45.5618 ACRE TRACT AS CONVEYED TO DANIEL L. DESTEFANO IN A SPECIAL ASSUMPTION DEED RECORDED IN VOLUME 6360, PAGE 206, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.). SAID 12.19-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BELOW:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE WESTERNMOST CORNER OF SAID 45.5618 ACRE TRACT, BEING AT THE NORTHERNMOST CORNER OF THAT CERTAIN CALLED 19.997 ACRE TRACT AS CONVEYED TO WALL DEVELOPMENT, LLC AS "TRACT 1" IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 16684, PAGE 155, O.P.R.B.C.T., THE EASTERNMOST SOUTHEAST CORNER OF THAT CERTAIN CALLED 20.803 ACRE TRACT AS CONVEYED TO REALSPIN INVESTMENT TRUST IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12330, PAGE 14, O.P.R.B.C.T., AND THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF JONES ROAD BUSINESS PARK AS RECORDED IN VOLUME 14082, PAGE 208, O.P.R.B.C.T.;

THENCE N 41° 49' 24" E, A DISTANCE OF 263.47 FEET, ALONG THE COMMON LINE OF SAID 45.5618 ACRE TRACT AND SAID 20.803 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "K. MCCLURE RPLS 5650" AT THE EASTERNMOST CORNER OF SAID 20.803 ACRE TRACT AND THE SOUTHERNMOST CORNER OF THAT CERTAIN CALLED 4.97 ACRE TRACT AS CONVEYED TO ROBERT JACKSON AND LAURELLE E. JACKSON IN A GENERAL WARRANTY DEED RECORDED IN VOLUME 12247, PAGE 85, O.P.R.B.C.T.;

THENCE N 42° 47' 44" E, A DISTANCE OF 188.94 FEET, ALONG THE COMMON LINE OF SAID 45.5618 ACRE TRACT AND SAID 4.97 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID 4.97 ACRE TRACT AND THE SOUTHERNMOST CORNER OF THAT CERTAIN CALLED 5.28 ACRE TRACT AS CONVEYED TO ROBERT C. JACKSON AND ELAIN L. JACKSON IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 879, PAGE 435, O.P.R.B.C.T.;

THENCE N 42° 32' 54" E, A DISTANCE OF 456.52 FEET, ALONG THE NORTHWEST LINE OF SAID 45.5618 ACRE TRACT, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR" SET ON THE COMMON LINE OF SAID 45.5618 ACRE TRACT AND THAT CERTAIN CALLED 19.76 ACRE TRACT AS CONVEYED TO GRABER WYATT FAMILY TRUST IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 14415, PAGE 126, O.P.R.B.C.T.;

THENCE OVER AND ACROSS SAID 45.5618 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

-S44° 32' 44"E, A DISTANCE OF 295.88 FEET, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
-S42° 09' 26"W, A DISTANCE OF 397.30 FEET, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
-S33° 44' 39"E, A DISTANCE OF 550.96 FEET, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
-S29° 52' 28"W, A DISTANCE OF 136.46 FEET, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
-S27° 55' 37"W, A DISTANCE OF 41.61 FEET, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
-S21° 55' 35"W, A DISTANCE OF 52.32 FEET, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
-S12° 54' 20"W, A DISTANCE OF 37.94 FEET, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
-S09° 44' 42"W, A DISTANCE OF 14.50 FEET, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
-S01° 38' 20"W, A DISTANCE OF 8.92 FEET, TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR";
-S02° 12' 37"E, A DISTANCE OF 149.47 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "COLLIERS PROP COR" SET ON THE NORTHERLY LINE OF THAT CERTAIN CALLED 6.336 ACRE TRACT AS CONVEYED TO WALL DEVELOPMENT, LLC AS "TRACT 1" IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 16684, PAGE 155, O.P.R.B.C.T.;

THENCE N 47° 51' 58" W, A DISTANCE OF 237.99 FEET, ALONG THE COMMON LINE OF SAID 45.5619 ACRE TRACT AND SAID 6.336 ACRE TRACT, TO THE NORTHERNMOST CORNER OF SAID 6.336 ACRE TRACT AND THE EASTERNMOST CORNER OF SAID 19.997 ARE TRACT, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS S 01°15'33" W, A DISTANCE OF 0.91 FEET;

THENCE N 46° 17' 08" W, A DISTANCE OF 789.73 FEET, ALONG THE COMMON LINE OF SAID 45.5619 ACRE TRACT AND SAID 19.997 ACRE TRACT, TO THE **POINT OF BEGINNING**, AND CONTAINING 12.19 ACRES OF LAND, MORE OR LESS.

NOTES:

1. THIS SITE IS NOT IN A FLOOD PLAIN.
2. ZONING DESIGNATION IS RD-5.

OWNER/DEVELOPER
JESSE C. WALL III
5839 FOSTER ROAD
BRYAN, TEXAS 77807
254-774-1423

SURVEYOR / ENGINEER
COLLIERS ENGINEERING & DESIGN
T.B.P.E.L.S. FIRM NO. 10194550
4500 RATLIFF LANE #113
ADDISON, TEXAS 75001
214-613-1204

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PRELIMINARY ENGINEERING

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JULIA M. HORIE

PE LICENSE No. TX 105069
DATE: 05/25/2022

PRELIMINARY PLAN

FOR

TIMBER OAKS SUBDIVISION

Being a total of 13.731 acres out of the T.J. Wooten Survey, A-59
BLOCK 1, LOTS 22-53
BLOCK 2, LOTS 12-36
57 LOTS

CITY OF BRYAN
BRAZOS COUNTY
TEXAS

Colliers Engineering & Design
HOUSTON
13501 Katy Freeway,
Suite 1700
Houston, TX 77079
Phone: 281.674.7560
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=80'	05/24/2022	JA	JH

PROJECT NUMBER:	DRAWING NAME:
22002163A	TIMBEROAKS

SHEET TITLE:
PRELIMINARY PLAN

SHEET NUMBER:
01 of 01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2022\22002163A\Engineering\Site Plans\TimberOaks.dwg\V-01-PLAN 24X36 By: JOHN ABARO