

		(Curve Ta	able	
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	69.29	800.00	4.96	S43° 41' 53"E	69.26
C2	226.93	800.00	16.25	S33° 05' 26"E	226.17
C3	297.04	800.00	21.27	S14° 19' 38"E	295.34
C4	68.80	50.00	78.84	N8° 17' 51"E	63.50
C5	53.17	600.00	5.08	N45° 10' 39"E	53.15
C6	99.79	1200.00	4.76	N45° 01' 16"E	99.76
C7	87.86	50.00	100.68	S82° 15' 14"E	76.99
C8	56.22	400.00	8.05	S35° 56' 17"E	56.17
C9	409.37	975.00	24.06	S27° 56' 11"E	406.37
C10	56.04	1025.00	3.13	S17° 28' 27"E	56.03
C11	105.93	1025.00	5.92	S22° 00' 04"E	105.88
C12	222.78	600.00	21.27	N14° 19' 38"W	221.51
C13	123.75	608.00	11.66	N30° 47' 42"W	123.53
C14	97.46	200.00	27.92	N38° 55' 20"W	96.50
C15	163.55	200.00	46.85	N29° 27' 21"W	159.03
C16	151.43	985.00	8.81	N10° 26' 00"W	151.28
C17	10.00	985.00	0.58	N15° 07' 41"W	10.00
C18	164.10	985.00	9.55	N20° 11' 30"W	163.91
C19	271.53	985.00	15.79	N32° 51' 42"W	270.67
C20	21.41	200.00	6.13	S68° 21' 54"W	21.40
C21	32.41	200.00	9.28	S69° 56' 21"W	32.37
C22	32.53	200.00	9.32	S26° 36' 39"E	32.50
C23	73.83	50.00	84.60	S16° 34' 37"W	67.30
C24	45.64	50.00	52.30	S51° 52' 28"E	44.07
C25	44.29	50.00	50.75	N76° 35' 58"E	42.86
C26	58.86	50.00	67.45	N17° 29' 57"E	55.52
C27	13.00	50.00	14.90	N23° 40' 21"W	12.96
C28	30.97	75.00	23.66	N19° 17' 24"W	30.75
C29	45.70	75.00	34.92	N9° 59' 54"E	45.00
C30	26.52	75.00	20.26	N37° 35' 09"E	26.38
C31	34.40	25.00	78.84	S8° 17' 51"W	31.75
C32	9.45	575.00	0.94	N47° 14' 42"E	9.45
C33	41.50	575.00	4.14	N44° 42' 23"E	41.49
C34	45.17	752.50	3.44	S44° 27' 35"E	45.16
C35	35.34	625.00	3.24	S46° 05' 46"W	35.34
C36	20.04	625.00	1.84	S43° 33' 27"W	20.04
C37	95.10	740.00	7.36	S35° 04' 55"E	95.03
C38	66.99	740.00	5.19	S28° 48' 25"E	66.97
C39	5.32	960.00	0.32	S25° 07' 23"E	5.32
C40	16.13	740.00	1.25	S25° 35' 20"E	16.13
C41	40.32	740.00	3.12	S23° 24' 12"E	40.31
C43	91.35	740.00	7.07	S18° 18' 21"E	91.30
C44	186.06	760.00	14.03	S31° 58' 40"E	185.60
C45	67.90	960.00	4.05	S27° 18' 29"E	67.88
C46	68.52	740.00	5.31	S12° 07' 00"E	68.50
C47	69.32	740.00	5.37	S6° 46' 50"E	69.29
C48	67.64	960.00	4.04	S31° 21' 10"E	67.62
C49	95.67	960.00	5.71	S36° 13' 34"E	95.63
C50	60.16	1010.00	3.41	S37° 47' 14"E	60.15
C51	60.82	1010.00	3.45	S34° 21' 20"E	60.82

	1	C	urve T	able	
Curve #	Length	Radius	Delta	Chord Direction	Chord Leng
C52	60.33	1010.00	3.42	S30° 55' 08"E	60.33
C53	57.50	625.00	5.27	N6° 50' 31"W	57.48
C54	5.63	625.00	0.52	N3° 56' 54"W	5.63
C55	57.71	625.00	5.29	N12° 07' 22"W	57.69
C56	76.95	625.00	7.05	N18° 17' 42"W	76.90
C57	34.28	625.00	3.14	N23° 23' 35"W	34.27
C58	48.47	633.00	4.39	N27° 09' 30"W	48.46
C59	59.59	633.00	5.39	N32° 02' 55"W	59.56
C60	88.31	583.00	8.68	N29° 18' 14"W	88.23
C61	61.73	575.00	6.15	N21° 53' 20"W	61.70
C63	88.47	575.00	8.82	N14° 24' 21"W	88.38
C64	63.30	575.00	6.31	N6° 50' 39"W	63.27
C65	282.19	760.00	21.27	S14° 19' 38"E	280.57
C66	60.57	1010.00	3.44	S27° 29' 22"E	60.56
C67	67.21	840.00	4.58	S37° 30' 05"E	67.19
C68	59.68	840.00	4.07	S33° 10' 27"E	59.67
C69	60.04	840.00	4.10	S29° 05' 27"E	60.03
C70	30.48	840.00	2.08	S26° 00' 14"E	30.48
C71	14.23	1010.00	0.81	S25° 22' 05"E	14.23
C72	26.88	225.00	6.85	N68° 27' 30"E	26.87
C73	56.66	225.00	14.43	N79° 05' 43"E	56.51
C74	64.98	175.00	21.27	N75° 40' 22"E	64.61
C75	74.26	200.00	21.27	N75° 40' 22"E	73.84
C76	1.89	840.00	0.13	S3° 45' 16"E	1.89
C77	66.98	840.00	4.57	S6° 06' 11"E	66.96
C78	22.03	984.22	1.28	S24° 26' 14"E	22.03
C79	65.35	984.22	3.80	S21° 53' 37"E	65.34
C80	65.89	984.22	3.84	S18° 04' 26"E	65.88
C81	86.63	1010.00	4.91	N10° 58' 33"W	86.61
C82	63.60	840.00	4.34	S22° 47' 44"E	63.58
C83	43.88	1010.00	2.49	N7° 16' 26"W	43.88
C84	59.28	840.00	4.04	S18° 36' 17"E	59.27
C85	60.09	840.00	4.10	S14° 32' 00"E	60.08
C86	60.06	840.00	4.10	S10° 26' 09"E	60.05
C87	69.53	175.00	22.76	S41° 30' 04"E	69.07
C88	55.05	225.00	14.02	S45° 52' 23"E	54.92
C89	54.13	225.00	13.78	S31° 58' 16"E	54.00
C90	54.13	225.00	13.78	S18° 11' 13"E	54.00
C91	20.68	225.00	5.27	S8° 39' 43"E	20.67
C92	40.57	960.00	2.42	S7° 14' 23"E	40.57
C93	67.91	960.00	4.05	S10° 28' 37"E	67.90
C94	67.57	960.00	4.03	S14° 31' 12"E	67.56
C95	67.41	960.01	4.02	S18° 32' 54"E	67.40
C96	73.80	960.01	4.40	S22° 45' 44"E	73.78
C98	60.37	175.00	19.77	N22° 06' 18"W	60.07
C99	63.22	175.00	20.70	N42° 20' 14"W	62.88
C100	34.26	225.00	8.73	N48° 31' 12"W	34.23
C101	61.40	225.00	15.63	N36° 20' 23"W	61.21
C102	13.98	225.00	3.56	N26° 44' 31"W	13.98

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C105	60.24	1225.00	2.82	N44° 02' 51"E	60.23	
C106	41.63	1225.00	1.95	N46° 25' 48"E	41.63	
C107	24.37	75.00	18.61	N56° 42' 37"E	24.26	
C108	51.15	75.00	39.08	N85° 33' 22"E	50.17	
C109	43.63	75.00	33.33	S58° 14' 17"E	43.02	
C110	12.65	75.00	9.66	S36° 44' 30"E	12.63	
C111	45.83	1175.00	2.23	N46° 17' 10"E	45.83	
C112	43.93	25.00	100.68	S82° 15' 14"E	38.49	
C118	30.43	425.00	4.10	S33° 57' 47"E	30.43	
C119	29.30	425.00	3.95	S37° 59' 22"E	29.30	
C121	20.25	950.00	1.22	S39° 21' 15"E	20.25	
C122	61.34	950.00	3.70	S36° 53' 38"E	61.32	
C123	60.64	950.00	3.66	S33° 12' 56"E	60.63	
C124	60.20	950.00	3.63	S29° 34' 18"E	60.19	
C125	60.02	950.00	3.62	S25° 56' 46"E	60.01	
C126	60.07	950.00	3.62	S22° 19' 29"E	60.06	
C127	60.37	950.00	3.64	S18° 41' 33"E	60.36	
C129	15.98	950.00	0.96	S16° 23' 24"E	15.98	
C132	32.20	1050.00	1.76	S16° 47' 11"E	32.20	
C133	64.82	1050.00	3.54	S22° 09' 44"E	64.81	
C134	18.89	1050.00	1.03	S24° 26' 46"E	18.89	
C144	44.13	1000.00	2.53	S23° 41' 50"E	44.12	
C145	67.77	1000.00	3.88	S20° 29' 30"E	67.76	
C146	46.12	1000.00	2.64	S17° 13' 45"E	46.11	
C148	55.91	1000.00	3.20	S17° 30' 35"E	55.91	
C149	58.54	1000.00	3.35	S20° 47' 20"E	58.54	
C150	58.54	1000.00	3.35	S24° 08' 36"E	58.54	
C151	58.54	1000.00	3.35	S27° 29' 51"E	58.54	
C152	58.54	1000.00	3.35	S30° 51' 07"E	58.54	
C153	58.54	1000.00	3.35	S34° 12' 23"E	58.54	
C154	58.54	1000.00	3.35	S37° 33' 39"E	58.54	
C155	12.68	1000.00	0.73	S39° 36' 05"E	12.68	
C156	13.24	375.00	2.02	S32° 55' 22"E	13.24	
C157	39.47	375.00	6.03	S36° 56' 58"E	39.45	

NOTES:

- THE PROPERTY IS ZONED PD-H.
- THE DEVELOPMENT MUST FOLLOW ALL REQUIREMENTS OF ZONING ORDINANCE NUMBER 2680, DATED 04/09/2024.
 THE PROPOSED DEVELOPMENT IS A SINGLE FAMILY
- RESIDENTIAL SUBDIVISION.

 THE ENTIRETY OF THE SITE DRAINS WEST TO CARTERS CREEK.
- DETENTION WILL BE PROVIDED TO MITIGATE POST-DEVELOPMENT FLOWS.
- THE DEVELOPMENT WILL BE SERVED BY PUBLIC DOMESTIC
- WATER AND SANITARY SEWER.

 FLECTRIC SERVICE WILL BE FROM BILL
- ELECTRIC SERVICE WILL BE FROM BTU.
- TOPOGRAPHY SHOWN HERE IS FROM LIDAR DATA.
 PORTIONS OF THIS TRACT ARE LOCATED WITHIN THE00-YR
- FLOODPLAIN ACCORDING TO FIRM PANEL NUMBER 48041C0205F, EFFECTIVE 04/02/2014

 ALL UTILITIES SHOWN HERE ARE APPROXIMATE LOCATIONS.
- DEVELOPMENT IS ANTICIPATED TO OCCUR IN MULTIPLE PHASES.

 ALL LOTS AD IONING THORNER BRY DRIVE SHALL HAVE A SECONT.
- ALL LOTS ADJOINING THORNBERRY DRIVE SHALL HAVE A 6 FOOT TALL CAP & RAIL FENCE ALONG THORNBERRY DRIVE.
 NO LOT OR COMMON AREA SHALL TAKE DRIVEWAY ACCESS TO
- OR FROM THORNBERRY DRIVE.

 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 PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS
- WATER LINE AND SEWER LINE SIZES SHOWN HERE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FURTHER MODELING.
- CONTOURS ARE 1' INTERVALS AND WERE ACQUIRED FROM SURVEY
- DATA AND TNRIS BEXAR & TRAVIS TEXAS LIDAR DATA 2021. MINIMUM BUILDING SETBACKS WILL BE AS FOLLOWS: 7.5' REAR YARD SETBACK
- 7.5 SIDE YARD SETBACK 15' STREET SIDE YARD SETBACK
- 25' FRONT YARD SETBACK (20' FRONT YARD SETBACK AROUND CULDESACS)
- LOTS 1 BLOCK 1, 1 BLOCK 2, 1 BLOCK 6 ARE TO BE COMMON AREAS FOR THE BIKE TRAIL DETAILED IN ZONING ORDINANCE 2680 DATED
 04/09/2024

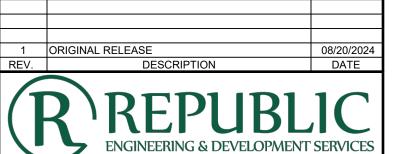
OWNER: NEW AMERICAN DREAM, LTD 8702 ADAMS LANE TEMPLE, TX 76502

254-774-1423

PREPARED BY:
REPUBLIC ENGINEERING &
DEVELOPMENT SERVICE, LLC
PO BOX 3123

HARKER HEIGHTS, TX 76548

SURVEYOR: FROBISH LAND SURVEYING PO BOX411 BELTON, TX 76513



T.B.P.E.L.S. FIRM NO.: 21633

RIZZO'S LANDING

PRELIMINARY PLAN

SIGNATURE DATE

THE DOCUMENT IS:

TWF

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF REVIEW
UNDER THE AUTHORITY
OF TYLER FREESE,
P.E.127376 ON 08/20/2024.
IT IS NOT TO BE USED
FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

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TWF