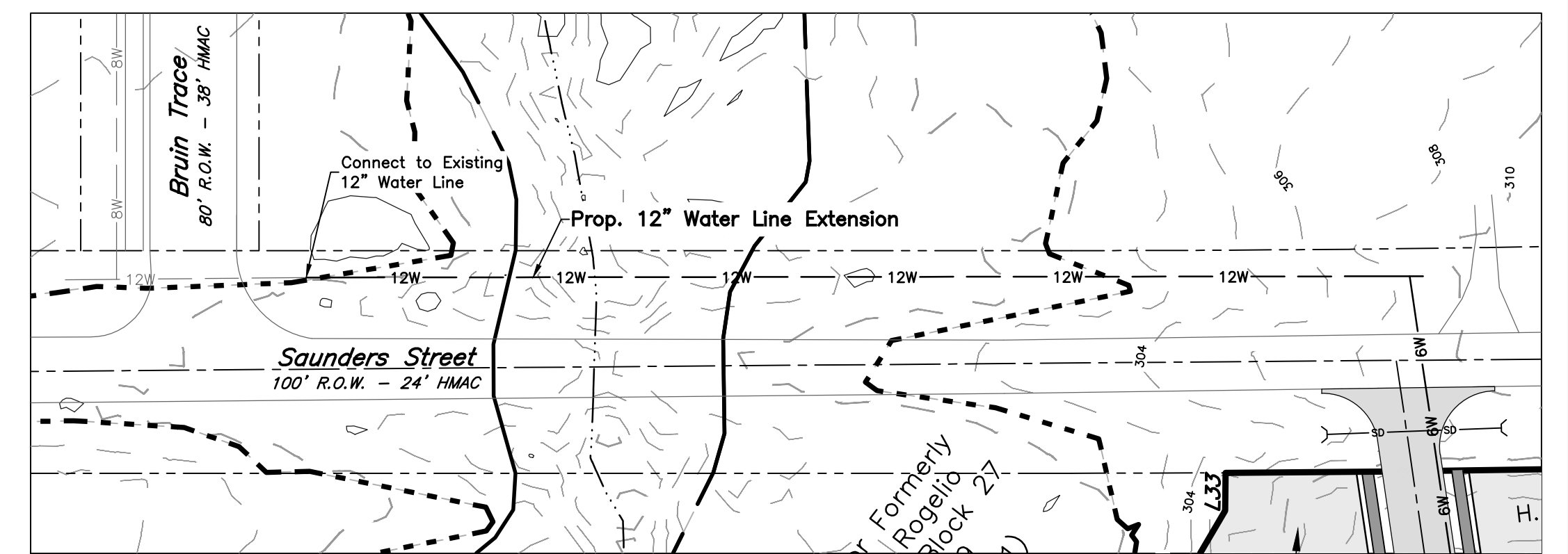
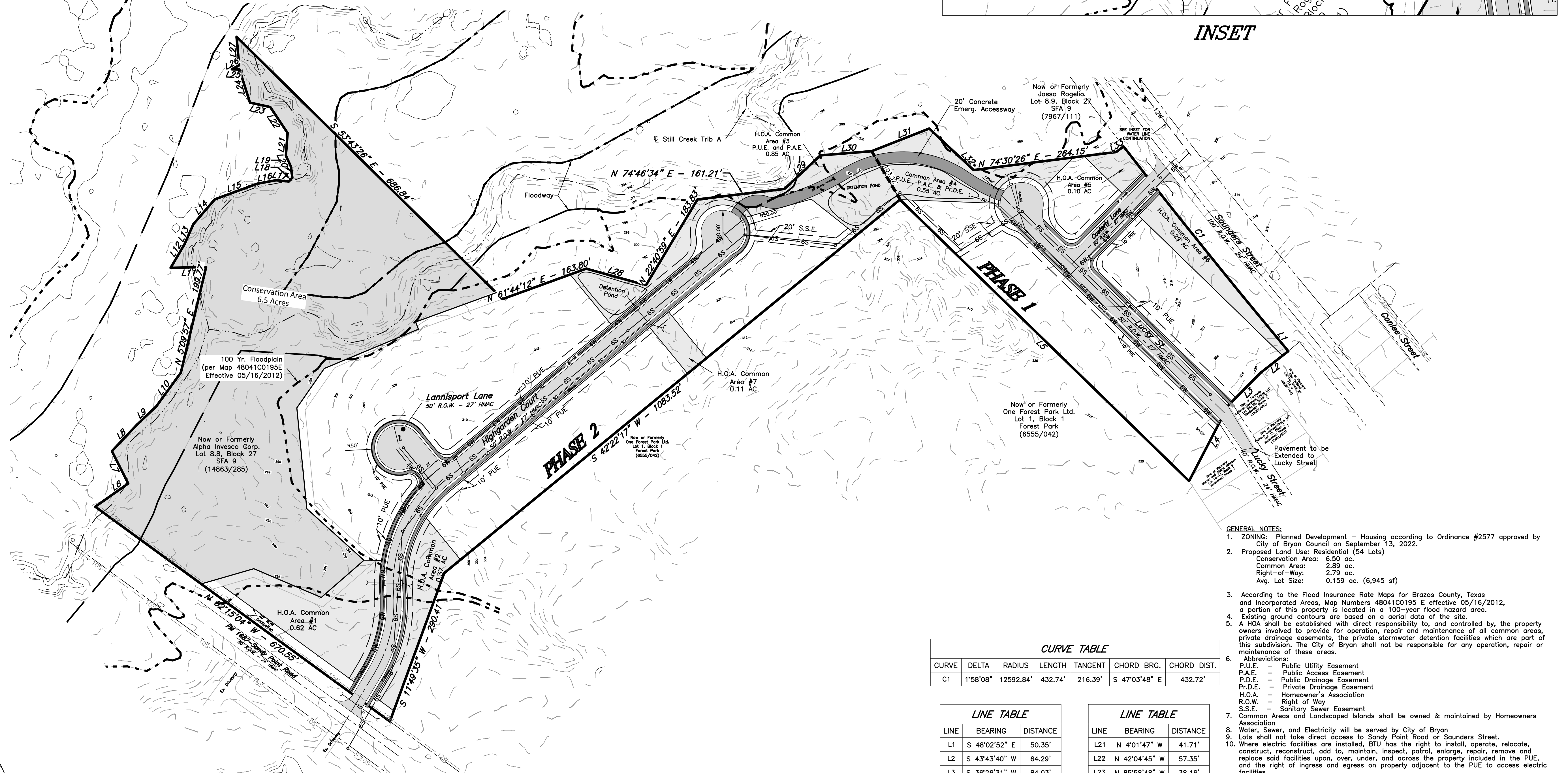


NOTE:  
This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

*Typical Utility Layout*



**INSET**



- GENERAL NOTES:**
- ZONING: Planned Development – Housing according to Ordinance #2577 approved by City of Bryan Council on September 13, 2022.
  - Proposed Land Use: Residential (54 Lots)  
Conservation Area: 6.50 ac.  
Common Area: 2.89 ac.  
Right-of-Way: 2.79 ac.  
Avg. Lot Size: 0.159 ac. (6,945 sq ft)
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195 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 an 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 of 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.A.E. – Public Access Easement  
P.D.E. – Public Drainage Easement  
Pr.D.E. – Private 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 Sandy Point Road or Saunders Street.
  - 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	1°58'08"	12592.84'	432.74'	216.39'	S 47°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	S 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'

**Master Plan**  
SCALE: Hor: 1" = 100'

- Legend**
- 6S — 6S — Existing Sewer Line w/ size
  - 4S — 4S — Existing Water Line w/ size
  - 4S — 4S — Existing Gas Line
  - 6W — 6W — Proposed Water Line w/size
  - 4S — 4S — Proposed Sewer Line w/size
  - SD — SD — Proposed Storm Drain Line
  - — — Boundary Line
  - — — Existing Easement Line
  - — — Property Line
  - — — Proposed Easement Line
  - — — Proposed Phase Boundary
  - — — Existing Contour Line
  - — — Fire Hydrant



**VICINITY MAP**

**MASTER PLAN**  
**MANOR POINT SUBDIVISION PHASES 1 & 2**  
20.79 ACRES  
OUT OF  
Stephen F. AUSTIN #9 SURVEY A-62  
BRYAN, BRAZOS COUNTY, TEXAS  
OCTOBER 2023  
SCALE: 1" = 100'

**Owner:** Arde Development, LLC  
1008 Woodcreek Dr., Suite 103  
Wellborn, TX 77881  
979-393-0173

**Surveyor:** Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838