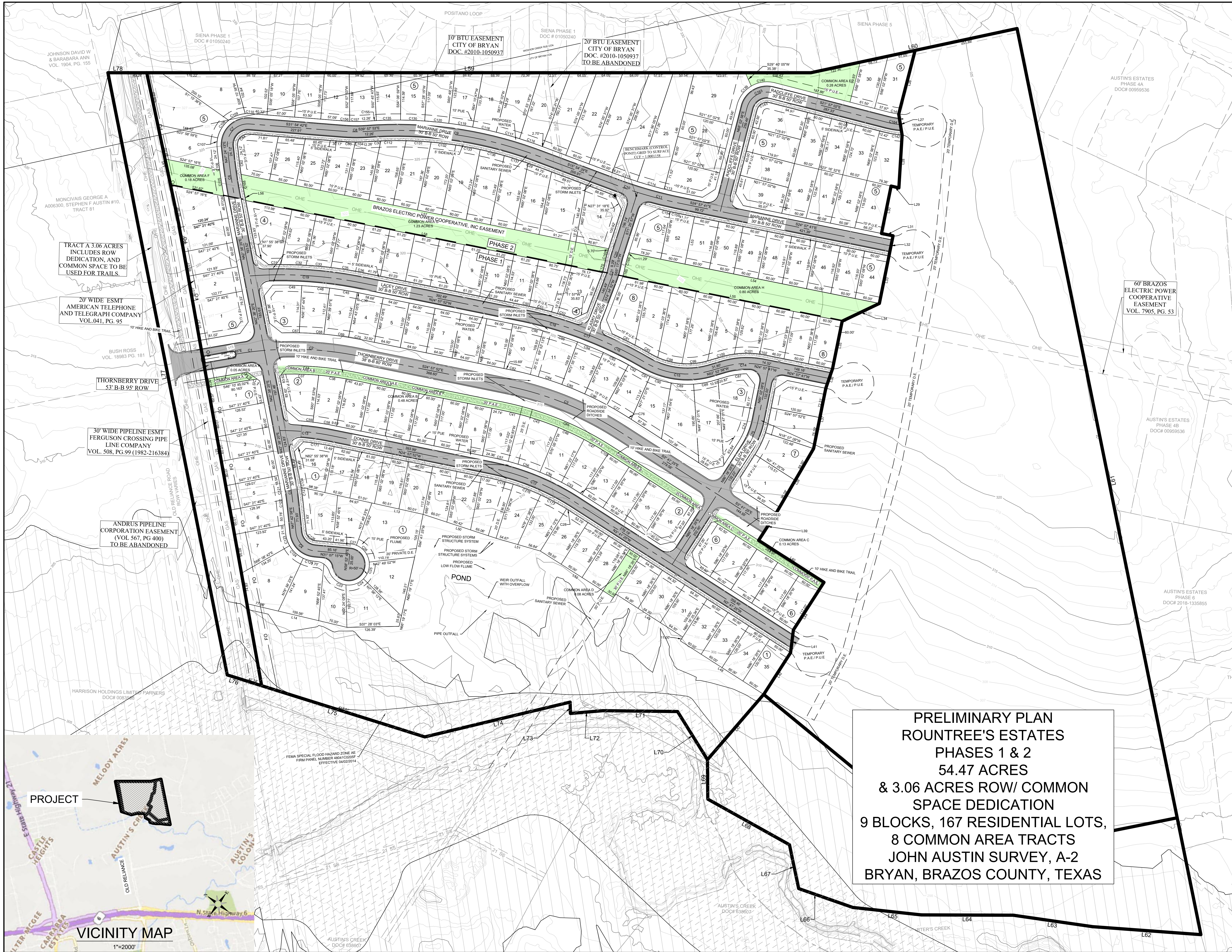




- NOTES:
- THE BEARINGS RECITED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NO. 4203. THE COMBINED CORRECTION FACTOR (CCF) IS 1.000115.
 - THE PROPERTY IS ZONED PD-4.
 - THE DEVELOPMENT MUST FOLLOW ALL REQUIREMENTS OF ZONING ORDINANCE NUMBER 2690, DATED 04/09/2024.
 - THE MASTER PLAN FOR THIS SUBDIVISION, MP24-02 WAS APPROVED BY THE BRYAN PLANNING AND ZONING COMMISSION ON JULY 18, 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.
 - ELECTRIC SERVICE WILL BE FROM BTU.
 - TOPOGRAPHY SHOWN HERE IS FROM LIDAR DATA.
 - PORTIONS OF THIS TRACT ARE LOCATED WITHIN THE 00-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 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 BEAR & TRAVIS TEXAS LIDAR DATA 2021.
 - MINIMUM BUILDING SETBACKS WILL BE AS FOLLOWS:
 - 7.5' REAR YARD SETBACK
 - 15' STREET SIDE YARD SETBACK
 - 25' FRONT YARD SETBACK (20' FRONT YARD SETBACK AROUND CULDESACS)
 - ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA.
 - ALL REQUIRED STREETSCAPING TREES ALONG THORNBERRY DRIVE ARE MINIMUM 2" CALIPER CANOPY TREES (WHEN MEASURED AT FOUR-AND-A-HALF (4.5) FEET ABOVE THE SOIL).

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 BOX 411
BELTON, TX 76513

- COMMON AREA
- HIKE & BIKE TRAIL
- INTERCONNECTIVITY SIDEWALK
- SHARED USE PATH
- PHASE BOUNDARY
- 2" CALIPER CANOPY TREE

REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	08/20/2024



ROUNTREE'S ESTATES

PRELIMINARY PLAN

SIGNATURE		DATE
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF TYLER FREESE, P.E. 127376 ON 07/03/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.		
DESIGN	TWF	
DRAFTED	LEH	
CHECKED	TWF	
PROJECT #	24-077-001	
DRAWING #	1	

PRELIMINARY PLAN
ROUNTREE'S ESTATES
PHASES 1 & 2
54.47 ACRES
& 3.06 ACRES ROW/ COMMON
SPACE DEDICATION
9 BLOCKS, 167 RESIDENTIAL LOTS,
8 COMMON AREA TRACTS
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

Curve Table					
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
C23	55.28	50.00	63.34	S2° 53' 35"W	52.50
C24	46.50	50.00	53.29	S55° 25' 13"E	44.84
C25	44.29	50.00	50.75	N72° 33' 35"E	42.86
C26	53.79	50.00	61.64	N16° 21' 47"E	51.23
C27	14.54	50.00	16.66	N22° 47' 19"W	14.49
C34	20.17	752.50	1.54	S45° 24' 41"E	20.17
C37	90.28	740.00	6.99	S34° 53' 44"E	90.22
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	45.32	740.00	3.51	S23° 12' 36"E	45.31
C43	97.56	740.00	7.55	S17° 40' 42"E	97.49
C44	161.06	760.00	12.14	S31° 02' 08"E	160.76
C45	67.90	960.00	4.05	S27° 18' 29"E	67.88
C46	68.52	740.00	5.31	S11° 14' 55"E	68.49
C47	63.36	740.00	4.91	S6° 08' 35"E	63.34
C48	67.64	960.00	4.04	S31° 21' 10"E	67.62
C49	70.67	960.00	4.22	S35° 28' 48"E	70.65
C53	53.69	625.00	4.92	N6° 09' 04"W	53.67
C54	53.69	625.00	4.92	N6° 09' 04"W	53.67
C55	57.71	625.00	5.29	N11° 15' 26"W	57.69
C56	81.39	625.00	7.46	N17° 37' 59"W	81.33
C57	39.28	625.00	3.60	N23° 09' 50"W	39.27
C58	48.47	633.00	4.39	N27° 09' 30"W	48.46
C59	34.58	633.00	3.13	N30° 55' 02"W	34.58
C65	282.19	760.00	21.27	S14° 19' 38"E	280.57
C67	42.20	840.00	2.88	S36° 38' 56"E	42.20
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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C70	30.48	840.00	2.08	S26° 00' 14"E	30.48
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	62.05	840.00	4.23	S5° 48' 23"E	62.04
C77	62.05	840.00	4.23	S5° 48' 23"E	62.04
C81	61.63	1010.00	3.50	N10° 16' 00"W	61.62
C82	49.85	840.00	3.40	S23° 15' 52"E	49.84
C83	43.88	1010.00	2.49	N7° 16' 26"W	43.88
C84	80.09	840.00	5.46	S18° 49' 59"E	80.06
C85	59.95	840.00	4.09	S14° 03' 25"E	59.94
C86	59.96	840.00	4.09	S9° 58' 03"E	59.94
C87	49.58	175.00	16.23	S44° 46' 01"E	49.41
C88	49.74	225.00	12.67	S46° 32' 58"E	49.64
C89	54.13	225.00	13.78	S33° 19' 28"E	54.00
C90	54.13	225.00	13.78	S19° 32' 25"E	54.00
C91	25.99	225.00	6.62	S9° 20' 19"E	25.98
C92	33.01	960.00	1.97	S7° 00' 51"E	33.01
C93	67.70	960.00	4.04	S10° 01' 10"E	67.69
C94	67.70	960.00	4.04	S14° 03' 36"E	67.69
C95	87.85	960.00	5.24	S18° 42' 07"E	87.82
C96	61.00	960.00	3.64	S23° 08' 38"E	60.99
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
C103	63.36	740.00	4.91	S6° 08' 35"E	63.34
C105	64.07	1225.00	3.00	N44° 30' 48"E	64.07
C106	29.76	1225.00	1.39	N46° 42' 28"E	29.75
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
C113	44.13	1000.00	2.53	S23° 41' 50"E	44.12
C114	67.77	1000.00	3.88	S20° 29' 30"E	67.76
C115	46.12	1000.00	2.64	S17° 13' 45"E	46.11
C116	55.91	1000.00	3.20	S17° 30' 35"E	55.91
C117	58.54	1000.00	3.35	S20° 47' 20"E	58.54
C118	58.54	1000.00	3.35	S24° 08' 36"E	58.54
C119	58.54	1000.00	3.35	S27° 29' 51"E	58.54
C120	58.54	1000.00	3.35	S30° 51' 07"E	58.54
C121	41.50	575.00	4.14	N44° 42' 23"E	41.49
C122	9.45	575.00	0.94	N47° 14' 42"E	9.45
C123	31.23	75.00	23.88	N35° 47' 08"E	31.01
C124	45.70	75.00	34.92	N6° 23' 51"E	45.00
C125	26.26	75.00	20.06	N21° 05' 26"W	26.13
C126	34.40	25.00	78.84	N8° 17' 51"E	31.75
C127	35.34	625.00	3.24	N46° 05' 46"E	35.34
C130	58.54	1000.00	3.35	S34° 12' 23"E	58.54
C134	20.04	625.00	1.84	N43° 33' 27"E	20.04

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C135	58.54	1000.00	3.35	S37° 33' 39"E	58.54
C139	58.90	75.00	45.00	S89° 27' 02"E	57.40
C140	58.90	75.00	45.00	S44° 27' 02"E	57.40
C141	22.09	175.00	7.23	S25° 34' 01"E	22.08
C142	42.92	225.00	10.93	S27° 24' 57"E	42.86
C143	39.27	25.00	90.00	S66° 57' 02"E	35.36
C154	29.82	1050.00	1.63	S23° 07' 02"E	29.82
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
C159	18.89	1050.00	1.03	S24° 26' 46"E	18.89
C163	78.54	50.00	90.00	S66° 57' 02"E	70.71
C164	32.53	200.00	9.32	S26° 36' 39"E	32.50

Parcel Line Table		
Line #	Length	Direction
L59	1652.27	S36° 23' 21.60"E
L60	510.37	S48° 29' 34.08"E
L61	2237.67	S42° 08' 39.98"W
L62	262.53	N32° 11' 19.02"W
L63	194.44	N28° 11' 19.02"W
L64	222.22	N36° 11' 19.02"W
L65	166.67	N30° 11' 19.02"W
L66	138.89	N17° 11' 19.02"W
L67	108.30	N41° 48' 40.98"E
L68	226.54	N7° 11' 19.02"W
L69	95.49	N53° 09' 20.98"E
L70	137.15	N21° 45' 23.98"E
L71	180.71	N35° 45' 48.02"W
L72	78.90	N41° 07' 40.02"W
L73	27.28	N52° 16' 13.98"E
L74	361.55	N49° 50' 40.02"W
L75	461.55	N18° 58' 19.02"W
L76	39.56	N18° 58' 19.02"W
L77	1485.78	N42° 24' 18.04"E
L78	48.73	S36° 23' 21.60"E

Parcel Line Table		
Line #	Length	Direction
L20	0.07	N31° 51' 14.41"W
L21	0.05	N0° 27' 17.41"W
L22	0.11	N60° 47' 57.41"W
L23	0.05	N11° 47' 57.41"W
L24	0.26	N77° 53' 47.52"E

Parcel Line Table		
Line #	Length	Direction
L56	12.56	N42° 38' 20.02"E
L53	116.88	S65° 02' 08.32"W
L54	618.20	S24° 57' 16.00"E
L26	159.22	S68° 02' 57.80"W
L27	51.61	S44° 29' 17.58"W
L28	127.90	S57° 07' 08.17"W
L29	19.36	N23° 16' 32.06"W
L30	117.07	S65° 02' 18.55"W
L31	28.49	S24° 57' 30.13"E
L32	50.00	S65° 02' 18.55"W
L33	116.94	S65° 02' 08.32"W
L34	99.73	N61° 56' 22.08"W
L35	117.08	S65° 03' 37.81"W
L36	50.45	S72° 40' 12.79"W
L37	148.91	S65° 02' 08.32"W
L38	178.98	S83° 44' 13.50"W
L39	80.00	S86° 18' 35.34"W
L40	187.95	S3° 41' 24.66"E
L41	55.45	S60° 42' 13.28"W
L42	119.00	S86° 18' 35.34"W

Parcel Line Table		
Line #	Length	Direction
L43	209.52	N85° 38' 06.57"W
L44	137.00	S86° 18' 35.34"W
L25	1137.92	N43° 25' 48.46"E
L45	371.63	N41° 40' 12.24"E
L55	60.00	N24° 57' 16.00"W
L3	0.02	N90° 00' 00.00"E
L4	0.74	N11° 12' 20.36"W
L5	0.02	N72° 34' 57.41"W
L6	0.83	N90° 00' 00.00"E
L7	1.12	S11° 27' 58.41"E
L8	0.13	N85° 47' 57.41"W
L9	0.10	N81° 47' 57.41"W
L10	0.08	N83° 47' 57.41"W
L11	0.07	N70° 47' 57.41"W
L12	0.11	N89° 47' 57.41"W
L15	0.23	N72° 34' 57.41"W
L16	0.18	S76° 32' 41.59"W
L17	0.01	N1° 20' 24.41"W
L18	0.04	S85° 15' 41.59"W
L19	0.09	N89° 22' 26.41"W

1	ORIGINAL RELEASE	08/20/2024
REV	DESCRIPTION	DATE



ENGINEERING & DEVELOPMENT SERVICES

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

ROUNTREE'S ESTATES

CURVE TABLES

SIGNATURE

DATE

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FW

DESIGN

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DRAWING #

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24-077-001

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