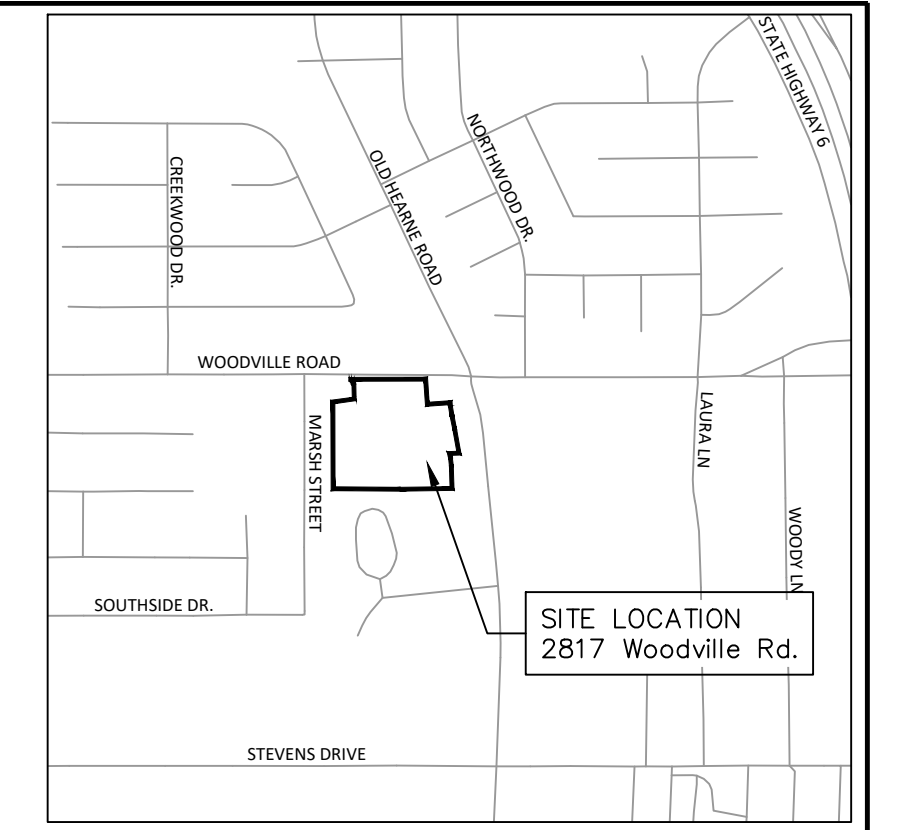


Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	9.47	75.00	7.23	N51° 29' 49"W	9.46
C2	22.97	25.00	52.65	N74° 15' 26"W	22.17
C3	15.90	25.00	36.45	S61° 11' 36"W	15.64
C4	39.46	25.00	90.43	N2° 40' 05"W	35.49
C5	37.61	25.02	86.11	N85° 38' 52"E	34.17
C6	41.16	25.00	94.33	S4° 07' 32"E	36.67
C7	38.87	25.00	89.08	S87° 34' 48"W	35.07
C8	37.89	75.00	28.95	N69° 35' 14"W	37.49
C9	37.89	75.00	28.95	S81° 27' 51"W	37.49
C10	31.35	75.00	23.95	S55° 00' 53"W	31.12
C11	37.40	25.00	85.71	S85° 53' 45"W	34.01
C12	40.63	25.00	93.11	N4° 41' 35"W	36.30
C13	21.03	25.00	48.19	S67° 08' 11"W	20.41
C14	24.56	50.00	28.14	S77° 09' 33"W	24.31
C15	42.16	50.00	48.32	S38° 55' 45"W	40.93
C16	39.77	50.00	45.57	S8° 00' 55"E	38.73
C17	36.81	50.00	42.18	S51° 53' 36"E	35.99
C18	43.71	50.00	50.08	N81° 58' 27"E	42.33
C19	51.22	50.00	58.69	S27° 35' 15"W	49.01
C20	2.96	50.00	3.39	S3° 27' 12"E	2.96
C21	21.03	25.00	48.19	N18° 56' 48"E	20.41
C22	61.88	75.00	47.27	N18° 13' 37"E	60.14
C23	37.90	75.00	28.96	N19° 53' 15"W	37.50
C24	22.10	75.00	16.88	N42° 48' 26"W	22.02



LOCATION MAP
SCALE: 1" = 1000'

Line Table

Line #	Length	Direction
L1	16.96	S51° 14' 01"E
L2	16.60	S56° 22' 03"E
L3	34.26	S56° 16' 17"E
L4	15.82	S57° 58' 38"E
L5	50.12	S58° 45' 34"E
L6	50.02	S40° 46' 38"W
L7	22.39	S60° 57' 38"E
L8	42.27	S54° 03' 47"E
L9	37.44	N47° 52' 52"W
L10	30.72	N47° 52' 52"W
L11	8.65	S43° 02' 49"W

PRELIMINARY PLAN
NOT FOR RECORD

WOODVILLE ESTATES
LOTS 1 - 5, BLOCK 1
LOTS 1 - 25, BLOCK 2

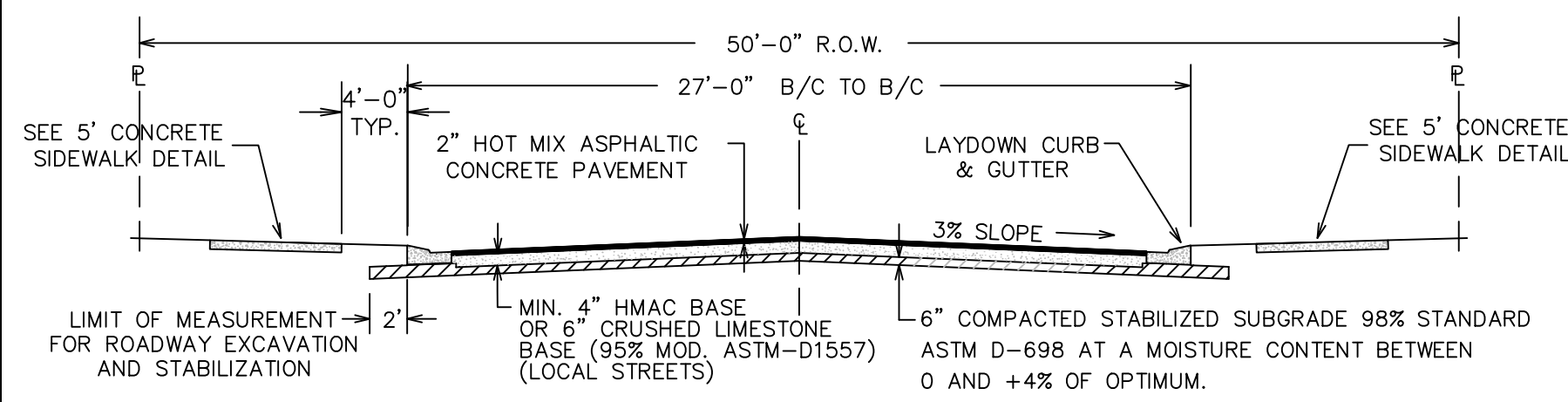
30 TOTAL LOTS

7.49 acres of the
Moses Baine League, Abstract No.3,
Block 2, Lot 28 (TR-68)
Bryan, Brazos County, Texas

OCTOBER 5, 2022

PRELIMINARY PLAN NOTES:

- CURRENT ZONING OF SUBJECT SITE : RD-5
- CURRENT SITE USE : RESIDENTIAL
- PROPOSED SITE USE : RESIDENTIAL
- THE PROJECT PROPERTIES DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0195E (DATED MAY 16, 2012).
- 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 TUMLINSON LAND SURVEYING, DATED MARCH 30, 2022.
- SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG WOODVILLE ROAD. 979-209-5900
- DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN WATER MAIN INFRASTRUCTURE ALONG WOODVILLE ROAD. 979-209-5900
- ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGED, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE P.U.E., AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE P.U.E. TO ACCESS ELECTRIC FACILITIES. 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.
- THE PROJECT PROPERTIES ARE LOCATED IN THE CITY OF BRYAN.
- 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 PUBLIC INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.
- SUBDIVISION'S HOMEOWNER'S ASSOCIATION (HOA) IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, INCLUDING STORM SEWER, DRAINAGE WAYS, DETENTION AREAS AND LANDSCAPE AREAS. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, AND MAINTENANCE OF THESE AREAS.
- ALL LOTS WITH FRONTAGE ON WOODVILLE ROAD WILL NOT BE ALLOWED TO ACCESS PROPERTY FROM WOODVILLE ROAD AND MUST USE MOODY MEADOW LANE FOR ACCESS.



TYPICAL STREET CROSS SECTION DETAIL
SCALE: N.T.S.

OWNER/DEVELOPER
BLUE BURRO MANAGEMENT, LLC.
2014 CEDARWOOD DRIVE
BRYAN, TEXAS 77807
254-313-7837

SURVEYOR
TUMLINSON LAND SURVEYING
P.O. BOX 633
MILICAN, TEXAS 77866
254-931-6707

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

