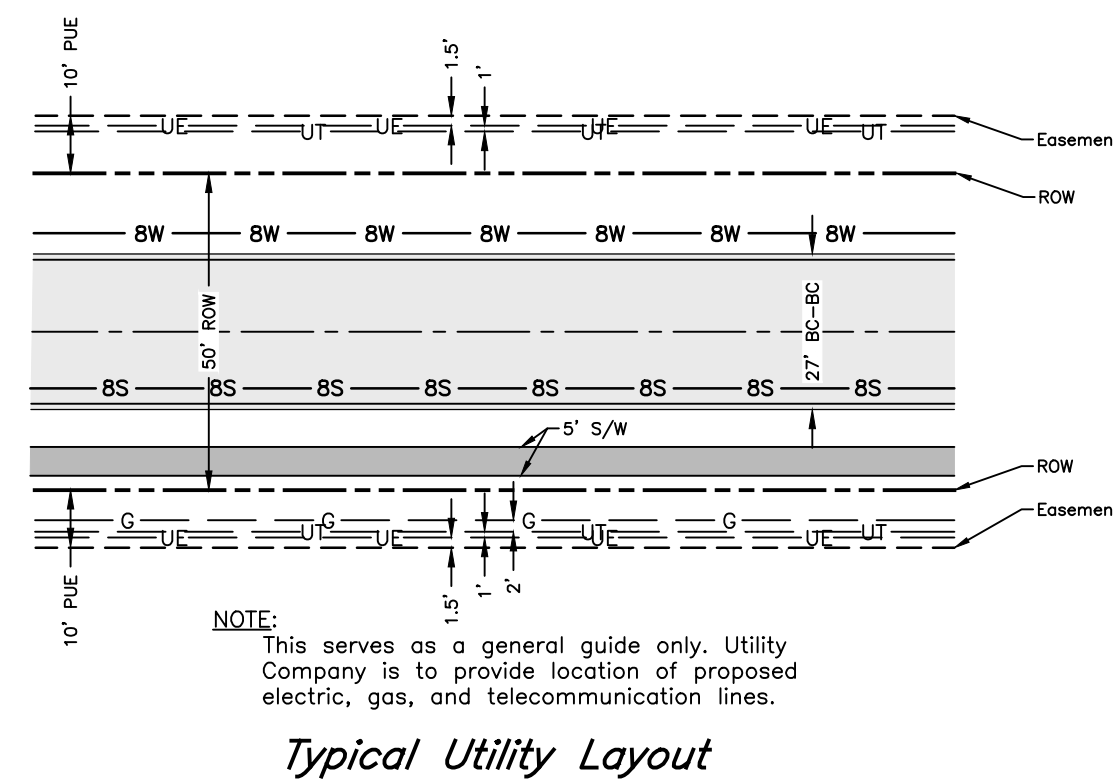


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 4°02'30" W	60.05'
L2	N 48°01'30" E	43.57'
L3	N 85°29'35" W	75.84'
L4	N 47°18'08" W	30.60'
L5	N 43°35'33" E	3.02'
L6	N 46°31'41" W	68.72'
L7	N 48°45'35" W	8.19'
L8	N 4°02'30" E	3.40'
L9	S 42°47'23" W	13.35'
L10	N 46°36'16" E	51.95'
L11	S 42°41'52" W	8.13'
L12	S 42°41'52" W	8.56'

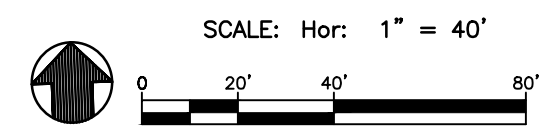
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	154°34'24"	50.00'	134.89'	221.63'	N 55°24'08" E	97.55'
C2	49°02'49"	40.00'	34.24'	18.25'	N 2°26'02" E	33.21'
C3	168°39'23"	65.00'	191.33'	654.47'	N 1°54'54" W	129.36'
C4	17°11'50"	25.00'	7.50'	3.78'	N 55°07'36" W	7.48'
C5	106°30'54"	25.00'	46.48'	33.49'	N 10°28'04" W	40.07'
C6	36°16'44"	25.00'	15.83'	8.19'	S 81°51'53" E	15.57'
C7	89°13'34"	25.00'	38.93'	24.66'	S 1°54'54" E	35.12'



VICINITY MAP

Legend	
8S	Existing Sewer Line w/ size
8W	Existing Water Line w/ size
G	Existing Gas Line
6W	Proposed Water Line w/size
4S	Proposed Sewer Line w/size
30SD	Proposed Storm Drain Line w/size
---	Boundary Line
---	Existing Easement Line
---	Property Line
---	Proposed Easement Line
---	Proposed Phase Boundary
○	Existing Contour Line
○	Fire Hydrant
□	Common Area

- GENERAL NOTES:**
- ZONING: Residential 5000 District - Mixed Use as passed and approved by the Bryan City Council on August 25, 2015, with Ordinance No. 2110.
 - Proposed Land Use: Residential (20 lots).
 - 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
 - A Homeowner's Association (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, and private stormwater detention facilities which are a part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
 - Building Setback Lines shall be:
Front: 25'
Street Side: 15'
Side: 5'
Rear: 5'
 - Residential Driveways will only be allowed access onto local streets.
 - All sidewalks and trails will be concrete.
 - 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 egress and ingress on property adjacent to the P.U.E. to access electric facilities.



PRELIMINARY PLAN

Fuentes Estates

4.18 AC.
STEPHEN F. AUSTIN SURVEY
BRYAN, BRAZOS COUNTY, TEXAS

JUNE 2024
SCALE: 1"=40'

20 Lots
Block 1, Lots 1-14 Block 2, Lots 1-6

Owner: Fuentes Estates (Alex Fuentes) 3125 Cameron River Schertz, Texas, 78108	Engineer: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838 Firm Reg. No. F-458
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