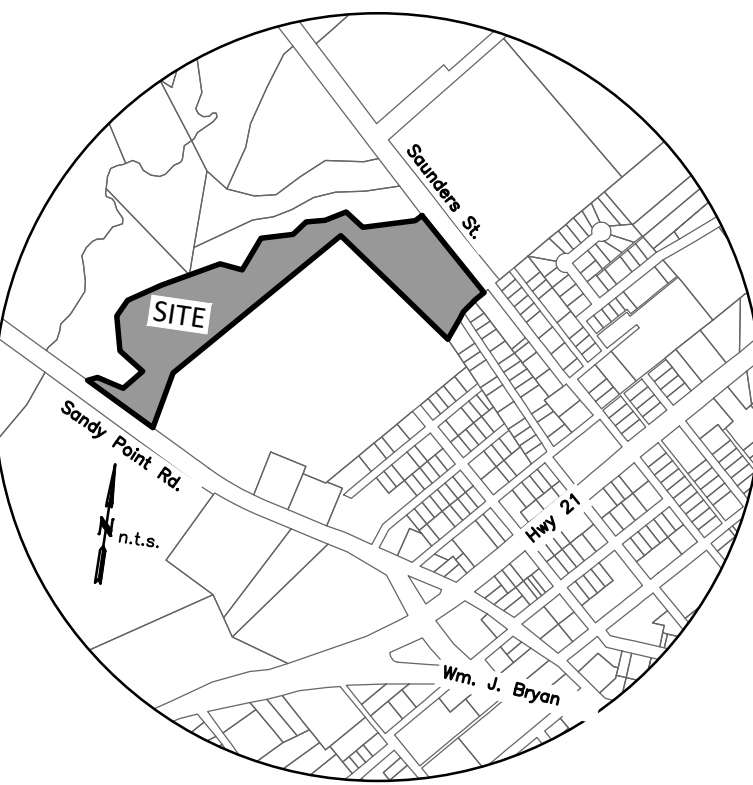


NOTE:
This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

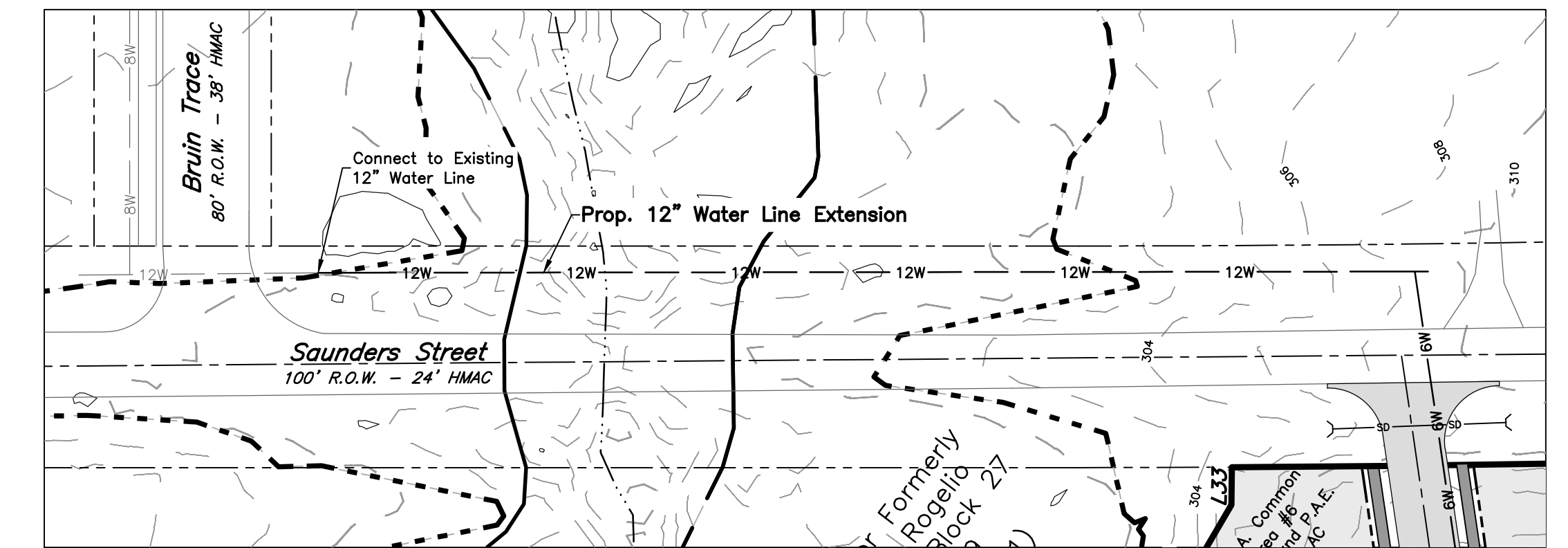
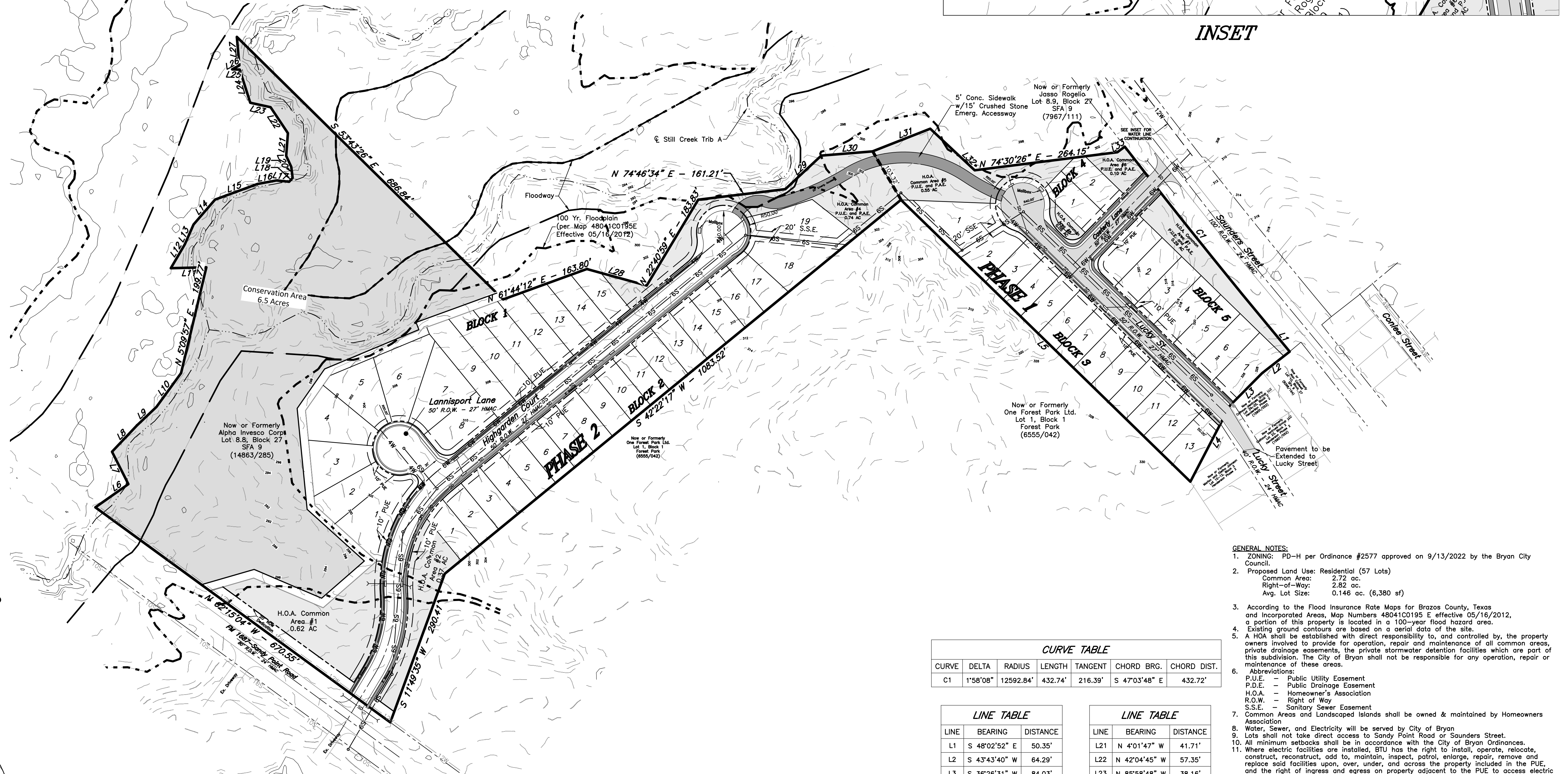
Typical Utility Layout

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
1	1	45.0	104.1	4685.0
1	2	45.0	147.2	6590.0
1	3	45.0	115.9	5194.5
1	4	45.0	133.4	5992.5
1	5	45.0	123.8	5570.5
1	6	45.0	139.0	6252.5
1	7	45.0	133.4	5992.5
1	8	62.0	126.0	7812.0
1	9	45.0	203.7	9166.5
1	10	45.0	187.9	8410.5
1	11	45.0	172.5	7752.5
1	12	45.0	158.7	7141.5
1	13	45.0	141.7	6375.5
1	14	45.0	126.6	5692.5
1	15	45.0	109.7	4932.5
2	1	45.0	110.0	4950.0
2	2	45.0	110.0	4950.0
2	3	45.0	110.0	4950.0
2	4	45.0	110.0	4950.0
2	5	45.0	110.0	4950.0
2	6	45.0	110.0	4950.0
2	7	45.0	110.0	4950.0
2	8	45.0	110.0	4950.0
2	9	45.0	110.0	4950.0
2	10	45.0	110.0	4950.0
2	11	45.0	110.0	4950.0
2	12	45.0	110.0	4950.0
2	13	45.0	110.0	4950.0
2	14	45.0	110.0	4950.0
2	15	45.0	110.0	4950.0
2	16	45.0	110.0	4950.0
2	17	45.0	110.0	4950.0
2	18	45.0	138.5	6217.5
2	19	45.0	158.9	7150.5
3	1	50.7	200.21	10219.9
3	2	54.8	126.11	6916.8
3	3	45.0	101.35	4560.8
3	4	45.0	110.30	4963.5
3	5	45.0	110.30	4963.5
3	6	45.0	110.30	4963.5
3	7	45.0	110.30	4963.5
3	8	45.0	110.30	4963.5
3	9	45.0	110.30	4963.5
3	10	45.0	110.30	4963.5
3	11	45.0	110.30	4963.5
3	12	45.0	110.30	4963.5
3	13	50.0	111.60	5580.0
4	1	50.0	110.50	5525.0
4	2	50.0	110.50	5525.0
5	1	57.5	125.0	7187.5
5	2	50.0	125.0	6250.0
5	3	50.0	125.0	6250.0
5	4	50.0	125.0	6250.0
5	5	50.0	125.0	6250.0
5	6	50.0	125.0	6250.0
5	7	54.7	126.0	6904.2

Lot Dimension Table



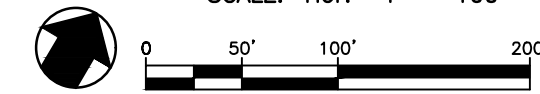
VICINITY MAP



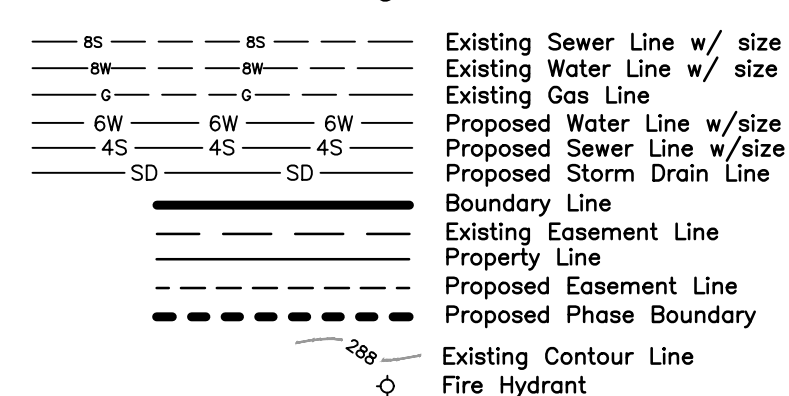
INSET

Preliminary Plan

SCALE: Hor: 1" = 100'



Legend



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	1°58'08"	12592.84'	432.74'	216.39'	S 74°03'48" E	432.72'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 48°02'52" E	50.35'
L2	S 43°43'40" W	64.29'
L3	S 36°26'31" W	84.03'
L4	S 19°09'16" W	157.43'
L5	N 54°05'56" W	742.04'
L6	N 46°34'14" E	74.17'
L7	N 35°03'25" W	66.69'
L8	N 35°13'45" E	66.20'
L9	N 38°10'23" E	49.79'
L10	N 27°41'48" E	76.74'
L11	S 80°10'16" W	65.38'
L12	N 22°08'28" E	50.68'
L13	N 15°35'29" E	40.12'
L14	N 32°30'47" E	60.41'
L15	N 61°28'15" E	82.87'
L16	N 71°15'02" E	35.46'
L17	N 87°17'38" E	23.67'
L18	N 33°01'38" E	9.52'
L19	N 15°28'13" W	20.41'
L20	N 32°59'15" W	22.16'

LINE TABLE

LINE	BEARING	DISTANCE
L21	N 4°01'47" W	41.71'
L22	N 42°04'45" W	57.35'
L23	N 85°58'48" W	38.16'
L24	N 25°51'23" W	63.94'
L25	S 83°40'07" W	14.08'
L26	N 53°11'53" E	15.24'
L27	N 13°24'18" W	52.52'
L28	S 82°50'46" E	113.97'
L29	N 38°42'47" E	90.55'
L30	N 77°02'09" E	94.32'
L31	N 60°17'37" E	114.01'
L32	S 55°15'48" E	111.72'
L33	N 45°02'55" E	17.01'

GENERAL NOTES:

- ZONING: PD-H per Ordinance #2577 approved on 9/13/2022 by the Bryan City Council.
- Proposed Land Use: Residential (57 Lots)
Common Area: 2.72 ac.
Right-of-Way: 2.82 ac.
Avg. Lot Size: 0.146 ac. (6,380 sf)
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100195 E effective 05/16/2012, a portion of this property is located in a 100-year flood hazard area.
- Existing ground contours are based on a aerial data of the site.
- A HOA shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance all common areas, private drainage easements, the private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
- Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
R.O.W. - Right of Way
S.S.E. - Sanitary Sewer Easement
- Common Areas and Landscaped Islands shall be owned & maintained by Homeowners Association
- Water, Sewer, and Electricity will be served by City of Bryan
- Lots shall not take direct access to Sand Point Road or Saunders Street.
- All minimum setbacks shall be in accordance with the City of Bryan Ordinances.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, 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.

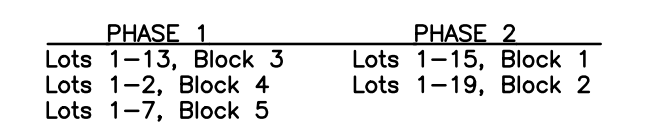
PRELIMINARY PLAN

MANOR POINT SUBDIVISION

13.89 ACRES

OUT OF
STEPHEN F AUSTIN #9 SURVEY A-62
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER 2023

SCALE: 1" = 100'



Owner:
Arte Development, LLC
PO Box 326
Wellborn, TX 77881
979-393-0173

Surveyor:
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838