

VICINITY MAP

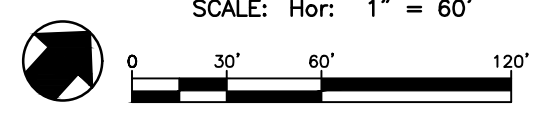
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°06'08" E	37.54'
L2	N 59°06'08" W	48.37'

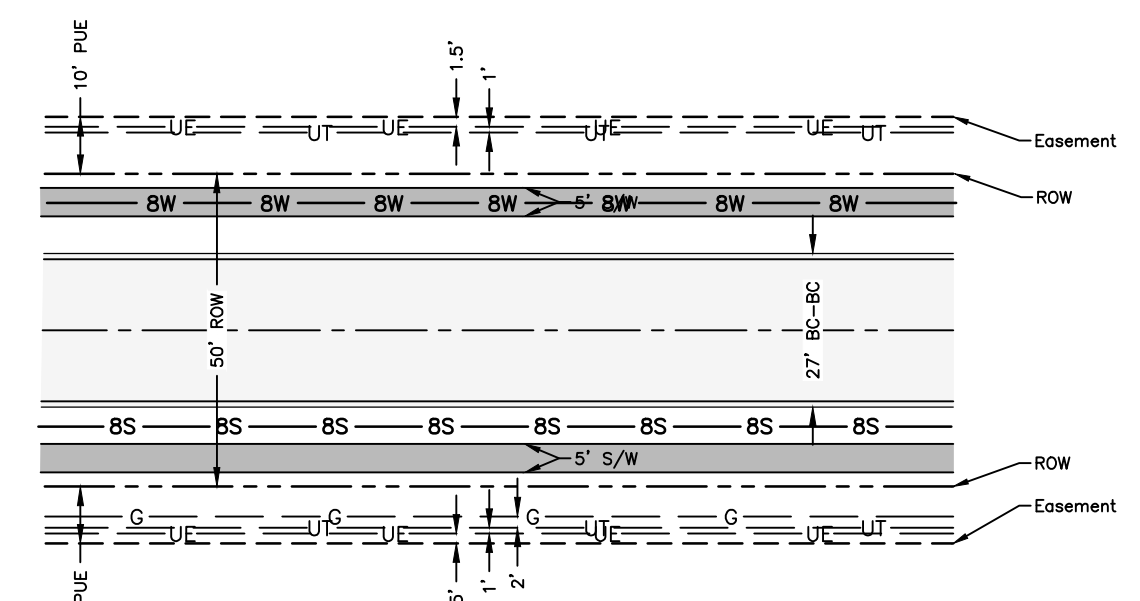
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	75.00'	117.81'	75.00'	N 87°25'25" E	106.07'
C2	23°47'09"	250.00'	103.79'	52.65'	S 59°28'10" E	103.04'
C3	238°13'50"	50.00'	208.77'	87.96'	S 49°01'20" W	86.94'
C4	61°19'31"	50.00'	53.52'	29.64'	N 42°01'30" W	51.00'
C5	64°53'20"	20.00'	22.65'	12.71'	S 74°52'04" W	21.46'
C6	90°00'00"	25.00'	39.27'	25.00'	N 87°25'25" E	35.36'
C7	23°47'09"	300.00'	124.54'	63.18'	S 59°28'10" E	123.65'
C8	117°21'27"	24.51'	50.21'	40.28'	S 14°28'10" E	41.88'
C9	97°16'23"	25.00'	42.44'	28.39'	S 10°27'57" E	37.53'
C10	4°18'08"	550.00'	41.30'	20.66'	S 56°57'04" E	41.29'
C11	0°49'11"	2136.71'	30.57'	15.29'	N 58°41'33" W	30.57'
C12	2°46'14"	500.00'	24.18'	12.09'	N 57°43'01" W	24.18'

MASTER PRELIMINARY PLAN

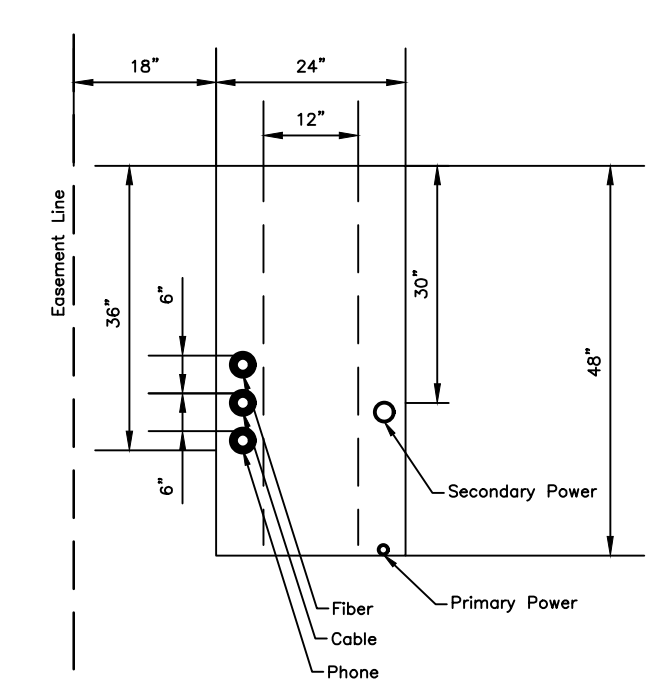


- GENERAL NOTES:**
- ZONING: Planned Development - Housing District (PD-H) as passed and approved by the Bryan Council on _____ with Ordinance No. _____
 - Proposed Land Use: Residential (87 Lots)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205 F effective 04/02/2014, 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
 H.O.A. - Homeowner's Association
 R.O.W. - Right of Way
 S.S.E. - Sanitary Sewer Easement
 - Common Areas shall be owned & maintained by Homeowners Association
 - Subdivision signs shall be in accordance with Article II of Chapter 98, Signs, of the City of Bryan Code of Ordinances.
 - Where electric facilities are installed, BTU has the right to install, operate, relocated, 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.
 - The Conservation District is to be privately owned and maintained by an established Home Owner's Association.
 - The Conservation District shall be an identified area which remains undisturbed and in its natural state to provide wildlife habitat, open space and to preserve the ecosystem of Cortes Creek and the surrounding riparian area. The Conservation District is further depicted in the Planned Development - Housing District (PD-H) zoning ordinance for this property.



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

Typical Utility Layout



Joint Trench

Legend

8S	8S	Existing Sewer Line w/ size
8W	8W	Existing Water Line w/ size
8G	8G	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

MASTER PRELIMINARY PLAN

CREEKSIDE OAKS SUBDIVISION
Phases 1 & 2
 26.2 ACRES - 87 Lots

OUT OF
STEPHEN F. AUSTIN SURVEY
 BRYAN, BRAZOS COUNTY, TEXAS
 November 2021
 SCALE: 1" = 60'

Phase 1: 19.1 Acres - 44 Lots (11.3 Acres Common Area)
 Phase 2: 7.1 Acres - 43 Lots (0.1 Acres Common Area)

Owner:
 BORD Development LLC
 311 Cecilia Loop
 College Station, Texas 77845
 979-229-7275

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

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