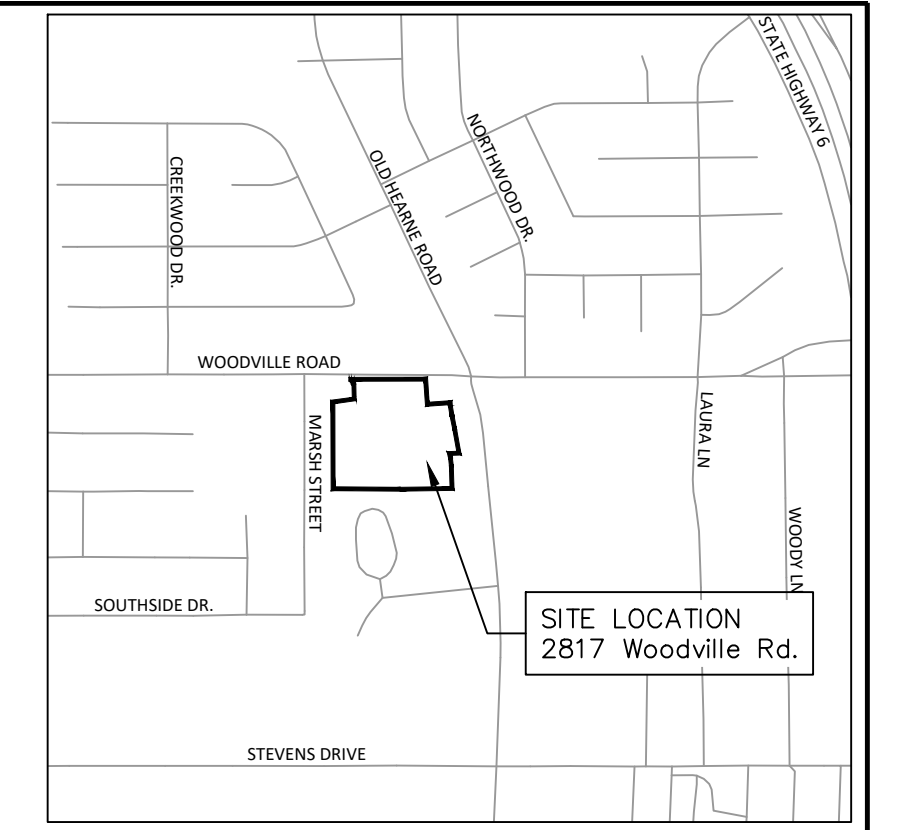


Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.08	25.00	89.57	S87° 19' 55"W	35.22
C2	9.47	75.00	7.23	N51° 29' 49"W	9.46
C3	37.89	75.00	28.95	N69° 35' 14"W	37.49
C4	37.89	75.00	28.95	S81° 27' 51"W	37.49
C5	31.35	75.00	23.95	S55° 00' 53"W	31.12
C6	37.40	25.00	85.71	S85° 53' 45"W	34.01
C7	40.63	25.00	93.11	N4° 41' 35"W	36.30
C8	21.03	25.00	48.19	S67° 08' 11"W	20.41
C9	24.56	50.00	28.14	S77° 09' 33"W	24.31
C10	42.16	50.00	48.32	S38° 55' 45"W	40.93
C11	39.77	50.00	45.57	S8° 00' 55"E	38.73
C12	36.81	50.00	42.18	S51° 53' 36"E	35.99
C13	43.71	50.00	50.08	N81° 58' 27"E	42.33
C14	51.22	50.00	58.69	S27° 35' 15"W	49.01
C15	2.96	50.00	3.39	S3° 27' 12"E	2.96
C16	21.03	25.00	48.19	N18° 56' 48"E	20.41
C17	61.88	75.00	47.27	N18° 13' 37"E	60.14
C18	37.90	75.00	28.96	N19° 53' 15"W	37.50
C19	22.10	75.00	16.88	N42° 48' 26"W	22.02
C20	39.46	25.00	90.43	N2° 40' 05"W	35.49
C21	38.87	25.00	89.08	S87° 34' 48"W	35.07
C22	41.16	25.00	94.33	S4° 07' 32"E	36.67
C23	37.61	25.02	86.11	N85° 38' 52"E	34.17



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	8.65	S43° 02' 49"W

PRELIMINARY PLAN
NOT FOR RECORD

WOODVILLE ESTATES
LOTS 1 - 5, BLOCK 1
LOTS 1 - 26, BLOCK 2
31 TOTAL LOTS

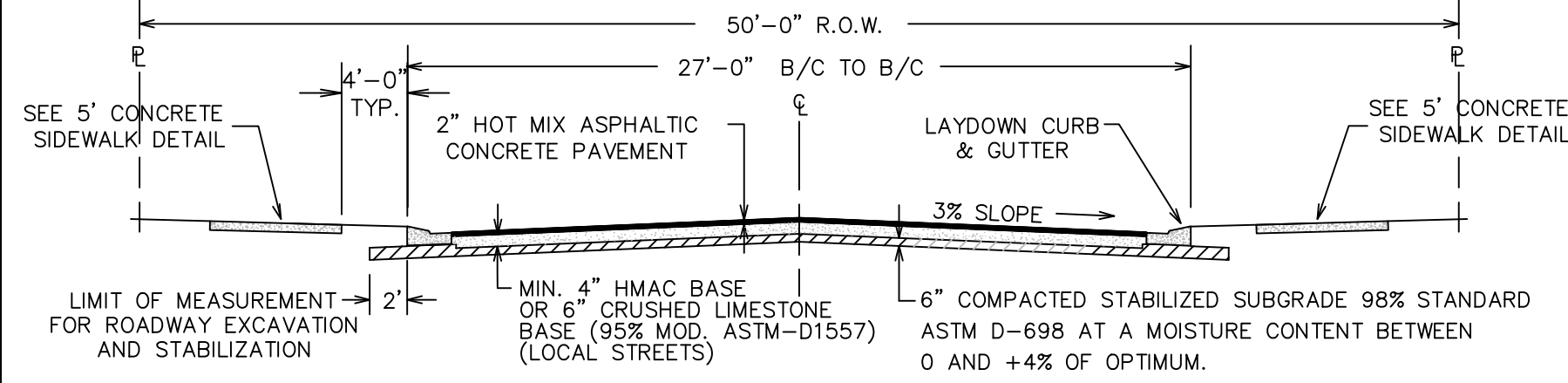
R.O.W. DEDICATION 0.0555 acres

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

DECEMBER 12, 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 48041C015E (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

